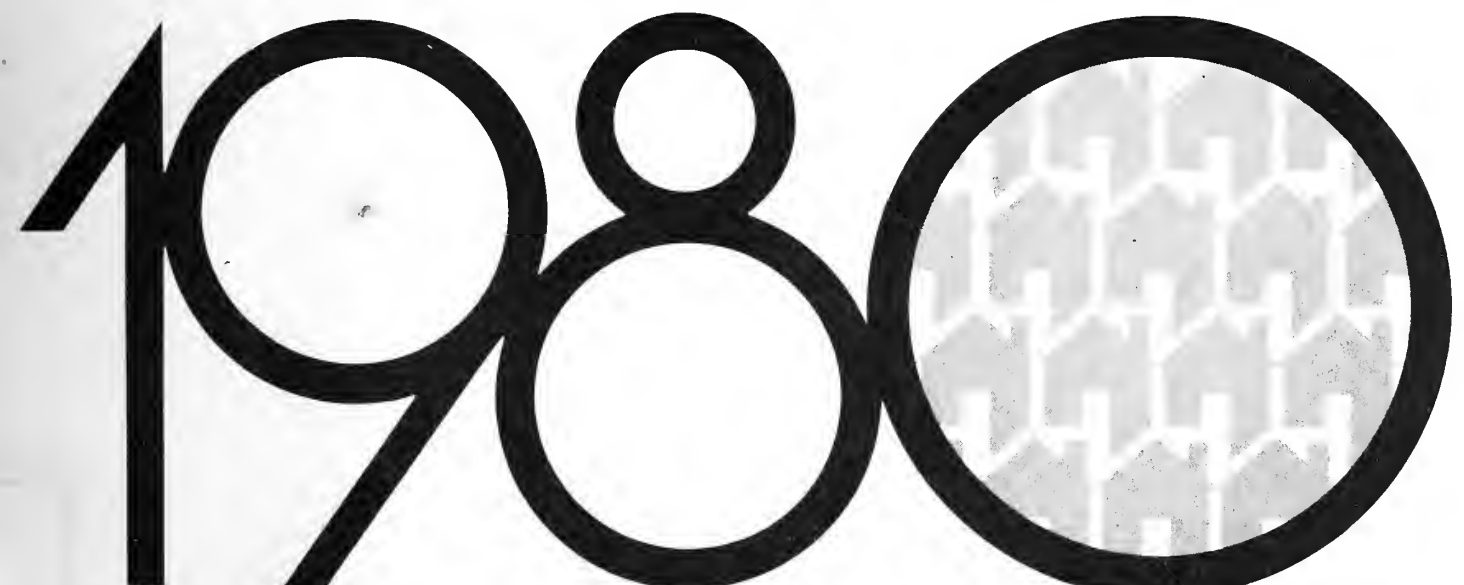


LIBRARY
BUREAU OF THE CENSUS

Residential Finance

1980



Census of Housing

Bureau of the Census
Library

U.S. Department of Commerce
BUREAU OF THE CENSUS

1980

Census of
Housing

VOLUME 5

Residential Finance

HC80-5

Census
REF
HD
7293
.A555x
1980

Issued November 1983



U.S. Department of Commerce
Malcolm Baldrige, Secretary
Clarence J. Brown,
Deputy Secretary

BUREAU OF THE CENSUS
LIBRARY

BUREAU OF THE CENSUS
C. L. Kincannon, Deputy Director



BUREAU OF THE CENSUS
C. L. Kincannon, Deputy Director

HOUSING DIVISION
Arthur F. Young, Chief

Acknowledgments

Many persons participated in the diverse activities of the 1980 census. These acknowledgments generally reflect staff during the post-census data publication process. The Bureau was guided by Director, **Bruce Chapman**, and Deputy Director, **C.L. Kincannon**. Primary direction of the data publication program was performed by **William P. Butz**, Associate Director for Demographic Fields, assisted by **Peter A. Bounpane**, Assistant Director for Demographic Censuses, in conjunction with **Barbara A. Bailar**, Associate Director for Statistical Standards and Methodology; **Howard N. Hamilton**, Acting Associate Director for Information Technology; **James D. Lincoln**, then Associate Director for Administration; and **Stanley D. Moore**, Associate Director for Field Operations. The Director's staff was assisted by **Sherry L. Courtland**. Direction of the census enumeration and early processing activities was provided by **Vincent P. Barabba**, former Director; **Daniel B. Levine**, former Deputy Director; and **George E. Hall**, former Associate Director.

Responsibility for the overall planning, coordinating, processing, and publication of the 1980 census was in the Decennial Census Division under the direction of **Stanley D. Matchett**, Chief, assisted by **Rachel F. Brown** and **Roger O. Lepage**, Assistant Division Chiefs. The following Branch Chiefs were responsible for support services: **Donald R. Dalzell**, **H. Ray Dennis**, **Stephen E. Goldman**, **Dennis W. Stoudt**, and **Richard R. Warren**.

The Residential Finance Survey was planned and directed and this report written in the Housing Division, under the supervision of **Arthur F. Young**, Chief; **Leonard J. Norry**, Assistant Chief; and **Peter J. Fronczek**, Branch Chief. Technical advice was provided by **Betty E. Kent**. Important contributions were made by **Sheryl L. Barnard**, **Adele Bly**, **Charles W. Clark**, **Alan Friedman**, **Margaret W. Harper**, **Michael Jones**, **Diane Murphy**, **Pamela C. Robinson**, and **Anne D. Smoler**.

Specifications for selecting the survey sample and the weighting, ratio estimating, and variance specifications were developed in the Statistical Methods Division under the supervision of **Charles D. Jones**, Chief; **Susan M. Miskura**, Assistant Chief; and **James Dinwiddle**, Branch Chief, assisted by **Richard Griffin** and **Robert Edson**.

The manual processing and data keying of questionnaires were performed in the Data Preparation Division, **Don L. Adams**, Chief, under the supervision of **Theodore Sands** and **George Wilson**, Branch Chiefs. Contributions to the clerical processing were made by **Virginia Douglas** and **John Rausch**.

Computer processing was performed in the Computer Services Division, **C. Thomas DiNenna**, Chief; **James E. Steed**, **George M. Bowden**, and **Joseph F. Sferrella**, Assistant Chiefs.

Publications editing, design, composition, and printing procurement were performed by

the staff of the Publications Services Division, **Raymond J. Koski**, Chief; **Milton S. Andersen**, **Arlene C. Duckett**, and **Gerald A. Mann**, Branch Chiefs.

Many other persons participated in the various activities of the 1980 census and the 1981 Residential Finance Survey. For a list of key personnel, refer to the *History of the 1980 Census of Population and Housing*, (PHC80-R2).

Library of Congress Cataloging in Publication Data

Census of housing (1980). 1980 census of housing. Volume 5, Residential finance.

HC80-5.

Issued November 1983.

1. Housing—United States—Finance—Statistics. 2. United States—Census, 20th, 1980. I. United States. Bureau of the Census. II. Title: Residential finance.

HD7293.C42 1982b 332.7'22'0973 81-607952

For sale by Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. Postage stamps not acceptable; currency submitted at sender's risk. Remittances from foreign countries must be by international money order or by draft on a U.S. bank.

Table Finding Guide—Cross-Classification of Subjects by Table Number

This guide lists all subjects covered in this report. "H" indicates data are shown for homeowner properties; "C" indicates data are shown for condominium properties; and "R" indicates data are shown for rental properties.

Subject	Mortgage status			Mortgage insurance status			First mortgage debt by mortgage insurance status		Total mortgage debt by mortgage insurance status		Holder of first mortgage		FHA mortgages by holder of first mortgage
	H	C	R	H	C	R	H	R	H	R	H	R	H
MORTGAGE CHARACTERISTICS													
Assumption				*2	2	2		3			5	5	6
Form of debt of first mortgage				*2	2	2	3	3			5	5	6
Graduated interest and principal				*2		2	3	3			5	5	6
Holder of mortgage				*2	2	2	3	3					
Holder's acquisition of mortgage				*2	2	2					5	5	6
Interest rate, current				*2	2	2	3	3			5	5	6
Location of mortgage holder				*2	2	2	3	3			5	5	6
Mortgage loan:													
First mortgage				*2	2	2	3	3			5	5	6
Junior mortgage													
Total mortgages				*	2				4	4			
Mortgage loan as percent of purchase price:													
First mortgage				*2	2	2					5	5	6
Total mortgages				*2	2	2						5	
Mortgages, number of				*2	2	2					5	5	6
Origin of first mortgage				*2	2	2					5	5	6
Outstanding debt:													
First mortgage				*2	2	2	3	3			5	5	6
Total mortgages				*2	2	2			4	4			
Outstanding debt as percent of value:													
First mortgage				*	2	2	3	3				5	
Total mortgages				*2	2	2			4	4	5	5	6
Prepayment penalties				*2	2	2		3			5	5	6
Purpose of mortgage placed later than acquisition of property				*2	2	2					5	5	6
Servicing of mortgage				*2	2	2	3	3			5	5	6
Term of mortgage				*2	2	2	3	3			5	5	6
Unexpired term of first mortgage				*2	2	2					5	5	6
Variable interest rate				*2	2	2	3	3			5	5	6
Reason for change in rate				*2	2	2	3	3			5	5	6
Year mortgage made or assumed				*2	2	2	3	3			5	5	6
MORTGAGE PAYMENT AND OTHER EXPENSES													
Current status of mortgage payment				*2	2	2	3	3			5	5	6
Interest and principal payment (per household):													
First mortgage payment				*2	2	2	3	3			5	5	6
Total mortgage payment				*2	2	2			4	4			
Interest and principal payment as percent of income:													
First mortgage payment				*2	2						5		6
Total mortgage payment				*	2				4				
Interest and principal payment as percent of rental receipts:													
First mortgage payment						2		3				5	
Total mortgage payment						2		3		4			
Items included in first mortgage payment				*2	2	2					5	5	6
Payment, method of				*2	2	2	3	3			5	5	6
Owner costs:													
Selected monthly costs	*1	1		*2	2								
Selected annual costs as percent of income	*1	1		*2	2				4		5		6
Selected owner expenses as percent of rental receipts			1			2				4		5	

*This item can be found in chapters 3, 4, and 5: 1-Unit Homeowner Properties With White Owner(s), Black Owner(s), or Owner(s) of Spanish Origin.

**Chapter 9 only: Rental and Vacant 50-or-More-Housing-Unit Properties.

Table Finding Guide—Cross-Classification of Subjects by Table Number

This guide lists all subjects covered in this report. "H" indicates data are shown for homeowner properties; "C" indicates data are shown for condominium properties; and "R" indicates data are shown for rental properties.

Subject	VA mortgages by holder of first mortgage	Insured conventional mortgages by holder of first mortgage	All other conventional mortgages by holder of first mortgage	First mortgage loan		First mortgage loan as percent of purchase price		Value (per household— mortgaged and nonmortgaged)	
	H	H	H	H	R	H	R	H	R
MORTGAGE CHARACTERISTICS									
Assumption	7	8	9						
Form of debt of first mortgage	7	8	9	10				12	
Graduated interest and principal	7	8	9	10	6	11	7		
Holder of mortgage									
Holder's acquisition of mortgage	7	8	9	10	6		7	12	
Interest rate, current	7	8	9	10	6	11	7		
Location of mortgage holder	7	8	9	10					
Mortgage loan:									
First mortgage	7	8	9			11			
Junior mortgage									
Total mortgages					6				
Mortgage loan as percent of purchase price:									
First mortgage	7	8	9		6				
Total mortgages				10		11			
Mortgages, number of	7	8	9	10	6		7	12	8
Origin of first mortgage	7	8	9	10	6				
Outstanding debt:									
First mortgage	7	8	9						
Total mortgages									
Outstanding debt as percent of value:									
First mortgage								12	
Total mortgages	7	8	9	10				12	8
Prepayment penalties	7	8	9						
Purpose of mortgage placed later than acquisition of property	7	8	9	10	6				
Servicing of mortgage	7	8	9	10	6				
Term of mortgage	7	8	9	10	6	11	7		
Unexpired term of first mortgage	7	8	9						
Variable interest rate	7	8	9	10	6	11	7		
Reason for change in rate	7	8	9	10	6	11	7		
Year mortgage made or assumed	7	8	9						
MORTGAGE PAYMENT AND OTHER EXPENSES									
Current status of mortgage payment	7	8	9	10	6	11			
Interest and principal payment (per household):									
First mortgage payment	7	8	9						
Total mortgage payment									
Interest and principal payment as percent of income:									
First mortgage payment	7	8	9						
Total mortgage payment				10					
Interest and principal payment as percent of rental receipts:									
First mortgage payment									
Total mortgage payment					6		7		8
Items included in first mortgage payment	7	8	9	10					
Payment, method of	7	8	9						
Owner costs:									
Selected monthly costs				10		11		12, 13	
Selected annual costs as percent of income	7	8	9	10				12, 13	
Selected owner expenses as percent of rental receipts									

*This item can be found in chapters 3, 4, and 5: 1-Unit Homeowner Properties With White Owner(s), Black Owner(s), or Owner(s) of Spanish Origin.

**Chapter 9 only: Rental and Vacant 50-or-More-Housing-Unit Properties.

Table Finding Guide—Cross-Classification of Subjects by Table Number

This guide lists all subjects covered in this report. "H" indicates data are shown for homeowner properties; "C" indicates data are shown for condominium properties; and "R" indicates data are shown for rental properties.

Subject	Total outstanding debt as percent of value		Monthly rental receipts (per household—mortgaged and nonmortgaged properties)	Income (Mortgaged and non-mortgaged properties)	Income, mortgaged properties acquired 1977-1981	Purchase price, mortgaged properties	Holder of first mortgage made 1977-1981	Junior mortgage characteristics	
	H	R	R	H	H	H	H	H	R
MORTGAGE CHARACTERISTICS									
Assumption									
Form of debt of first mortgage	14			15			19		
Graduated interest and principal						18	19	20	13
Holder of mortgage								20	13
Holder's acquisition of mortgage								20	13
Interest rate, current		10						20	13
Location of mortgage holder						18	19	20	13
Mortgage loan:							19	20	13
First mortgage						18	19		
Junior mortgage								20	13
Total mortgages									
Mortgage loan as percent of purchase price:									
First mortgage							19		
Total mortgages					17	18	19		
Mortgages, number of		10	11	15	17	18			
Origin of first mortgage		10		15		18	19		
Outstanding debt:									
First mortgage	14			15	17				
Total mortgages									
Outstanding debt as percent of value:									
First mortgage									
Total mortgages			11	15					
Prepayment penalties									
Purpose of mortgage placed later than acquisition of property		10		15				20	13
Servicing of mortgage							19	20	13
Term of mortgage		10				18	19	20	13
Unexpired term of first mortgage							19		
Variable interest rate						18	19	20	13
Reason for change in rate						18	19	20	13
Year mortgage made or assumed	14	10						20	13
MORTGAGE PAYMENT AND OTHER EXPENSES									
Current status of mortgage payment	14	10	11	15	17		19	20	13
Interest and principal payment (per household):									
First mortgage payment			11						
Total mortgage payment			11						
Interest and principal payment as percent of income:									
First mortgage payment									
Total mortgage payment	14			15	17				
Interest and principal payment as percent of rental receipts:									
First mortgage payment									
Total mortgage payment		10	11						
Items included in first mortgage payment							19		
Payment, method of								20	13
Owner costs:									
Selected monthly costs				15, 16		18			
Selected annual costs as percent of income	14			15, 16	17	18			
Selected owner expenses as percent of rental receipts									

*This item can be found in chapters 3, 4, and 5: 1-Unit Homeowner Properties With White Owner(s), Black Owner(s), or Owner(s) of Spanish Origin.
**Chapter 9 only: Rental and Vacant 50-or-More-Housing-Unit Properties.

Table Finding Guide—Cross-Classification of Subjects by Table Number

This guide lists all subjects covered in this report. "H" indicates data are shown for homeowner properties; "C" indicates data are shown for condominium properties; and "R" indicates data are shown for rental properties.

Subject	Mortgage status			Mortgage insurance status			First mortgage debt by mortgage insurance status		Total mortgage debt by mortgage insurance status		Holder of first mortgage		FHA mortgages by holder of first mortgage
	H	C	R	H	C	R	H	R	H	R	H	R	H
MORTGAGE PAYMENT AND OTHER EXPENSES—Con.													
Real estate taxes:													
Per housing unit	*1	1	1	*2	2	2							
Per \$1,000 value	*1	1	1	*2	2	2					5	5	6
As percent of income				*2	2							5	
As percent of rental receipts			1			2							
PROPERTY CHARACTERISTICS													
Acquisition:													
Land and building(s)	1		1	2		2							
Manner of	*1	1	1	*2	2	2							
Buildings, number of			1			2							
Downpayment, source of	*1	1	**1	*2	2	**2							
Location (of property) by size of place.	*1	1	1	*2	2	2					5	5	6
Purchase price:													
By housing unit	*1	1	1	*2	2	2						5	
As percent of value	*1	1	1	*2	2	2					5		6
Purchase price/income ratio	*1	1		*2	2								
Rental receipts:													
Per housing unit			1			2						5	
As percent of value			1			2						5	
Rental vacancy losses as percent of potential receipts			1			2				4		5	
Rooms	*1	1		*2	2								
Value	*1	1	1	*2	2	2			4	4	5	5	6
Per housing unit			1			2						5	
Units, number of		1	1		2	2							
Year property acquired	*1	1	1	*2	2	2					5	5	
Year structure built	*1	1	1	*2	2	2			4	4	5	5	6
OWNER CHARACTERISTICS													
Type of owner			1			2				4			
Age of owner	*1	1		*2	2				4		5		6
Income	*1	1		*2	2				4		5		6
Number of owners (ownership status).	*1	1		*2	2								
Persons in household	*1	1		*2	2								
Race of owner	1	1		2	2		3		4		5		6
Sex of owner	*1	1		*2	2		3		4		5		6
Spanish origin (owner)	1	1		2	2		3		4		5		6
Veteran status	*1	1		*2	2				4		5		6

*This item can be found in chapters 3, 4, and 5: 1-Unit Homeowner Properties With White Owner(s), Black Owner(s), or Owner(s) of Spanish Origin.
 **Chapter 9 only: Rental and Vacant 50-or-More-Housing-Unit Properties.

Table Finding Guide—Cross-Classification of Subjects by Table Number

This guide lists all subjects covered in this report. "H" indicates data are shown for homeowner properties; "C" indicates data are shown for condominium properties; and "R" indicates data are shown for rental properties.

Subject	VA mortgages by holder of first mortgage	Insured conventional mortgages by holder of first mortgage	All other conventional mortgages by holder of first mortgage	First mortgage loan		First mortgage loan as percent of purchase price		Value (per household— mortgaged and nonmortgaged)	
	H	H	H	H	R	H	R	H	R
MORTGAGE PAYMENT AND OTHER EXPENSES—Con.									
Real estate taxes:									
Per housing unit	7	8	9	10				12, 13	8, 9
Per \$1,000 value				10					8, 9
As percent of income				10					
As percent of rental receipts									
PROPERTY CHARACTERISTICS									
Acquisition:									
Land and building(s)									
Manner of									
Buildings, number of								12, 13	
Downpayment, source of									
Location (of property) by size of place	7	8	9						
Purchase price:									
By housing unit				10		11			8, 9
As percent of value				10				12, 13	
Purchase price/income ratio	7	8	9	10					
Rental receipts:									
Per housing unit					6				8, 9
As percent of value									8, 9
Rental vacancy losses as percent of potential receipts									8, 9
Rooms								12, 13	
Value	7	8	9						
Per housing unit									
Units, number of									
Year property acquired									
Year structure built	7	8	9	10	6	11	7	12, 13	8, 9
OWNER CHARACTERISTICS									
Type of owner					6		7		8, 9
Age of owner	7	8	9	10				12, 13	
Income	7	8	9	10		11		12, 13	
Number of owners (ownership status)									
Persons in household									
Race of owner	7	8	9	10		11		12, 13	
Sex of owner	7	8	9	10		11		12, 13	
Spanish origin (owner)	7	8	9	10		11		12, 13	
Veteran status	7	8	9						

*This item can be found in chapters 3, 4, and 5: 1-Unit Homeowner Properties With White Owner(s), Black Owner(s), or Owner(s) of Spanish Origin.
 **Chapter 9 only: Rental and Vacant 50-or-More-Housing-Unit Properties.

Table Finding Guide—Cross-Classification of Subjects by Table Number

This guide lists all subjects covered in this report. "H" indicates data are shown for homeowner properties; "C" indicates data are shown for condominium properties; and "R" indicates data are shown for rental properties.

Subject	Total outstanding debt as percent of value		Monthly rental receipts (per household—mortgaged and nonmortgaged properties)	Income (Mortgaged and non-mortgaged properties)	Income, mortgaged properties acquired 1977-1981	Purchase price, mortgaged properties	Holder of first mortgage made 1977-1981	Junior mortgage characteristics	
	H	R	R	H	H	H	H	H	R
MORTGAGE PAYMENT AND OTHER EXPENSES—Con.									
Real estate taxes:									
Per housing unit									
Per \$1,000 value	14	10	11, 12	15, 16		18	19		
As percent of income						18			
As percent of rental receipts			11, 12						
PROPERTY CHARACTERISTICS									
Acquisition:									
Land and building(s)									
Manner of					17	18	19		
Buildings, number of	14			15, 16	17	18			
Downpayment, source of									
Location (of property) by size of place									
Purchase price:									
By housing unit		10	11, 12		17				
As percent of value									
Purchase price/income ratio				15, 16	17	18			
Rental receipts:									
Per housing unit		10							
As percent of value		10	11, 12						
Rental vacancy losses as percent of potential receipts		10	11, 12						
Rooms						18			
Value					17	18			
Per housing unit									
Units, number of		10	11, 12						
Year property acquired		10	11, 12						
Year structure built	14	10	11, 12			18	19		
OWNER CHARACTERISTICS									
Type of owner	14	10	11, 12	15, 16	17		19		
Age of owner							19		
Income									
Number of owners (ownership status)									
Persons in household									
Race of owner	14			15, 16	17	18	19		
Sex of owner	14			15, 16	17	18	19		
Spanish origin (owner)	14			15, 16	17	18	19		
Veteran status	14			15, 16	17	18			

*This item can be found in chapters 3, 4, and 5: 1-Unit Homeowner Properties With White Owner(s), Black Owner(s), or Owner(s) of Spanish Origin.

**Chapter 9 only: Rental and Vacant 50-or-More-Housing-Unit Properties.

Introduction

GENERAL	IX
CONTENTS OF THE REPORT	IX
DERIVED FIGURES	IX
SYMBOLS AND GEOGRAPHIC ABBREVIATIONS	IX
COMPARABILITY WITH PREVIOUS RESIDENTIAL FINANCE SURVEYS	X
RELATION TO THE 1980 CENSUS .	X
COMPARABILITY WITH DATA FROM OTHER SOURCES	X

GENERAL

This report presents statistical summaries of data from the Residential Finance Survey conducted in 1981 as part of the 1980 Census of Housing. Legal provision for this survey was made in the Act of Congress of August 31, 1954 (amended August 1957, December 1975, and October 1976), which codified Title 13, United States Code.

Detailed information is shown on the financing of homeowner, condominium, and rental properties, including characteristics of the mortgages, properties, and property owners. The data shown relate to the geographic boundaries as they existed for the 1980 census and are presented for the United States total, the United States totals inside and outside standard metropolitan statistical areas, the United States totals by size of place inside and outside standard metropolitan statistical areas, and for the four census regions.

The content and procedures of the 1981 survey are similar to those used in the 1971 Residential Finance Survey. However, the scope of the survey was expanded in 1981 to include homeowner condominium properties. In addition, a few items were added and some changes made in existing items to improve the usefulness of the survey results. For most of the characteristics shown in this report, the changes do not affect the

comparability between the 1971 and 1981 data to any appreciable extent.

More detailed information on the technical and procedural matters covered in the text of this report can be obtained by writing to the Director, Bureau of the Census, Washington, D.C. 20233.

CONTENTS OF THE REPORT

This report contains text (this introduction and six appendixes), a table finding guide, a table of contents, maps, charts, and detailed tables. The table finding guide lists the subjects covered in this report and shows the tables in which the various types of data appear.

A summary table on a limited number of key items for each property type group for the United States and regions is presented in Chapter 1. Chapters 2 through 5 present tables for 1-unit homeowner properties by race and Spanish origin of owner. Chapter 6 is for homeowner condominium properties. Chapters 7 through 9 present tables for rental and vacant properties by property size.

The appendixes appear after the data tables in this report. Appendix A describes the area classifications (e.g., incorporated places, urban and rural residence). Appendix B provides definitions and explanations for the subjects covered in this report. Appendix C summarizes the data collection and processing procedures used during the 1981 survey. Appendix D presents information on sources of error, sample design, sample size, ratio estimation, sampling variability, and standard errors. Appendix E provides facsimiles of the questionnaires. Appendix F summarizes the data dissemination program of the 1980 census.

DERIVED FIGURES

This report presents means, medians, and percents as well as certain rates and

ratios. The median, which is a type of average, is the middle value in a distribution; i.e., the median divides the distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median. For all types of derived figures in this report, the figure is not presented (but indicated by three dots "...") if there are fewer than 25 sample properties in the base.

The median is computed on the basis of the distribution shown in this report. When the median falls in the lower terminal category of an open-ended distribution, the method of presentation is to show the initial value of the next category followed by a minus sign; thus, for example, if the median falls in the category "Less than \$5,000," it is shown as "\$5,000-." When the median falls in the upper terminal category of an open-ended distribution, the method of presentation is to show the initial value of the terminal category followed by a plus sign; thus, for example, if the median falls in the category "\$150,000 or more," it is shown as "\$150,000+."

The mean is obtained by aggregating the amounts for all properties and dividing by the total number of properties. Aggregates, when not published, may be approximated by multiplying the mean by the number of properties.

SYMBOLS AND GEOGRAPHIC ABBREVIATIONS

- A dash "-" signifies zero or a percent which rounds to less than 0.1. For tables in which data are shown in terms of thousands of properties, cells with less than 500 properties contain dashes. Similarly, for those tables in which data are shown in millions of dollars, data cells with less than \$500,000 contain dashes.
- Three dots "..." mean not applicable or that derived measures are not shown

APPENDIXES

A. Area Classifications	A-1
B. Definitions and Explanations of Subject Characteristics	B-1
C. Data Collection and Processing Procedures	C-1
D. Accuracy of the Data	D-1
E. Facsimiles of Questionnaire Pages	E-1
F. Publication and Computer Tape Program	F-1

when the base is less than 25 sample cases or that the data are being withheld to avoid disclosure of information for individual properties.

- SMSA is standard metropolitan statistical area.

COMPARABILITY WITH PREVIOUS RESIDENTIAL FINANCE SURVEYS

The 1981 Residential Finance Survey is the latest survey of residential mortgages conducted by the Bureau of the Census. Similar surveys were conducted in connection with the 1950, 1960, and 1970 censuses and, in a more limited fashion, in 1956.

As early as 1890, the Bureau (then the Census Division of the Department of Interior) collected detailed statistics on residential mortgages.¹ In the 1920² and 1940³ censuses, mortgage questions were asked of owners who occupied their own homes. For the first time in 1950⁴, the census included a separate survey on residential financing, very similar to the current program. Data on mortgages, properties, and owners were collected for both owner-occupied and rental properties. In 1956⁵, as part of the National Housing Inventory, an interim survey was made of the mortgage status of owner-occupied properties having from one to four dwelling units.

Prior to 1950, mortgage data were limited to owner-occupied properties. In 1950, 1960, and 1971, as in 1981, rental properties were included and information was obtained from mortgage lenders. Rental properties were not included in the 1956 interim survey. As part of the 1981 Residential Finance Survey, mortgage data on owner-occupied condominiums were collected for the first time.

The subjects covered in the 1981 report are nearly the same as those in 1971. Only one item found in the 1971 report has been deleted in 1981—mortgagee participation in property income. Subjects added in 1981 include data on variable interest rate and graduated payment mortgages, the existence of prepayment penalties and clauses regulating mortgage assumption, unexpired term of first mortgage, purpose of second mortgage placed later than acquisition, ownership status, and Spanish origin of owner. In addition, a table has been added presenting data separately for insured conventional mortgages from other conventional mortgages.

Rental receipt data for 1981 differ from those in 1971 in that cooperatively owned properties are excluded from the tabulations. Also, rental receipts per housing unit exclude business receipts in 1981.

The table on form of debt, for rental and vacant properties, has been expanded to show wrap-around mortgages separately. The geographic detail presented in the 1981 report is the same as in 1971.

RELATION TO THE 1980 CENSUS

The 1981 Residential Finance Survey is part of the 1980 Census of Housing and provides information on the financing of homeowner and rental properties not covered in other 1980 census reports. Certain of the property and owner characteristics for which data are presented in this report are also presented in other 1980 Census of Housing publications and the definitions are generally the same. However, there are some differences.

The basic unit of tabulation in the Residential Finance Survey is the property; in the 1980 Census of Housing, it is the housing unit.

This has a particular significance for the 1-unit homeowner property data. In the census, a 1-unit owner-occupied housing unit is just that. In the Residential Finance Survey, such a unit may be covered by a mortgage which also covers another housing unit. Therefore, it becomes part of a 2-housing unit property. Thus, in this volume, the number of 1-unit homeowner properties may differ from the number of 1-unit owner-occupied housing units in other 1980 census reports.

The Residential Finance Survey is restricted to nonfarm, privately owned residential properties. The 1980 housing census includes all housing units regardless of location or type of ownership. (See appendix B for a description of properties excluded from the Residential Finance Survey.)

The residential finance data were collected in 1981; the 1980 housing census data a year earlier. This difference in timing contributes to some of the differences between the two programs in data relating to property and owner characteristics.

The monthly rental receipts tabulations in this report are based on the average rent of all housing units per project. In the basic housing census reports, the monthly rent data are tabulated for each of the individual rental housing units.

The Residential Finance Survey is based on a sample selected from 1980 census records of housing units located in the areas then used for the current demographic survey programs. Data for the census of housing, on the other hand, are based on a complete count of all housing units for some items and on a systematic sample of housing units for other items.

COMPARABILITY WITH DATA FROM OTHER SOURCES

Comparability of the data in this report with data from other sources is affected by differences in definitions, timing, coverage, method of enumeration, and sampling variability.

Comparisons with data from other sources must take into account the fact that statistics in this report, although collected in 1981, relate to privately owned, nonfarm residential properties in the housing inventory at the time of the April 1980 decennial census enumeration. Excluded from this report, therefore, are such properties which came into the housing inventory in the period between the 1980 decennial census enumeration and the Residential Finance Survey enumeration in 1981.

In those cases where the current owner was buying the property under a purchase contract and the property was still encumbered with a mortgage being repaid by the former owner, the data in this report relate to the purchase contract

¹ Department of the Interior, Census Division, *Report on Farms and Homes: Proprietorship and Indebtedness in the U.S.: 1890 (1896). Report on Real Estate Mortgages in the United States: 1890 (1895).*

² U.S. Bureau of the Census, *Mortgages on Homes in the United States, 1920*, Monograph No. 2 (1923).

³ U.S. Bureau of the Census, *1940 Census of Housing, Vol. IV, Mortgages on Owner-Occupied Nonfarm Homes.*

⁴ U.S. Bureau of the Census, *1950 Census of Housing, Vol. IV, Residential Financing.*

⁵ U.S. Bureau of the Census, *1956 National Housing Inventory, Vol. II, Financing of Owner-Occupied Residential Properties (1958).*

debt created by the new owner. Conversely, in the mortgage data compilations of other organizations and government agencies, the data in such "dual-debt" cases are based on the underlying mortgages. Similarly, in cases where one or more mortgages become encompassed by a "wrap-around" mortgage, data in this report are shown for the "wrap" mortgage only. Other organizations, if they include "wrap" mortgages at all in their data series, are also likely to include data on the underlying mortgage(s).

The Federal Home Loan Bank Board prepares monthly estimates on selected characteristics of conventional mortgages based on mortgage loans closed during the first five days of each month. These data reflect loans originated by savings and loan associations, mortgage bankers, commercial banks, and mutual savings

banks, but do not include loans made directly by noninstitutional investors such as individuals or construction companies which are covered in this report.

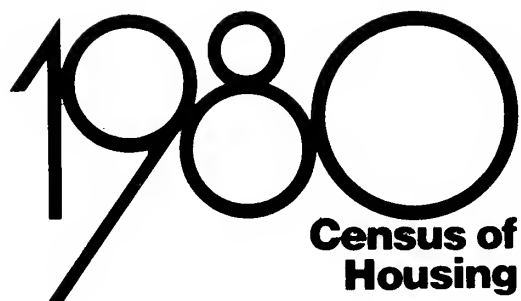
The Federal Housing Administration (FHA) of the Department of Housing and Urban Development compiles data on the number and amount of mortgages with insurance in force insured under its several programs. Comparability of data in this report with FHA statistics is limited not only by the difference in timing but several other factors.

In FHA reports, the statistics are classified according to the two major groups of insurance programs—home mortgages and multifamily housing mortgages. FHA home mortgage data include renter-occupied properties. FHA multifamily housing mortgage data include mobile home courts, nursing homes, and land

development activities, which are out of the scope of this survey. Also excluded from this survey are FHA mortgaged properties which were under construction at the time of the 1981 Residential Finance Survey and those owned by Federal, State, or local agencies.

Mortgage amounts in the FHA compilations of mortgage holdings by type of lender are original face amounts and do not reflect repayments or unpaid interest as do the outstanding debt figures in this report.

Estimates of the amount of mortgage debt outstanding on mortgages guaranteed by the Veterans Administration are made periodically by that agency based on operating records. These estimates are derived from data on number and average amount of loans closed and include rental properties.



Residential Finance

HC80-5

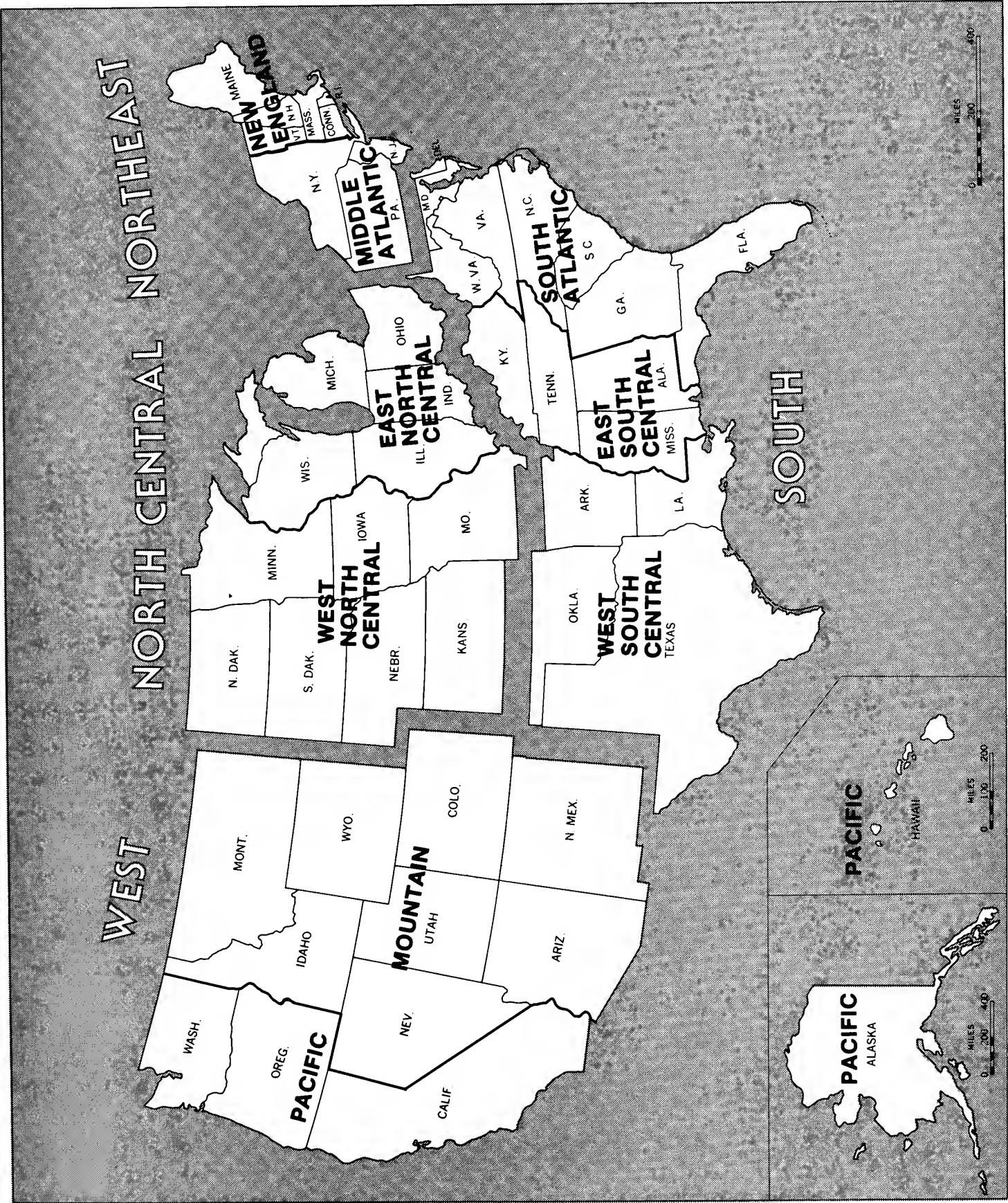
Contents

MAPS	Page
Regions and Census Divisions of the United States	XIII
Standard Consolidated Statistical Areas and Standard Metropolitan Statistical Areas of the United States: 1980	XIV

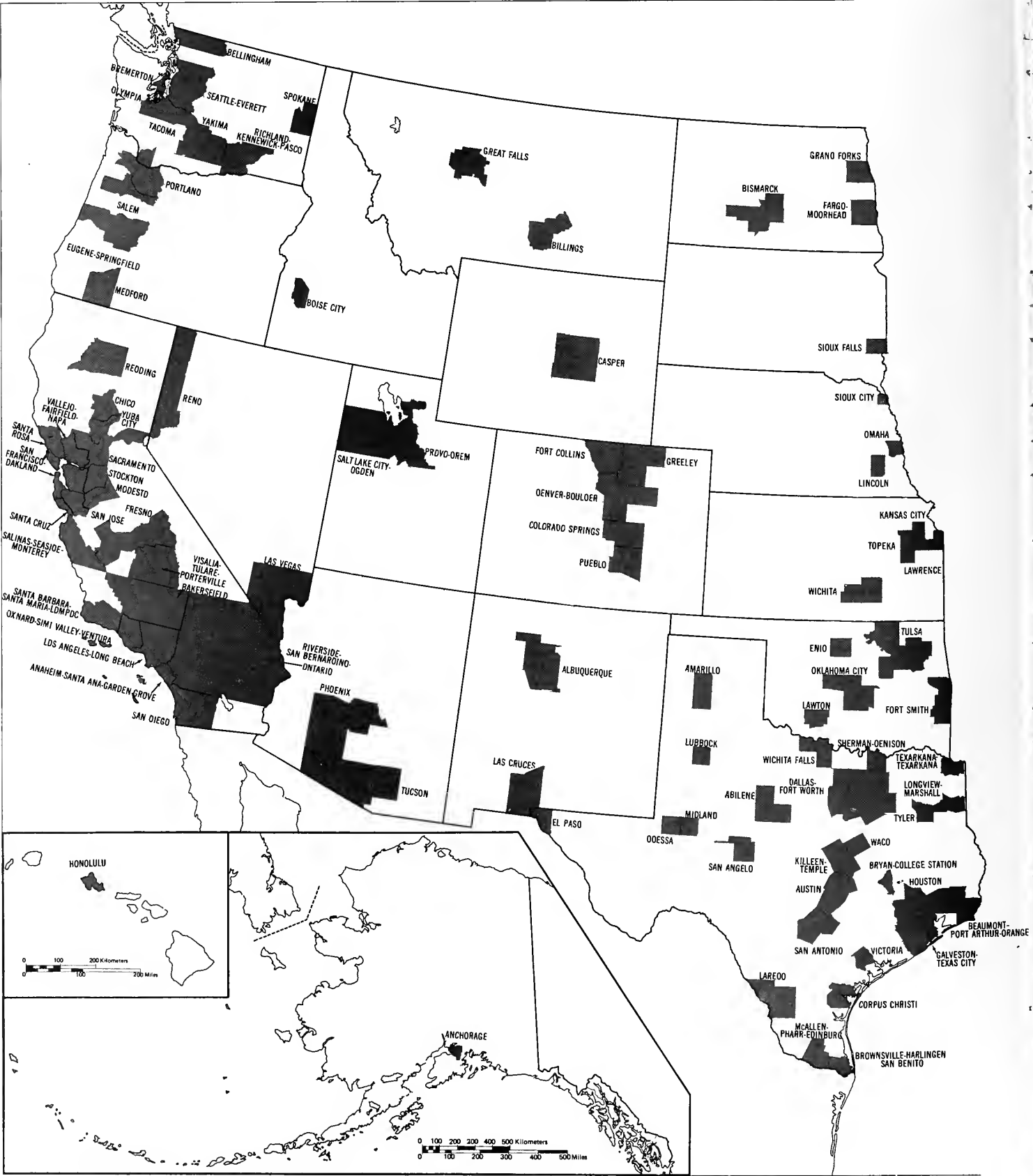
CHARTS	
Percent Mortgaged by Property Type: 1971 and 1981	XVI
Outstanding First Mortgage Debt by Property Type: 1971 and 1981	XVI
Percent of Outstanding First Mortgage Debt by Property Type: 1971 and 1981	XVI
Percent of First Mortgages Held by Type of Holder: 1971 and 1981	XVII
Outstanding First Mortgage Debt by Type of Holder: 1971 and 1981	XVII

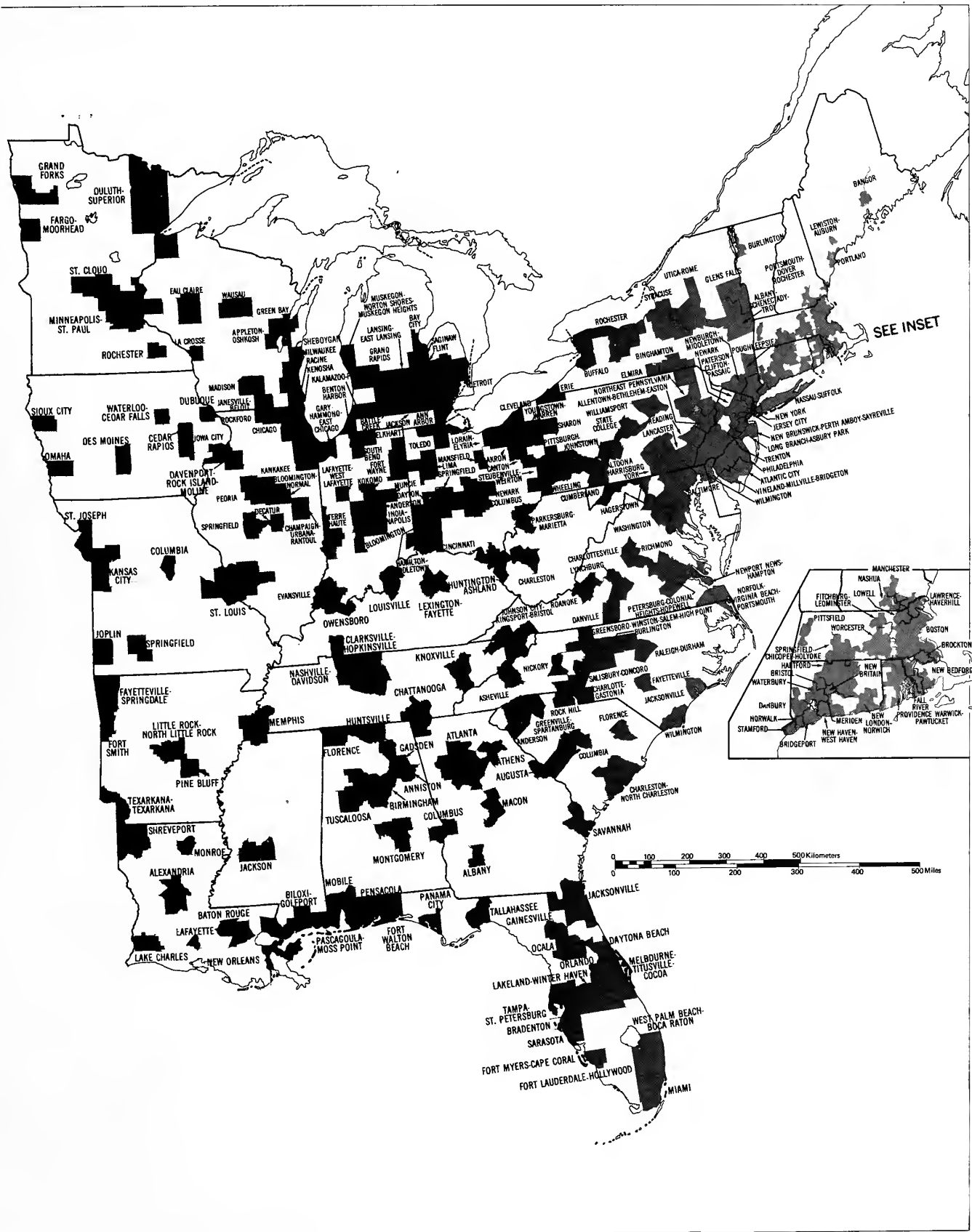
CHAPTERS	Page
1. Selected Summary Characteristics	1
2. 1-Unit Homeowner Properties	13
3. 1-Unit Homeowner Properties With White Owner(s)	331
4. 1-Unit Homeowner Properties With Black Owner(s)	345
5. 1-Unit Homeowner Properties With Owner(s) of Spanish Origin	359
6. Homeowner Condominium Properties	373
7. Rental and Vacant 1-to-4-Housing-Unit Properties	387
8. Rental and Vacant 5-to-49-Housing-Unit Properties	569
9. Rental and Vacant 50-or-More-Housing-Unit Properties	649

Regions and Census Divisions of the United States

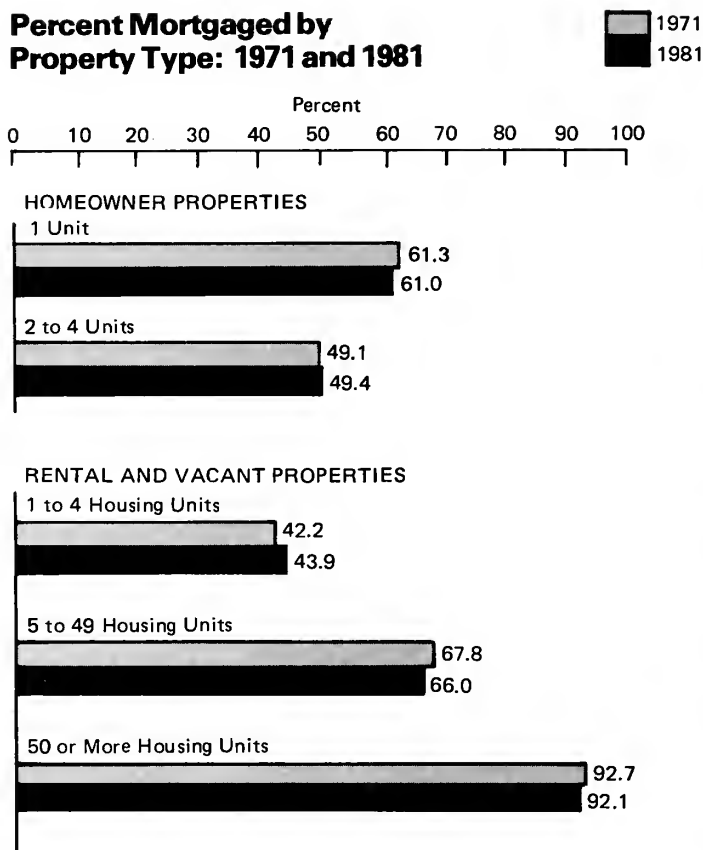


Standard Consolidated Statistical Areas and Standard Metropolitan Statistical Areas

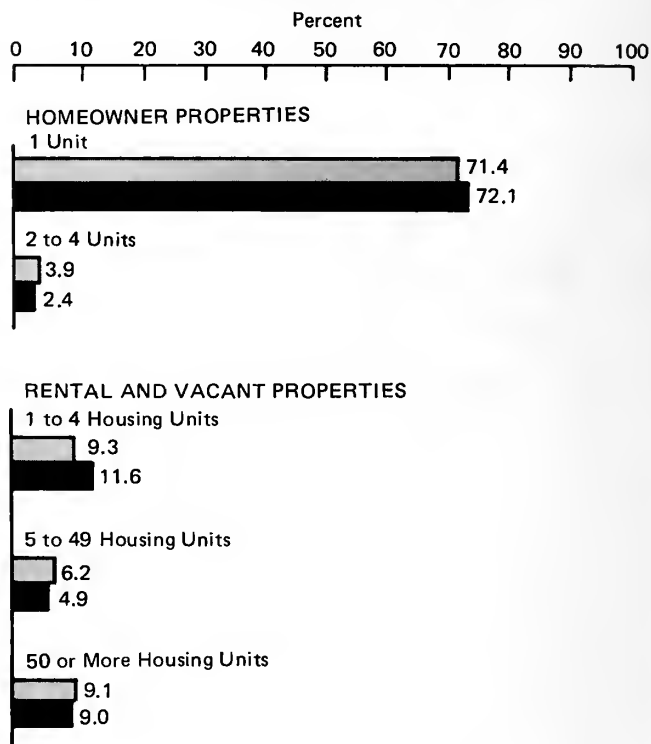




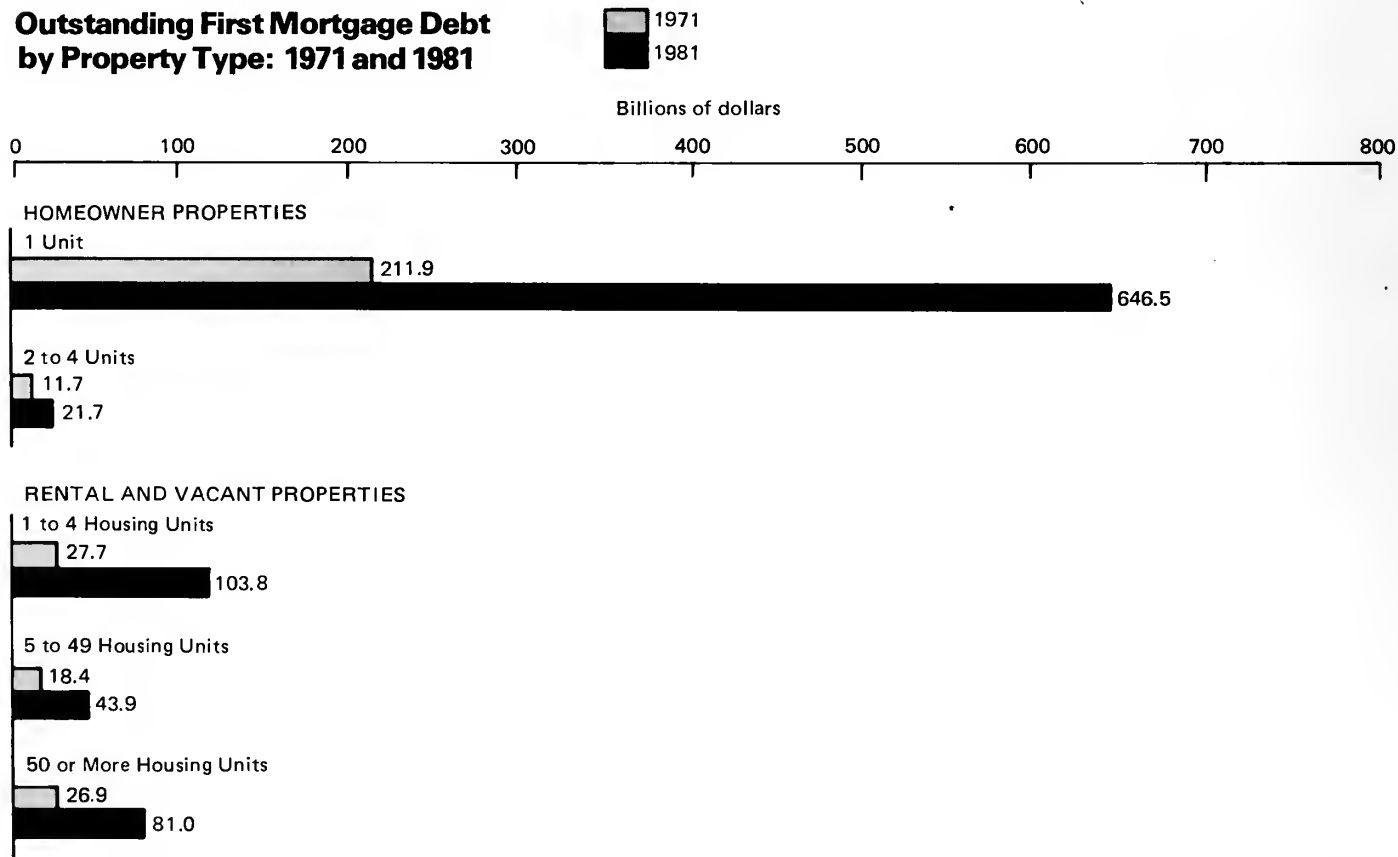
Percent Mortgaged by Property Type: 1971 and 1981



Percent of Outstanding First Mortgage Debt by Property Type: 1971 and 1981



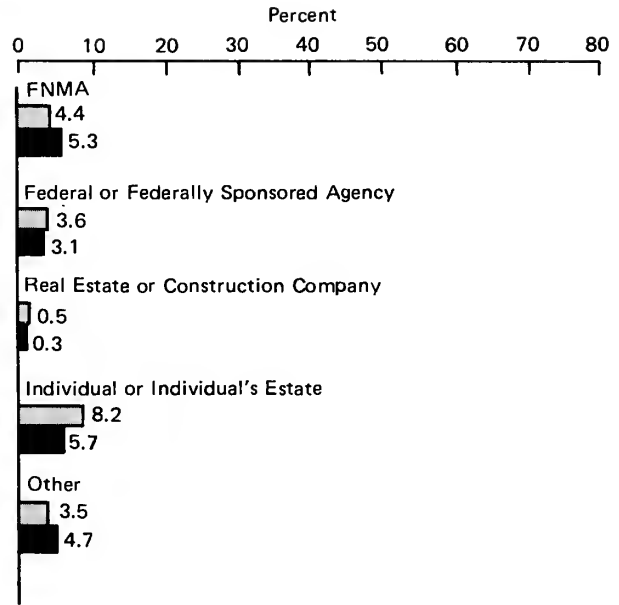
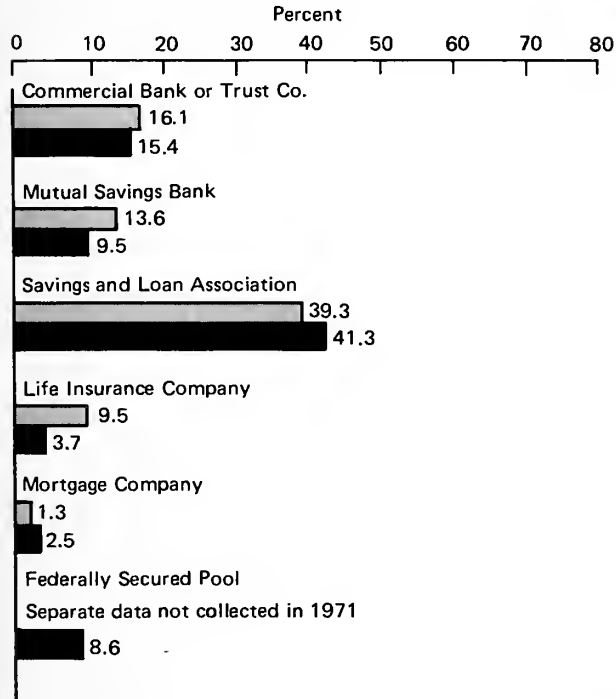
Outstanding First Mortgage Debt by Property Type: 1971 and 1981



Percent of First Mortgages Held by Type of Holder: 1971 and 1981

1981 data includes homeowner condominium properties

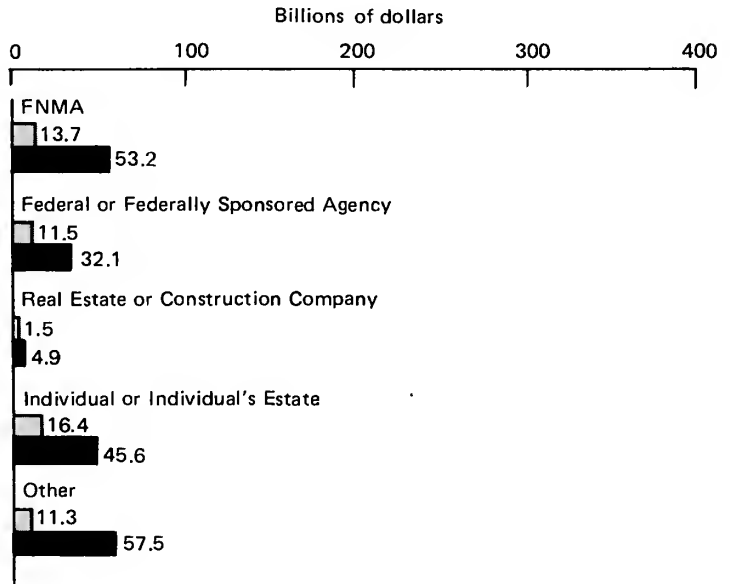
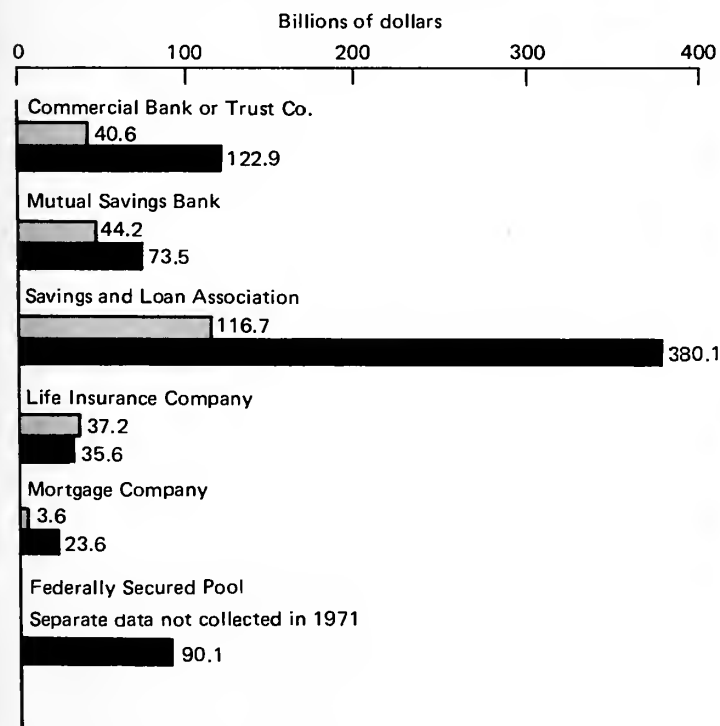
1971
1981



Outstanding First Mortgage Debt by Type of Holder: 1971 and 1981

1981 data includes homeowner condominium properties

1971
1981



Selected Summary Characteristics

TABLES	Page	TABLES	Page
UNITED STATES		NORTH CENTRAL—Con.	
1a. Mortgage Status	3	1c. Holder of First Mortgage.	7
1a. Mortgage Insurance Status.	3	1c. Outstanding Mortgage Debt by Mortgage Insurance Status	7
1a. Holder of First Mortgage.	3	1c. Outstanding Mortgage Debt by Holder of Mortgage	7
1a. Outstanding Mortgage Debt by Mortgage Insurance Status	3		
1a. Outstanding Mortgage Debt by Holder of Mortgage	3	SOUTH	
		1d. Mortgage Status	9
NORTHEAST		1d. Mortgage Insurance Status.	9
1b. Mortgage Status	5	1d. Holder of First Mortgage.	9
1b. Mortgage Insurance Status.	5	1d. Outstanding Mortgage Debt by Mortgage Insurance Status	9
1b. Holder of First Mortgage.	5	1d. Outstanding Mortgage Debt by Holder of Mortgage	9
1b. Outstanding Mortgage Debt by Mortgage Insurance Status	5		
1b. Outstanding Mortgage Debt by Holder of Mortgage	5	WEST	
		1e. Mortgage Status	11
NORTH CENTRAL		1e. Mortgage Insurance Status.	11
1c. Mortgage Status	7	1e. Holder of First Mortgage.	11
1c. Mortgage Insurance Status.	7	1e. Outstanding Mortgage Debt by Mortgage Insurance Status	11
		1e. Outstanding Mortgage Debt by Holder of Mortgage	11

Page 10
Date 10/10/10
Time 10:10

TABLE 1

UNITED STATES

1. Name
2. Address
3. City
4. State
5. Zip
6. Phone

TABLE 2

1. Name
2. Address
3. City
4. State
5. Zip
6. Phone

TABLE 3

Table 1a. **Selected Summary Characteristics, All Properties: 1981**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All properties	Homeowner properties				Rental and vacant properties					
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units	
ALL PROPERTIES											
Mortgage Status											
All properties	53 662 828	43 986 170	41 209 228	1 867 122	909 820	9 676 658	7 197 992	1 901 577	522 930	54 158	
Mortgaged	31 070 063	26 683 895	25 116 355	921 448	646 091	4 386 169	3 005 451	985 870	344 966	49 882	
Nonmortgaged	22 592 765	17 302 276	16 092 873	945 674	263 729	5 290 489	4 192 542	915 707	177 964	4 276	
MORTGAGED PROPERTIES											
Mortgage Insurance Status											
All mortgaged properties	31 070 063	26 683 895	25 116 355	921 448	646 091	4 386 169	3 005 451	985 870	344 966	49 882	
With first mortgage only	28 096 820	24 109 854	22 650 004	834 624	625 227	3 986 965	2 774 012	889 711	280 900	42 343	
With junior mortgage	2 973 244	2 574 040	2 466 351	86 825	20 864	399 203	231 439	96 159	64 066	7 539	
FHA-insured first mortgage	4 573 331	4 074 995	3 891 478	129 885	53 632	498 336	425 285	57 939	5 970	9 142	
With first mortgage only	4 146 345	3 682 846	3 513 584	118 616	50 646	463 500	397 148	51 732	5 698	8 922	
With junior mortgage	426 986	392 149	377 894	11 269	2 986	34 836	28 137	6 207	272	220	
VA-guaranteed first mortgage	3 942 857	3 532 311	3 431 875	81 657	18 779	410 546	370 595	39 951	—	—	
With first mortgage only	3 531 519	3 161 462	3 067 536	77 982	15 944	370 057	332 898	37 159	—	—	
With junior mortgage	411 338	370 848	364 340	3 674	2 834	40 490	37 697	2 792	—	—	
Insured conventional first mortgage	3 488 019	3 039 604	2 812 177	61 147	166 281	448 414	359 865	61 357	25 241	1 951	
With first mortgage only	3 144 649	2 730 639	2 518 893	50 318	161 427	414 011	336 269	55 875	20 409	1 458	
With junior mortgage	343 369	308 966	293 284	10 829	4 854	34 403	23 597	5 482	4 832	492	
All other conventional first mortgage	19 065 857	16 036 985	14 980 825	648 759	407 400	3 028 873	1 849 705	826 623	313 755	38 790	
With first mortgage only	17 274 306	14 534 908	13 549 991	587 707	397 209	2 739 398	1 707 698	744 945	254 793	31 962	
With junior mortgage	1 791 551	1 502 077	1 430 834	61 053	10 191	289 474	142 007	81 678	58 962	6 827	
Holder of First Mortgage											
Commercial bank or trust company	4 799 961	4 102 887	3 877 961	125 209	99 717	697 074	516 162	124 422	53 600	2 890	
Mutual savings bank	2 952 779	2 638 006	2 414 076	180 906	43 025	314 773	190 286	86 800	27 749	9 938	
Savings and loan association	12 817 267	10 965 553	10 218 651	366 553	380 161	1 851 903	1 186 219	493 446	160 338	11 900	
Life insurance company	1 135 407	1 039 209	1 023 459	8 752	6 999	96 198	69 244	6 547	11 248	9 158	
Mortgage company	773 034	654 915	627 587	15 881	11 447	118 119	99 960	13 646	3 466	1 047	
Federal agency	954 367	867 892	829 873	26 571	11 448	86 474	64 412	16 444	3 190	2 428	
Federally-secured pool	2 670 335	2 454 410	2 377 133	34 179	43 098	215 925	186 178	24 381	4 223	1 143	
Federal National Mortgage Association	1 645 013	1 377 020	1 325 672	38 313	13 035	267 993	233 098	30 090	2 026	2 779	
Real estate or construction company	96 673	59 166	52 184	2 069	4 913	37 507	18 898	11 847	5 402	1 359	
Individual or individual's estate	1 776 395	1 227 681	1 140 074	69 290	18 317	548 715	326 216	154 690	65 898	1 911	
Other	1 448 832	1 297 343	1 229 685	53 726	13 932	151 489	114 776	23 558	7 826	5 329	
OUTSTANDING MORTGAGE DEBT¹											
Outstanding Mortgage Debt by Mortgage Insurance Status											
All mortgaged properties:											
Total debt	966 749	723 677	678 135	23 058	22 485	243 072	75 754	35 354	47 274	84 690	
First mortgage debt	919 059	690 303	646 453	21 695	22 155	228 756	70 727	33 116	43 889	81 024	
Junior mortgage debt	47 690	33 374	31 682	1 363	330	14 315	5 027	2 238	3 385	3 666	
Properties with FHA-insured first mortgage:											
Total debt	123 905	87 985	83 570	2 880	1 535	35 921	8 829	1 463	5 413	20 215	
First mortgage debt	118 539	83 339	79 197	2 688	1 454	35 200	8 474	1 415	5 407	19 905	
Junior mortgage debt	5 366	4 646	4 372	192	81	720	356	48	6	310	
Properties with VA-guaranteed first mortgage:											
Total debt	108 323	97 744	95 018	2 194	533	10 578	9 263	1 315	—	—	
First mortgage debt	103 229	93 463	90 796	2 143	524	9 766	8 528	1 238	—	—	
Junior mortgage debt	5 094	4 282	4 222	50	10	812	735	78	—	—	
Properties with insured conventional first mortgage:											
Total debt	128 764	108 691	100 313	2 441	5 938	20 073	11 910	2 439	2 836	2 888	
First mortgage debt	124 025	104 874	96 764	2 194	5 917	19 151	11 550	2 374	2 561	2 666	
Junior mortgage debt	4 739	3 817	3 549	247	21	922	360	65	275	222	
Properties with other conventional first mortgage:											
Total debt	605 757	429 257	399 235	15 543	14 479	176 500	45 752	30 136	39 026	61 587	
First mortgage debt	573 266	408 627	379 696	14 670	14 261	164 639	42 175	28 089	35 921	58 454	
Junior mortgage debt	32 491	20 630	19 538	873	218	11 861	3 577	2 047	3 104	3 134	
Outstanding Mortgage Debt by Holder of Mortgage											
All types of holders:											
Total debt	966 749	723 677	678 135	23 058	22 485	243 072	75 754	35 354	47 274	84 690	
First mortgage debt	919 059	690 303	646 453	21 695	22 155	228 756	70 727	33 116	43 889	81 024	
Junior mortgage debt	47 690	33 374	31 682	1 363	330	14 315	5 027	2 238	3 385	3 666	
Commercial bank or trust company:											
Total debt	136 691	110 078	102 827	3 552	3 699	26 613	11 220	5 562	4 670	5 160	
First mortgage debt	122 877	99 019	92 241	3 201	3 576	23 858	10 143	4 910	4 205	4 600	
Junior mortgage debt	13 814	11 060	10 586	351	123	2 755	1 077	653	465	560	
Mutual savings bank:											
Total debt	74 396	53 812	48 913	3 487	1 412	20 584	3 674	1 701	4 363	10 846	
First mortgage debt	73 518	53 104	48 217	3 477	1 410	20 414	3 639	1 695	4 313	10 766	
Junior mortgage debt	878	708	696	10	2	170	35	5	50	80	
Savings and loan association:											
Total debt	387 599	306 161	283 330	9 765	13 066	81 438	31 610	16 630	19 306	13 891	
First mortgage debt	380 075	299 876	277 353	9 527	12 997	80 198	31 272	16 429	18 919	13 579	
Junior mortgage debt	7 524	6 285	5 977	239	69	1 239	338	201	387	313	
Life insurance company:											
Total debt	35 856	16 159	15 893	108	159	19 697	1 014	235	2 384	16 064	
First mortgage debt	35 619	16 159	15 892	108	159	19 460	1 014	235	2 306	15 904	
Junior mortgage debt	238	—	—	—	—	237	—	—	78	159	

¹Millions of dollars.

Table 1a. **Selected Summary Characteristics, All Properties: 1981—Con.**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All properties	Homeowner properties				Rental and vacant properties				
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units
OUTSTANDING MORTGAGE DEBT ¹ —Con.										
Outstanding Mortgage Debt by Holder of Mortgage—Con.										
Mortgage company:										
Total debt	27 950	22 379	21 504	541	334	5 571	2 747	443	319	2 062
First mortgage debt	23 613	18 618	17 941	352	325	4 995	2 373	412	271	1 939
Junior mortgage debt	4 337	3 761	3 563	189	10	576	375	31	48	123
Federal agency:										
Total debt	32 671	22 518	21 638	534	346	10 153	1 527	1 607	1 353	5 666
First mortgage debt	32 073	22 207	21 356	504	346	9 866	1 486	1 512	1 220	5 648
Junior mortgage debt	598	311	282	30	—	287	41	95	132	18
Federally-secured pool:										
Total debt	90 425	80 079	77 550	1 080	1 449	10 346	5 566	882	2 090	1 809
First mortgage debt	90 111	79 805	77 289	1 067	1 449	10 306	5 566	882	2 067	1 792
Junior mortgage debt	314	273	260	13	—	40	—	—	24	17
Federal National Mortgage Association:										
Total debt	53 193	39 544	38 470	677	397	13 650	5 450	1 364	1 970	4 866
First mortgage debt	53 185	39 544	38 470	677	397	13 641	5 450	1 364	1 963	4 865
Junior mortgage debt	8	—	—	—	—	8	—	—	8	1
Real estate or construction company:										
Total debt	6 173	1 408	1 113	63	232	4 764	237	531	996	2 999
First mortgage debt	4 929	1 228	948	53	227	3 700	237	304	709	2 449
Junior mortgage debt	1 244	180	164	10	6	1 064	—	227	287	550
Individual or individual's estate:										
Total debt	56 286	32 132	29 476	1 857	799	24 154	8 531	5 389	7 494	2 740
First mortgage debt	45 606	27 129	25 030	1 412	688	18 477	5 992	4 641	5 917	1 927
Junior mortgage debt	10 680	5 003	4 446	445	112	5 677	2 539	748	1 577	813
Other:										
Total debt	65 509	39 407	37 423	1 394	591	26 102	4 177	1 009	2 328	18 587
First mortgage debt	57 454	33 614	31 716	1 317	582	23 840	3 555	731	1 999	17 554
Junior mortgage debt	8 055	5 793	5 707	77	9	2 262	622	278	330	1 033

¹Millions of dollars.

Table 1b. **Selected Summary Characteristics, All Properties: 1981**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

ALL PROPERTIES

Mortgage Status

All properties	10 809 262	9 281 721	8 314 723	831 377	135 620	1 527 542	890 848	479 794	139 345	17 555
Mortgaged	5 910 292	5 252 974	4 722 806	435 959	94 209	657 318	335 265	224 685	81 552	15 816
Nonmortgaged	4 898 971	4 028 747	3 591 917	395 418	41 411	870 224	555 583	255 109	57 793	1 739

MORTGAGED PROPERTIES

Mortgage Insurance Status

All mortgaged properties	5 910 292	5 252 974	4 722 806	435 959	94 209	657 318	335 265	224 685	81 552	15 816
With first mortgage only	5 573 612	4 952 475	4 444 638	415 331	92 506	621 137	325 695	214 394	67 600	13 449
With junior mortgage	336 679	300 498	278 167	20 628	1 703	36 181	9 570	10 291	13 953	2 367
FHA-insured first mortgage	610 928	570 784	502 127	68 116	542	40 144	20 900	16 335	904	2 005
With first mortgage only	591 707	551 850	485 630	65 678	542	39 857	20 900	16 335	703	1 920
With junior mortgage	19 221	18 934	16 497	2 437	—	286	—	—	202	85
VA-guaranteed first mortgage	563 007	534 073	493 642	37 612	2 820	28 934	23 213	5 721	—	—
With first mortgage only	544 346	515 778	476 844	36 114	2 820	28 568	23 213	5 355	—	—
With junior mortgage	18 661	18 295	16 798	1 497	—	366	—	366	—	—
Insured conventional first mortgage	392 669	348 961	309 186	26 850	12 926	43 708	27 379	12 342	3 691	295
With first mortgage only	369 376	327 582	295 497	19 159	12 926	41 794	27 379	10 786	3 407	223
With junior mortgage	23 293	21 379	13 689	7 691	—	1 913	—	1 556	284	73
All other conventional first mortgage	4 343 688	3 799 155	3 417 852	303 382	77 921	544 533	263 772	190 288	76 957	13 516
With first mortgage only	4 068 183	3 557 262	3 186 668	294 379	76 218	510 917	254 203	181 918	63 490	11 306
With junior mortgage	275 505	241 889	231 183	9 003	1 703	33 616	9 570	8 369	13 467	2 210

Holder of First Mortgage

Commercial bank or trust company	1 039 994	923 561	852 988	51 893	18 681	116 433	72 141	30 675	12 831	786
Mutual savings bank	2 068 716	1 857 113	1 637 608	179 508	39 998	211 603	97 929	80 520	24 865	8 289
Savings and loan association	1 855 152	1 655 660	1 499 633	125 764	30 263	199 492	107 811	69 540	20 036	2 105
Life insurance company	60 696	55 620	54 204	1 417	—	5 076	2 926	—	976	1 175
Mortgage company	42 997	34 140	29 665	4 474	—	8 857	6 210	1 556	943	148
Federal agency	130 232	124 045	107 525	16 520	—	6 187	—	5 008	680	499
Federally-secured pool	159 332	157 059	149 900	5 786	1 373	2 274	—	1 621	392	261
Federal National Mortgage Association	70 212	62 471	53 197	9 057	218	7 741	3 112	3 913	427	289
Real estate or construction company	17 468	5 544	5 544	—	—	11 924	5 658	3 625	2 313	329
Individual or individual's estate	245 467	173 128	152 878	18 530	1 720	72 338	33 020	24 346	14 659	313
Other	220 025	204 632	179 665	23 010	1 956	15 393	6 458	3 881	3 430	1 624

OUTSTANDING MORTGAGE DEBT¹

Outstanding Mortgage Debt by Mortgage Insurance Status

All mortgaged properties:										
Total debt	167 464	120 343	107 575	9 641	3 127	47 120	7 044	5 013	8 453	26 611
First mortgage debt	161 532	116 500	104 166	9 212	3 121	45 032	6 917	4 879	7 723	25 514
Junior mortgage debt	5 932	3 844	3 409	429	6	2 089	127	134	730	1 097
Properties with FHA-insured first mortgage:										
Total debt	17 012	10 074	8 345	1 718	11	6 938	171	381	253	6 132
First mortgage debt	16 525	9 838	8 217	1 611	11	6 686	171	381	253	5 881
Junior mortgage debt	487	236	129	107	—	252	—	—	—	252
Properties with VA-guaranteed first mortgage:										
Total debt	10 478	10 025	9 121	858	46	452	342	110	—	—
First mortgage debt	10 371	9 922	9 032	844	46	449	342	107	—	—
Junior mortgage debt	107	103	89	15	—	4	—	4	—	—
Properties with insured conventional first mortgage:										
Total debt	12 160	10 353	8 755	1 132	466	1 807	668	344	409	386
First mortgage debt	11 817	10 055	8 656	934	466	1 762	668	339	396	358
Junior mortgage debt	343	298	99	199	—	45	—	4	13	28
Properties with other conventional first mortgage:										
Total debt	127 814	89 891	81 354	5 933	2 604	37 923	5 862	4 178	7 791	20 093
First mortgage debt	122 819	86 684	78 262	5 825	2 598	36 135	5 735	4 051	7 073	19 275
Junior mortgage debt	4 995	3 206	3 092	108	6	1 789	127	126	718	818

Outstanding Mortgage Debt by Holder of Mortgage

All types of holders:										
Total debt	167 464	120 343	107 575	9 641	3 127	47 120	7 044	5 013	8 453	26 611
First mortgage debt	161 532	116 500	104 166	9 212	3 121	45 032	6 917	4 879	7 723	25 514
Junior mortgage debt	5 932	3 844	3 409	429	6	2 089	127	134	730	1 097
Commercial bank or trust company:										
Total debt	26 946	22 927	20 729	1 496	702	4 019	1 232	787	744	1 255
First mortgage debt	25 218	21 564	19 385	1 477	702	3 654	1 105	697	669	1 183
Junior mortgage debt	1 728	1 363	1 345	18	—	364	127	90	75	72
Mutual savings bank:										
Total debt	54 700	39 563	34 784	3 469	1 310	15 137	2 462	1 632	3 083	7 959
First mortgage debt	54 153	39 097	34 330	3 460	1 308	15 056	2 462	1 627	3 056	7 911
Junior mortgage debt	547	466	454	10	2	81	—	5	28	48
Savings and loan association:										
Total debt	45 967	38 074	34 337	2 783	955	7 893	2 215	1 600	1 807	2 271
First mortgage debt	45 514	37 702	33 979	2 768	955	7 812	2 215	1 588	1 792	2 216
Junior mortgage debt	453	372	357	15	—	81	—	11	15	55
Life insurance company:										
Total debt	3 125	675	668	7	—	2 449	4	—	101	2 344
First mortgage debt	3 100	675	668	7	—	2 424	4	—	101	2 319
Junior mortgage debt	25	—	—	—	—	25	—	—	—	25

¹Millions of dollars.

Table 1b. **Selected Summary Characteristics, All Properties: 1981—Con.**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region**OUTSTANDING MORTGAGE DEBT¹—Con.****Outstanding Mortgage Debt by Holder of Mortgage—Con.**

	All properties	Homeowner properties				Rental and vacant properties				
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units
Mortgage company:										
Total debt	1 917	1 496	1 287	209	—	421	122	10	118	170
First mortgage debt	1 510	1 116	1 016	100	—	394	122	10	111	151
Junior mortgage debt	407	380	271	109	—	27	—	—	7	19
Federal agency:										
Total debt	4 356	2 484	2 119	365	—	1 872	—	133	217	1 522
First mortgage debt	4 315	2 448	2 113	335	—	1 867	—	133	217	1 517
Junior mortgage debt	41	36	6	30	—	5	—	—	—	5
Federally-secured pool:										
Total debt	5 224	4 513	4 317	157	39	710	—	65	241	404
First mortgage debt	5 197	4 492	4 308	144	39	706	—	65	238	403
Junior mortgage debt	26	22	9	13	—	4	—	—	4	1
Federal National Mortgage Association:										
Total debt	2 837	1 636	1 431	194	11	1 201	32	131	116	922
First mortgage debt	2 836	1 636	1 431	194	11	1 201	32	131	116	921
Junior mortgage debt	—	—	—	—	—	—	—	—	—	—
Real estate or construction company:										
Total debt	1 154	129	129	—	—	1 026	23	73	398	532
First mortgage debt	763	115	115	—	—	647	23	73	202	349
Junior mortgage debt	392	13	13	—	—	378	—	—	196	183
Individual or individual's estate:										
Total debt	6 768	3 971	3 450	460	62	2 796	629	433	1 321	413
First mortgage debt	5 537	3 319	2 994	266	58	2 219	629	406	979	204
Junior mortgage debt	1 230	653	456	194	3	578	—	26	343	209
Other:										
Total debt	14 472	4 874	4 324	502	49	9 597	323	149	306	8 819
First mortgage debt	13 388	4 336	3 826	461	49	9 052	323	148	242	8 339
Junior mortgage debt	1 084	539	498	40	—	545	—	1	64	480

¹Millions of dollars.

Table 1c. **Selected Summary Characteristics, All Properties: 1981**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

ALL PROPERTIES

Mortgage Status

All properties	14 431 890	12 060 760	11 372 658	477 690	210 412	2 371 131	1 657 579	565 643	138 935	8 973
Mortgaged	8 091 357	7 011 606	6 615 325	229 757	166 524	1 079 751	669 196	306 975	95 413	8 167
Nonmortgaged	6 340 533	5 049 154	4 757 333	247 933	43 888	1 291 379	988 383	258 668	43 522	806

MORTGAGED PROPERTIES

Mortgage Insurance Status

All mortgaged properties	8 091 357	7 011 606	6 615 325	229 757	166 524	1 079 751	669 196	306 975	95 413	8 167
With first mortgage only	7 543 706	6 518 443	6 148 793	209 129	160 521	1 025 264	648 343	283 153	86 417	7 350
With junior mortgage	547 651	493 163	466 532	20 628	6 003	54 487	20 853	23 821	8 996	818
FHA-insured first mortgage	931 816	856 305	801 593	39 375	15 336	75 511	50 787	19 661	2 908	2 155
With first mortgage only	879 893	806 148	757 136	33 677	15 336	73 744	50 787	17 998	2 839	2 120
With junior mortgage	51 923	50 156	44 458	5 699	-	1 767	-	1 663	69	35
VA-guaranteed first mortgage	736 381	664 710	639 302	19 713	5 696	71 670	55 240	16 430	-	-
With first mortgage only	685 054	614 931	593 787	18 282	2 861	70 124	55 240	14 884	-	-
With junior mortgage	51 327	49 780	45 515	1 431	2 834	1 547	-	1 547	-	-
Insured conventional first mortgage	867 114	771 132	718 937	19 062	33 133	95 981	68 892	21 359	5 376	355
With first mortgage only	814 121	725 061	674 297	17 632	33 133	89 060	62 705	21 359	4 768	229
With junior mortgage	52 993	46 071	44 641	1 431	-	6 921	6 187	-	609	126
All other conventional first mortgage	5 556 047	4 719 459	4 455 493	151 606	112 360	836 588	494 278	249 524	87 129	5 657
With first mortgage only	5 164 638	4 372 303	4 123 574	139 538	109 191	792 335	479 612	228 912	78 811	5 000
With junior mortgage	391 408	347 156	331 919	12 068	3 169	44 253	14 666	20 611	8 318	657

Holder of First Mortgage

Commercial bank or trust company	1 754 521	1 521 167	1 446 427	38 128	36 612	233 354	167 022	46 867	18 931	535
Mutual savings bank	107 474	82 821	81 689	-	1 132	24 653	23 693	-	645	315
Savings and loan association	3 999 489	3 492 512	3 278 877	106 394	107 242	506 978	289 967	170 029	44 533	2 448
Life insurance company	301 762	287 036	285 673	1 363	-	14 726	6 506	3 118	3 564	1 537
Mortgage company	149 613	118 628	115 039	3 240	349	30 985	28 257	1 547	1 048	134
Federal agency	153 098	146 448	140 507	2 789	3 152	6 649	-	4 665	1 300	684
Federally-secured pool	465 295	440 738	419 466	15 394	5 878	24 558	9 946	11 880	2 495	237
Federal National Mortgage Association	327 616	284 755	263 508	21 017	230	42 861	31 639	9 831	828	562
Real estate or construction company	26 579	12 355	8 449	1 363	2 543	14 224	6 161	6 236	1 595	232
Individual or individual's estate	559 035	409 976	378 929	25 144	5 903	149 058	81 271	48 499	19 038	250
Other	246 875	215 169	196 761	14 926	3 482	31 706	24 734	4 302	1 437	1 234

OUTSTANDING MORTGAGE DEBT¹

Outstanding Mortgage Debt by Mortgage Insurance Status

All mortgaged properties:	215 615	165 469	154 109	5 488	5 873	50 145	13 436	8 814	13 633	14 263
Total debt	209 262	160 687	149 590	5 290	5 806	48 575	13 208	8 294	13 068	14 005
First mortgage debt	6 353	4 782	4 518	197	67	1 570	228	520	565	258
Junior mortgage debt										
Properties with FHA-insured first mortgage:	22 888	14 585	13 522	651	412	8 303	595	408	2 524	4 777
Total debt	22 449	14 176	13 158	606	412	8 273	595	403	2 518	4 757
First mortgage debt	439	409	364	45	-	30	-	5	6	20
Junior mortgage debt										
Properties with VA-guaranteed first mortgage:	16 292	14 726	14 012	584	129	1 566	1 002	564	-	-
Total debt	15 910	14 410	13 721	569	120	1 500	1 002	499	-	-
First mortgage debt	381	316	292	15	10	65	-	65	-	-
Junior mortgage debt										
Properties with insured conventional first mortgage:	27 216	23 667	21 669	769	1 229	3 549	2 055	815	337	342
Total debt	26 704	23 238	21 257	752	1 229	3 466	1 992	815	324	335
First mortgage debt	512	429	412	17	-	83	64	-	13	7
Junior mortgage debt										
Properties with other conventional first mortgage:	149 219	112 491	104 905	3 484	4 102	36 728	9 784	7 027	10 773	9 144
Total debt	144 199	108 863	101 455	3 363	4 045	35 336	9 620	6 577	10 226	8 913
First mortgage debt	5 019	3 628	3 450	121	57	1 391	164	450	546	231
Junior mortgage debt										

Outstanding Mortgage Debt by Holder of Mortgage

All types of holders:	215 615	165 469	154 109	5 488	5 873	50 145	13 436	8 814	13 633	14 263
Total debt	209 262	160 687	149 590	5 290	5 806	48 575	13 208	8 294	13 068	14 005
First mortgage debt	6 353	4 782	4 518	197	67	1 570	228	520	565	258
Junior mortgage debt										
Commercial bank or trust company:	39 902	32 898	30 598	943	1 357	7 004	3 785	1 150	1 276	794
Total debt	37 481	30 915	28 740	858	1 317	6 566	3 732	900	1 204	731
First mortgage debt	2 421	1 983	1 858	85	40	438	53	250	72	63
Junior mortgage debt										
Mutual savings bank:	3 156	1 332	1 303	-	29	1 824	214	-	996	615
Total debt	3 085	1 279	1 250	-	29	1 806	214	-	982	610
First mortgage debt	71	53	53	-	-	18	-	-	13	4
Junior mortgage debt										
Savings and loan association:	105 928	87 125	80 956	2 465	3 704	18 803	6 179	4 706	5 078	2 840
Total debt	105 003	86 331	80 227	2 400	3 704	18 672	6 156	4 671	5 044	2 800
First mortgage debt	925	794	729	65	-	131	23	35	33	40
Junior mortgage debt										
Life insurance company:	8 713	4 399	4 364	36	-	4 313	278	81	1 381	2 573
Total debt	8 650	4 399	4 364	36	-	4 251	278	81	1 329	2 563
First mortgage debt						62	-	-	52	11
Junior mortgage debt										

¹Millions of dollars.

Table 1c. **Selected Summary Characteristics, All Properties: 1981—Con.**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region**OUTSTANDING MORTGAGE DEBT¹—Con.****Outstanding Mortgage Debt by Holder of Mortgage—Con.**

	All properties	Homeowner properties				Rental and vacant properties				
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units
Mortgage company:										
Total debt	3 809	3 075	3 013	41	20	734	369	43	96	227
First mortgage debt	3 394	2 705	2 658	36	11	690	358	43	96	193
Junior mortgage debt	415	370	355	5	10	45	11	—	—	34
Federal agency:										
Total debt	5 674	3 301	3 197	19	85	2 373	—	136	546	1 692
First mortgage debt	5 546	3 301	3 197	19	85	2 245	—	136	418	1 691
Junior mortgage debt	128	—	—	—	—	128	—	—	128	1
Federally-secured pool:										
Total debt	14 649	12 956	12 265	491	200	1 693	208	373	730	382
First mortgage debt	14 564	12 886	12 194	491	200	1 678	208	373	719	379
Junior mortgage debt	85	70	70	—	—	15	—	—	11	3
Federal National Mortgage Association:										
Total debt	8 882	5 763	5 424	330	9	3 120	476	394	1 199	1 050
First mortgage debt	8 882	5 763	5 424	330	9	3 119	476	394	1 199	1 050
Junior mortgage debt	—	—	—	—	—	—	—	—	—	—
Real estate or construction company:										
Total debt	1 146	302	161	26	116	843	79	252	198	315
First mortgage debt	1 021	250	118	16	116	771	79	209	188	295
Junior mortgage debt	125	52	42	10	—	72	—	43	9	19
Individual or individual's estate:										
Total debt	12 721	8 173	7 292	643	238	4 548	1 029	1 571	1 705	244
First mortgage debt	11 814	7 689	6 819	640	229	4 125	1 014	1 397	1 512	202
Junior mortgage debt	907	484	472	3	9	423	15	174	192	42
Other:										
Total debt	11 035	6 147	5 538	494	115	4 888	819	107	430	3 532
First mortgage debt	9 821	5 171	4 599	465	106	4 650	693	90	376	3 491
Junior mortgage debt	1 215	976	939	29	9	238	127	17	53	41

¹Millions of dollars.

Table 1d. **Selected Summary Characteristics, All Properties: 1981**

[Data based on sample, see text. Far minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region	All properties	Homeowner properties				Rental and vacant properties				
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units
ALL PROPERTIES										
Mortgage Status										
All properties	18 107 582	14 446 899	13 746 028	297 686	403 184	3 660 683	3 088 421	464 047	92 133	16 082
Mortgaged	9 977 546	8 583 136	8 189 062	114 663	279 412	1 394 410	1 135 338	190 152	53 943	14 977
Nonmortgaged	8 130 035	5 863 763	5 556 966	183 024	123 773	2 266 273	1 953 083	273 894	38 190	1 105
MORTGAGED PROPERTIES										
Mortgage Insurance Status										
All mortgaged properties	9 977 546	8 583 136	8 189 062	114 663	279 412	1 394 410	1 135 338	190 152	53 943	14 977
With first mortgage only	9 087 142	7 820 011	7 447 176	97 594	275 241	1 267 130	1 040 915	168 746	45 013	12 457
With junior mortgage	890 405	763 125	741 885	17 068	4 171	127 280	94 423	21 406	8 930	2 520
FHA-insured first mortgage	1 720 750	1 511 733	1 481 853	10 685	19 195	209 018	196 472	8 931	845	2 769
With first mortgage only	1 556 925	1 368 259	1 338 380	10 685	19 195	188 666	178 646	6 440	845	2 735
With junior mortgage	163 825	143 473	143 473	—	—	20 352	17 826	2 492	—	34
VA-guaranteed first mortgage	1 609 122	1 436 589	1 416 894	9 432	10 263	172 533	164 186	8 347	—	—
With first mortgage only	1 450 873	1 295 178	1 275 483	9 432	10 263	155 695	147 348	8 347	—	—
With junior mortgage	158 249	141 411	141 411	—	—	16 839	16 839	—	—	—
Insured conventional first mortgage	1 376 043	1 196 363	1 087 220	5 936	103 207	179 680	163 297	10 080	5 580	723
With first mortgage only	1 278 446	1 108 818	1 003 058	4 228	101 532	169 628	156 411	8 327	4 332	558
With junior mortgage	97 596	87 545	84 162	1 707	1 675	10 052	6 886	1 753	1 248	165
All other conventional first mortgage	5 271 631	4 438 452	4 203 095	88 610	146 747	833 180	611 383	162 794	47 518	11 485
With first mortgage only	4 800 897	4 047 755	3 830 255	73 250	144 250	753 142	558 510	145 631	39 836	9 164
With junior mortgage	470 734	390 696	372 839	15 361	2 496	80 038	52 873	17 162	7 682	2 321
Holder of First Mortgage										
Commercial bank or trust company	1 174 991	945 962	899 821	19 592	26 550	229 029	190 282	26 562	11 254	931
Mutual savings bank	460 266	405 937	402 644	1 398	1 895	54 329	51 217	1 753	344	1 015
Savings and loan association	4 182 446	3 611 062	3 369 816	60 281	180 965	571 384	444 937	98 960	24 577	2 910
Life insurance company	529 443	469 355	459 508	2 849	6 999	60 088	49 354	2 186	3 489	5 059
Mortgage company	396 803	354 460	345 843	2 823	5 795	42 342	37 408	3 204	1 292	437
Federal agency	354 384	312 489	303 984	3 435	5 070	41 894	38 948	1 508	668	770
Federally-secured pool	1 282 242	1 202 408	1 162 888	7 203	32 317	79 835	72 016	6 215	1 128	475
Federal National Mortgage Association	676 242	559 457	548 328	3 575	7 555	116 784	113 581	2 054	229	920
Real estate or construction company	30 168	24 532	22 568	—	1 964	5 636	3 561	900	703	473
Individual or individual's estate	496 886	358 180	339 826	12 616	5 738	138 707	87 160	41 122	9 864	561
Other	393 674	339 292	333 836	892	4 565	54 382	46 874	5 689	394	1 424
OUTSTANDING MORTGAGE DEBT¹										
Outstanding Mortgage Debt by Mortgage Insurance Status										
All mortgaged properties:										
Total debt	291 493	223 439	212 026	2 755	8 659	68 053	25 947	6 457	8 905	26 744
First mortgage debt	278 731	214 610	203 560	2 479	8 571	64 121	24 261	6 044	8 374	25 441
Junior mortgage debt	12 762	8 830	8 466	276	88	3 933	1 686	413	531	1 303
Properties with FHA-insured first mortgage:										
Total debt	42 537	30 966	30 161	207	598	11 571	3 685	217	2 182	5 488
First mortgage debt	40 679	29 280	28 475	207	598	11 399	3 549	194	2 182	5 475
Junior mortgage debt	1 858	1 686	1 686	—	—	172	136	23	—	13
Properties with VA-guaranteed first mortgage:										
Total debt	47 801	43 590	42 995	237	357	4 211	3 917	294	—	—
First mortgage debt	45 974	41 942	41 348	237	357	4 032	3 738	294	—	—
Junior mortgage debt	1 827	1 648	1 648	—	—	179	179	—	—	—
Properties with insured conventional first mortgage:										
Total debt	47 438	40 391	36 691	222	3 478	7 047	4 882	361	540	1 265
First mortgage debt	46 413	39 726	36 064	190	3 472	6 687	4 728	332	470	1 157
Junior mortgage debt	1 025	665	628	32	6	360	153	29	70	108
Properties with other conventional first mortgage:										
Total debt	153 716	108 492	102 178	2 089	4 225	45 224	13 464	5 586	6 183	19 991
First mortgage debt	145 664	103 661	97 673	1 845	4 144	42 003	12 246	5 224	5 722	18 809
Junior mortgage debt	8 053	4 831	4 505	244	82	3 222	1 217	361	461	1 182
Outstanding Mortgage Debt by Holder of Mortgage										
All types of holders:										
Total debt	291 493	223 439	212 026	2 755	8 659	68 053	25 947	6 457	8 905	26 744
First mortgage debt	278 731	214 610	203 560	2 479	8 571	64 121	24 261	6 044	8 374	25 441
Junior mortgage debt	12 762	8 830	8 466	276	88	3 933	1 686	413	531	1 303
Commercial bank or trust company:										
Total debt	31 679	23 881	22 611	561	709	7 798	3 494	931	1 453	1 920
First mortgage debt	28 188	21 304	20 166	439	699	6 884	3 028	819	1 414	1 624
Junior mortgage debt	3 491	2 577	2 445	122	10	914	466	112	40	296
Mutual savings bank:										
Total debt	9 607	7 062	6 971	18	74	2 545	783	16	65	1 681
First mortgage debt	9 481	6 964	6 872	18	74	2 518	783	16	65	1 654
Junior mortgage debt	126	98	98	—	—	27	—	—	—	27
Savings and loan association:										
Total debt	118 578	98 054	90 925	1 563	5 567	20 524	11 449	2 870	2 781	3 424
First mortgage debt	116 343	96 005	89 002	1 490	5 513	20 338	11 382	2 836	2 743	3 377
Junior mortgage debt	2 235	2 050	1 923	72	54	186	67	34	38	47
Life insurance company:										
Total debt	17 003	7 382	7 212	11	159	9 621	630	35	442	8 514
First mortgage debt	16 924	7 382	7 212	11	159	9 542	630	35	442	8 435
Junior mortgage debt	79	—	—	—	—	79	—	—	—	79

¹Millions of dollars.

Table 1d. **Selected Summary Characteristics, All Properties: 1981—Con.**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region**OUTSTANDING MORTGAGE DEBT¹—Con.****Outstanding Mortgage Debt by Holder of Mortgage—Con.**

	All properties	Homeowner properties				Rental and vacant properties				
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units
Mortgage company:										
Total debt	13 033	10 936	10 673	132	131	2 097	1 038	39	34	985
First mortgage debt	11 212	9 349	9 159	58	131	1 863	839	39	25	960
Junior mortgage debt	1 821	1 587	1 513	74	—	234	200	—	9	25
Federal agency:										
Total debt	11 248	7 384	7 101	85	198	3 864	821	1 046	479	1 517
First mortgage debt	10 928	7 212	6 929	85	198	3 716	780	951	476	1 508
Junior mortgage debt	320	172	172	—	—	148	41	95	3	9
Federally-secured pool:										
Total debt	40 121	36 233	34 992	134	1 108	3 888	1 874	217	1 031	766
First mortgage debt	40 027	36 160	34 919	134	1 108	3 867	1 874	217	1 023	754
Junior mortgage debt	94	73	73	—	—	21	—	—	9	12
Federal National Mortgage Association:										
Total debt	19 562	15 189	14 879	67	243	4 373	2 386	88	478	1 421
First mortgage debt	19 555	15 189	14 879	67	243	4 365	2 386	88	471	1 421
Junior mortgage debt	8	—	—	—	—	8	—	—	8	—
Real estate or construction company:										
Total debt	1 971	323	246	—	76	1 648	29	20	164	1 435
First mortgage debt	1 626	270	200	—	71	1 356	29	9	128	1 190
Junior mortgage debt	345	52	47	—	6	292	—	11	36	245
Individual or individual's estate:										
Total debt	12 890	7 749	7 409	183	157	5 142	2 038	1 057	1 125	921
First mortgage debt	10 571	6 848	6 534	175	138	3 723	1 295	968	790	671
Junior mortgage debt	2 319	901	875	8	19	1 418	744	89	335	250
Other:										
Total debt	15 801	9 246	9 006	1	239	6 555	1 405	138	854	4 158
First mortgage debt	13 876	7 927	7 687	1	239	5 949	1 237	67	799	3 847
Junior mortgage debt	1 924	1 319	1 319	—	—	606	168	71	54	312

¹Millions of dollars.

Table 1e. **Selected Summary Characteristics, All Properties: 1981**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region**ALL PROPERTIES****Mortgage Status**

All properties	10 314 094	8 196 791	7 775 819	260 369	160 603	2 117 303	1 561 144	392 094	152 517	11 548
Mortgaged	7 090 868	5 836 179	5 589 163	141 069	105 947	1 254 689	865 652	264 059	114 057	10 922
Nonmortgaged	3 223 226	2 360 612	2 186 656	119 300	54 657	862 613	695 493	128 035	38 459	626

MORTGAGED PROPERTIES**Mortgage Insurance Status**

All mortgaged properties	7 090 868	5 836 179	5 589 163	141 069	105 947	1 254 689	865 652	264 059	114 057	10 922
With first mortgage only	5 892 359	4 818 925	4 609 376	112 570	96 959	1 073 434	759 059	223 418	81 870	9 087
With junior mortgage	1 198 509	1 017 254	979 767	28 500	8 988	181 255	106 593	40 641	32 187	1 835
FHA-insured first mortgage	1 309 836	1 136 173	1 105 905	11 710	18 559	173 663	157 126	13 012	1 313	2 212
With first mortgage only	1 117 820	956 588	932 438	8 577	15 573	161 232	146 815	10 959	1 311	2 147
With junior mortgage	192 016	179 585	173 466	3 133	2 986	12 431	10 311	2 053	2	66
VA-guaranteed first mortgage	1 034 347	896 938	882 038	14 900	—	137 408	127 956	9 453	—	—
With first mortgage only	851 245	735 576	721 422	14 154	—	115 670	107 097	8 573	—	—
With junior mortgage	183 101	161 363	160 616	747	—	21 739	20 859	880	—	—
Insured conventional first mortgage	852 194	723 148	696 834	9 299	17 015	129 046	100 299	17 576	10 594	578
With first mortgage only	682 706	569 178	546 042	9 299	13 836	113 528	89 774	15 402	7 903	448
With junior mortgage	169 488	153 970	150 792	—	3 179	15 517	10 524	2 173	2 691	129
All other conventional first mortgage	3 894 491	3 079 919	2 904 386	105 160	70 372	814 572	480 272	224 018	102 151	8 132
With first mortgage only	3 240 588	2 557 582	2 409 494	80 540	67 550	683 004	415 373	188 483	72 656	6 492
With junior mortgage	653 904	522 336	494 893	24 620	2 823	131 568	64 899	35 535	29 495	1 640

Holder of First Mortgage

Commercial bank or trust company	830 454	712 196	678 725	15 596	17 875	118 258	86 719	20 318	10 584	638
Mutual savings bank	316 324	292 135	292 135	—	—	24 188	17 447	4 527	1 896	318
Savings and loan association	2 780 179	2 206 131	2 070 325	74 115	61 691	574 048	343 503	154 916	71 191	4 437
Life insurance company	243 505	227 197	224 074	3 123	—	16 308	10 459	1 243	3 219	1 388
Mortgage company	183 621	147 687	137 039	5 344	5 304	35 934	28 085	7 338	182	328
Federal agency	316 653	284 909	277 857	3 827	3 225	31 744	25 464	5 262	542	476
Federally-secured pool	763 465	654 206	644 880	5 796	3 530	109 259	104 216	4 665	208	170
Federal National Mortgage Association	570 943	470 336	460 639	4 664	5 032	100 607	84 765	14 293	542	1 007
Real estate or construction company	22 458	16 735	15 624	706	405	5 723	3 519	1 087	792	325
Individual or individual's estate	475 008	286 396	268 440	13 000	4 956	188 611	124 764	40 724	22 337	787
Other	588 258	538 250	519 423	14 898	3 929	50 008	36 710	9 686	2 565	1 048

OUTSTANDING MORTGAGE DEBT¹**Outstanding Mortgage Debt by Mortgage Insurance Status**

All mortgaged properties:										
Total debt	292 178	214 425	204 425	5 174	4 826	77 752	29 327	15 070	16 283	17 072
First mortgage debt	269 535	198 507	189 137	4 713	4 656	71 029	26 341	13 899	14 724	16 065
Junior mortgage debt	22 643	15 919	15 288	461	170	6 724	2 986	1 171	1 559	1 008
Properties with FHA-insured first mortgage:										
Total debt	41 468	32 360	31 541	304	515	9 108	4 379	458	454	3 818
First mortgage debt	38 887	30 045	29 347	264	433	8 842	4 159	437	454	3 792
Junior mortgage debt	2 581	2 315	2 194	40	81	266	219	21	—	25
Properties with VA-guaranteed first mortgage:										
Total debt	33 753	29 403	28 889	514	—	4 349	4 002	347	—	—
First mortgage debt	30 974	27 189	26 695	494	—	3 785	3 447	338	—	—
Junior mortgage debt	2 779	2 214	2 194	21	—	565	556	9	—	—
Properties with insured conventional first mortgage:										
Total debt	41 949	34 279	33 197	318	764	7 670	4 304	920	1 551	895
First mortgage debt	39 091	31 854	30 788	318	749	7 236	4 162	887	1 371	816
Junior mortgage debt	2 859	2 425	2 410	—	15	434	143	32	180	79
Properties with other conventional first mortgage:										
Total debt	175 008	118 383	110 798	4 037	3 547	56 625	16 642	13 346	14 279	12 359
First mortgage debt	160 584	109 419	102 307	3 637	3 474	51 165	14 574	12 236	12 900	11 456
Junior mortgage debt	14 424	8 965	8 491	400	74	5 460	2 068	1 110	1 379	903

Outstanding Mortgage Debt by Holder of Mortgage

All types of holders:										
Total debt	292 178	214 425	204 425	5 174	4 826	77 752	29 327	15 070	16 283	17 072
First mortgage debt	269 535	198 507	189 137	4 713	4 656	71 029	26 341	13 899	14 724	16 065
Junior mortgage debt	22 643	15 919	15 288	461	170	6 724	2 986	1 171	1 559	1 008
Commercial bank or trust company:										
Total debt	38 164	30 372	28 888	552	932	7 792	2 709	2 694	1 197	1 191
First mortgage debt	31 989	25 236	23 950	427	859	6 753	2 278	2 494	919	1 063
Junior mortgage debt	6 175	5 137	4 938	125	74	1 038	431	201	278	129
Mutual savings bank:										
Total debt	6 933	5 855	5 855	—	—	1 078	215	53	219	592
First mortgage debt	6 799	5 764	5 764	—	—	1 034	180	53	211	591
Junior mortgage debt	134	90	90	—	—	44	35	—	9	—
Savings and loan association:										
Total debt	117 126	82 908	77 113	2 955	2 840	34 218	11 767	7 454	9 640	5 357
First mortgage debt	113 215	79 839	74 145	2 869	2 825	33 376	11 518	7 334	9 339	5 185
Junior mortgage debt	3 911	3 069	2 967	86	15	842	249	121	301	171
Life insurance company:										
Total debt	7 016	3 702	3 649	54	—	3 314	102	120	460	2 631
First mortgage debt	6 944	3 702	3 648	54	—	3 243	102	120	434	2 587
Junior mortgage debt	72	1	1	—	—	71	—	—	26	44

¹Millions of dollars.

Table 1e. **Selected Summary Characteristics, All Properties: 1981—Con.**

[Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

OUTSTANDING MORTGAGE DEBT¹—Con.

Outstanding Mortgage Debt by Holder of Mortgage—Con.

	All properties	Homeowner properties				Rental and vacant properties				
		Total	1 housing unit	2 to 4 housing units	Condominiums	Total	1 housing unit	2 to 4 housing units	5 to 49 housing units	50 or more housing units
Mortgage company:										
Total debt	9 191	6 872	6 531	158	183	2 319	1 218	351	71	679
First mortgage debt	7 496	5 448	5 108	158	183	2 048	1 054	320	40	635
Junior mortgage debt	1 695	1 424	1 424	—	—	271	164	31	31	45
Federal agency:										
Total debt	11 393	9 350	9 222	65	63	2 044	705	293	111	935
First mortgage debt	11 285	9 246	9 118	65	63	2 039	705	293	109	932
Junior mortgage debt	109	104	104	—	—	5	—	—	2	3
Federally-secured pool:										
Total debt	30 431	26 376	25 976	298	102	4 055	3 484	227	88	257
First mortgage debt	30 323	26 268	25 868	298	102	4 055	3 484	227	88	256
Junior mortgage debt	109	108	108	—	—	—	—	—	—	—
Federal National Mortgage Association:										
Total debt	21 913	16 956	16 735	86	135	4 956	2 555	751	177	1 473
First mortgage debt	21 913	16 956	16 735	86	135	4 956	2 555	751	177	1 473
Junior mortgage debt	—	—	—	—	—	—	—	—	—	—
Real estate or construction company:										
Total debt	1 902	655	577	37	40	1 247	107	185	237	718
First mortgage debt	1 518	593	515	37	40	926	107	13	191	615
Junior mortgage debt	383	62	62	—	—	321	—	172	46	103
Individual or individual's estate:										
Total debt	23 907	12 239	11 325	571	343	11 668	4 835	2 328	3 343	1 162
First mortgage debt	17 684	9 274	8 682	330	262	8 410	3 055	1 870	2 636	850
Junior mortgage debt	6 223	2 966	2 643	241	81	3 258	1 780	458	707	312
Other:										
Total debt	24 201	19 140	18 555	398	188	5 061	1 630	615	739	2 078
First mortgage debt	20 369	16 181	15 603	390	188	4 188	1 303	426	581	1 878
Junior mortgage debt	3 832	2 959	2 951	8	—	873	327	188	158	199

¹Millions of dollars.

1-Unit Homeowner Properties

TABLES	Page	TABLES	Page
UNITED STATES		INSIDE SMSA's—Con.	
1a. Mortgage Status: 1981	15	4b. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	104
2a. Mortgage Insurance Status, Mortgaged Properties: 1981	17	5b. Holder of First Mortgage, Mortgaged Properties: 1981	106
3a. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	25		
4a. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	28	INSIDE SMSA's, IN CENTRAL CITIES	
5a. Holder of First Mortgage, Mortgaged Properties: 1981	30	1c. Mortgage Status: 1981	112
6. FHA First Mortgages by Holder of First Mortgage, Mortgaged Properties: 1981	36	2c. Mortgage Insurance Status, Mortgaged Properties: 1981	114
7. VA First Mortgages by Holder of First Mortgage, Mortgaged Properties: 1981	42	3c. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	122
8. Insured Conventional First Mortgages by Holder of First Mortgage, Mortgaged Properties: 1981	48	4c. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	125
9. All Other Conventional First Mortgages by Holder of First Mortgage, Mortgaged Properties: 1981	54	5c. Holder of First Mortgage, Mortgaged Properties: 1981	127
10. First Mortgage Loan, Mortgaged Properties: 1981	60		
11. First Mortgage Loan as Percent of Purchase Price, Mortgaged Properties: 1981	65	INSIDE SMSA's, NOT IN CENTRAL CITIES	
12. Value, Mortgaged Properties: 1981	68	1d. Mortgage Status: 1981	133
13. Value, Nonmortgaged Properties: 1981	71	2d. Mortgage Insurance Status, Mortgaged Properties: 1981	135
14. Total Outstanding Debt as Percent of Value, Mortgaged Properties: 1981	73	3d. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	143
15. Income, Mortgaged Properties: 1981	75	4d. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	146
16. Income, Nonmortgaged Properties: 1981	78	5d. Holder of First Mortgage, Mortgaged Properties: 1981	148
17. Income, Mortgaged Properties Acquired 1977 to 1981 (Part): 1981	80		
18. Purchase Price, Mortgaged Properties: 1981	83	OUTSIDE SMSA's	
19. Holder of First Mortgage Made 1977 to 1981 (Part), Mortgaged Properties: 1981	86	1e. Mortgage Status: 1981	154
20. Junior Mortgage Characteristics, Mortgaged Properties: 1981	90	2e. Mortgage Insurance Status, Mortgaged Properties: 1981	156
		3e. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	164
INSIDE SMSA's		4e. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	167
1b. Mortgage Status: 1981	91	5e. Holder of First Mortgage, Mortgaged Properties: 1981	169
2b. Mortgage Insurance Status, Mortgaged Properties: 1981	93		
3b. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	101		

TABLES	Page	TABLES	Page
NORTHEAST REGION		INSIDE SMSA's, PLACES OF 1,000,000 OR MORE	
1f. Mortgage Status: 1981	175	1j. Mortgage Status: 1981	259
2f. Mortgage Insurance Status, Mortgaged Properties: 1981	177	2j. Mortgage Insurance Status, Mortgaged Properties: 1981	261
3f. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	185	4j. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	269
4f. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	188		
5f. Holder of First Mortgage, Mortgaged Properties: 1981	190	INSIDE SMSA's, PLACES OF 250,000 TO 999,999	
		1k. Mortgage Status: 1981	271
NORTH CENTRAL REGION		2k. Mortgage Insurance Status, Mortgaged Properties: 1981	273
1g. Mortgage Status: 1981	196	4k. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	281
2g. Mortgage Insurance Status, Mortgaged Properties: 1981	198		
3g. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	206	INSIDE SMSA's, PLACES OF 50,000 TO 249,999	
4g. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	209	11. Mortgage Status: 1981	283
5g. Holder of First Mortgage, Mortgaged Properties: 1981	211	21. Mortgage Insurance Status, Mortgaged Properties: 1981	285
		41. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	293
SOUTH REGION			
1h. Mortgage Status: 1981	217	INSIDE SMSA's, PLACES OF LESS THAN 50,000 AND RURAL	
2h. Mortgage Insurance Status, Mortgaged Properties: 1981	219	1m. Mortgage Status: 1981	295
3h. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	227	2m. Mortgage Insurance Status, Mortgaged Properties: 1981	297
4h. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	230	4m. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	305
5h. Holder of First Mortgage, Mortgaged Properties: 1981	232		
WEST REGION		OUTSIDE SMSA's, PLACES OF 10,000 OR MORE	
1i. Mortgage Status: 1981	238	1n. Mortgage Status: 1981	307
2i. Mortgage Insurance Status, Mortgaged Properties: 1981	240	2n. Mortgage Insurance Status, Mortgaged Properties: 1981	309
3i. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	248	4n. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	317
4i. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	251		
5i. Holder of First Mortgage, Mortgaged Properties: 1981	253	OUTSIDE SMSA's, PLACES OF LESS THAN 10,000 AND RURAL	
		1o. Mortgage Status: 1981	319
		2o. Mortgage Insurance Status, Mortgaged Properties: 1981	321
		4o. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	329

Table 1a. Mortgage Status, 1-Unit Homeowner Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	31 059	10 861	20 198
1,000,000 or more	1 759	744	1 015
250,000 to 999,999	3 932	1 423	2 509
50,000 to 249,999	6 604	2 315	4 289
10,000 to 49,999	8 336	2 666	5 670
Less than 10,000 and rural	10 428	3 712	6 715
Outside SMSA's	10 150	5 232	4 918
10,000 or more	2 315	995	1 320
2,500 to 9,999	2 066	1 159	908
Less than 2,500 and rural	5 768	3 078	2 690

Manner of Acquisition

By purchase	38 791	13 885	24 906
Placed one new mortgage	27 859	6 977	20 882
Placed two or more new mortgages	608	211	397
Assumed mortgage(s) already on property	3 736	778	2 959
Assumed mortgage already on property and placed new mortgage	437	128	309
All cash	5 012	4 769	244
Borrowed other than with mortgage	1 138	1 022	116
Inheritance or gift	1 804	1 643	161
Other	163	143	20
Not reported	451	422	30

Source of Downpayment

Purchased 1975 to 1981 (part)	15 168	1 769	13 399
Sale of previous home	5 099	756	4 343
Sale of other real property or other investment	497	105	391
Savings	5 734	553	5 181
Borrowing other than mortgage on this property	624	58	568
Gift	295	25	271
Land on which structure was built	113	3	110
Other	212	20	192
No downpayment required	1 324	42	1 283
Not reported	1 268	208	1 060

Other properties

Land and Building Acquisition

During same 12-month period	37 155	13 603	23 552
Acquired land previously	3 064	1 951	1 113
Land not owned by building owner	446	210	237
Not reported	544	330	214

Year Property Acquired

1979 to 1981 (part)	6 315	872	5 443
1977 and 1978	5 573	678	4 895
1975 and 1976	3 826	693	3 133
1970 to 1974	6 828	1 914	4 914
1965 to 1969	5 350	2 048	3 303
1960 to 1964	4 289	2 107	2 182
1959 or earlier	9 027	7 781	1 246

Year Structure Built

1979 to March 1980	1 353	115	1 238
1977 and 1978	1 899	203	1 696
1975 and 1976	1 642	233	1 409
1970 to 1974	4 186	764	3 422
1960 to 1969	8 013	2 146	5 867
1950 to 1959	8 406	3 759	4 648
1940 to 1949	4 535	2 449	2 086
1939 or earlier	9 717	5 731	3 986
Not reported	1 458	693	765

Rooms

4 or less rooms	2 895	1 847	1 048
5 rooms	8 301	3 722	4 579
6 rooms	9 386	3 686	5 700
7 rooms	6 277	1 876	4 400
8 or more rooms	6 701	1 600	5 101
Not reported	7 650	3 363	4 287
Median	6.1	5.7	6.3

United States

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	11 501	1 223	10 278
Less than \$5,000	92	62	30
\$5,000 to \$9,999	245	87	158
\$10,000 to \$14,999	271	55	216
\$15,000 to \$19,999	512	84	428
\$20,000 to \$24,999	516	74	441
\$25,000 to \$29,999	891	97	794
\$30,000 to \$34,999	789	85	705
\$35,000 to \$39,999	1 057	114	943
\$40,000 to \$49,999	1 776	113	1 663
\$50,000 to \$59,999	1 639	123	1 515
\$60,000 to \$79,999	1 861	155	1 706
\$80,000 to \$99,999	818	57	761
\$100,000 to \$149,999	536	44	493
\$150,000 or more	217	24	193
Not reported	283	50	233
Median	\$47,000	\$36,900	\$47,900

Other properties

Value

Less than \$5,000	291	261	29
\$5,000 to \$9,999	568	488	80
\$10,000 to \$14,999	1 005	751	253
\$15,000 to \$19,999	1 218	776	443
\$20,000 to \$24,999	1 634	1 008	626
\$25,000 to \$29,999	1 886	1 049	837
\$30,000 to \$34,999	2 498	1 240	1 258
\$35,000 to \$39,999	2 880	1 342	1 537
\$40,000 to \$49,999	5 637	2 074	3 564
\$50,000 to \$59,999	4 828	1 696	3 131
\$60,000 to \$79,999	7 393	2 143	5 250
\$80,000 to \$99,999	3 895	874	3 021
\$100,000 to \$149,999	3 282	712	2 570
\$150,000 or more	1 983	494	1 490
Not reported	2 211	1 185	1 025
Median	\$53,900	\$42,600	\$61,100
Mean	\$62,500	\$49,700	\$70,500

Purchase Price as Percent of Value

Acquired by purchase	38 791	13 885	24 906
Purchased 1977 to 1981 (part)	11 501	1 223	10 278
Less than 80 percent	5 729	563	5 166
80 to 89 percent	2 684	233	2 452
90 to 94 percent	1 083	114	969
95 to 99 percent	629	79	549
100 percent or more	871	155	716
Not reported	505	79	426
Median	80—	80	80—
Purchased 1970 to 1976	10 127	2 130	7 997
Less than 60 percent	6 409	1 313	5 096
60 to 79 percent	2 397	463	1 934
80 to 89 percent	371	94	278
90 to 99 percent	99	26	74
100 percent or more	113	42	71
Not reported	736	192	544
Median	60—	60—	60—
Purchased 1969 or earlier	17 164	10 533	6 631
Less than 40 percent	11 436	7 024	4 413
40 to 59 percent	2 894	1 622	1 273
60 to 79 percent	591	374	218
80 to 99 percent	133	86	47
100 percent or more	163	117	45
Not reported	1 947	1 311	636
Median	40—	40—	40—

Not acquired by purchase

2 418	2 208	210
-------	-------	-----

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)	11 501	1 223	10 278
Less than 1.0	1 297	222	1 075
1.0 to 1.4	2 354	139	2 215
1.5 to 1.9	2 346	133	2 212
2.0 to 2.4	1 727	142	1 585
2.5 to 2.9	1 003	94	909
3.0 to 3.4	592	78	514
3.5 to 3.9	371	61	310
4.0 or more	776	177	600
Not reported or not computed	1 034	177	857
Median	1.8	2.1	1.8

Other properties

29 708	14 870	14 838
--------	--------	--------

Table 1a. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

Acquired before 1980	38 082	15 614	22 467
Less than \$60	966	963	3
\$60 to \$79	1 194	1 188	6
\$80 to \$99	1 621	1 589	32
\$100 to \$149	4 798	4 464	334
\$150 to \$199	3 977	2 888	1 089
\$200 to \$249	3 684	1 510	2 174
\$250 to \$299	3 218	705	2 512
\$300 to \$349	2 943	380	2 563
\$350 to \$399	2 662	250	2 412
\$400 to \$449	2 052	102	1 950
\$450 to \$499	1 880	89	1 791
\$500 to \$599	2 686	45	2 640
\$600 to \$699	1 604	57	1 547
\$700 to \$799	958	3	956
\$800 or more	1 629	38	1 591
Not reported	2 210	1 343	867
Median	\$276	\$138	\$393

Acquired 1980 and 1981 (part)	3 127	478	2 649
--------------------------------------	--------------	------------	--------------

Real Estate Tax

Acquired before 1980	38 082	15 614	22 467
Less than \$100	3 695	2 611	1 084
\$100 to \$199	3 216	1 670	1 545
\$200 to \$299	3 612	1 670	1 942
\$300 to \$399	3 888	1 521	2 366
\$400 to \$499	3 282	1 244	2 039
\$500 to \$599	2 866	961	1 905
\$600 to \$699	2 641	874	1 767
\$700 to \$799	1 991	645	1 346
\$800 to \$899	1 878	616	1 262
\$900 to \$999	1 397	409	988
\$1,000 to \$1,499	4 471	1 297	3 174
\$1,500 or more	3 457	857	2 600
Not reported	1 688	1 238	449
Median	\$518	\$381	\$607

Acquired 1980 and 1981 (part)	3 127	478	2 649
--------------------------------------	--------------	------------	--------------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	38 082	15 614	22 467
Less than \$10	16 666	6 254	10 411
\$10 to \$14	7 125	2 496	4 629
\$15 to \$19	3 878	1 535	2 344
\$20 to \$24	2 532	979	1 553
\$25 to \$29	1 343	464	879
\$30 to \$39	1 165	481	684
\$40 to \$49	334	138	196
\$50 to \$59	179	74	105
\$60 or more	434	251	183
Not reported or not computed	4 426	2 943	1 484
Median	\$10	\$10	\$10

Acquired 1980 and 1981 (part)	3 127	478	2 649
--------------------------------------	--------------	------------	--------------

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	38 082	15 614	22 467
Less than 5 percent	1 739	1 580	1 159
5 to 9 percent	5 997	3 903	2 093
10 to 14 percent	7 162	2 718	4 444
15 to 19 percent	5 741	1 448	4 293
20 to 24 percent	4 241	918	3 323
25 to 29 percent	2 522	567	1 955
30 to 34 percent	1 566	407	1 160
35 to 39 percent	1 060	307	753
40 to 49 percent	1 120	308	812
50 percent or more	1 756	569	1 186
Not reported or not computed	5 180	2 890	2 289
Median	16	12	19

Acquired 1980 and 1981 (part)	3 127	478	2 649
--------------------------------------	--------------	------------	--------------

United States**OWNER CHARACTERISTICS****Ownership Status**

1 owner	14 833	7 508	7 325
2 owners	25 611	8 238	17 373
3 or more owners	579	269	310
Not reported	187	79	108

Age of Owner

Less than 25 years	618	50	568
25 to 34 years	7 112	473	6 639
35 to 44 years	8 143	1 080	7 064
45 to 54 years	7 818	2 202	5 617
55 to 64 years	7 783	4 325	3 458
65 years or over	8 831	7 519	1 312
Not reported	904	445	459
Median	50	64	42

Race of Owner

White	36 941	14 602	22 340
Black	2 480	995	1 853
Asian and Pacific Islander	430	58	372
American Indian, Eskimo, and Aleut	136	47	88
Not reported	854	391	463

Sex of Owner

Male	8 038	3 057	4 981
Female	7 860	4 976	2 884
Male and female co-owners	24 933	7 898	17 035
Not reported	378	162	216

Spanish Origin

Spanish	1 505	493	1 011
Not Spanish	37 147	14 260	22 886
Not reported	2 557	1 339	1 218

Veteran Status

Veteran	16 897	5 426	11 471
Vietnam conflict	4 252	307	3 945
Korean conflict	2 798	628	2 171
Korean conflict and World War II	519	181	339
World War II	6 578	3 634	2 944
World War I	220	205	15
Other	2 298	394	1 904
Not reported	231	78	154

Nonveteran

Nonveteran	23 045	9 988	13 057
Not reported	1 267	678	588

Persons in Household

1 person	5 442	3 719	1 723
2 persons	13 308	7 265	6 043
3 persons	7 553	2 090	5 463
4 persons	7 751	1 326	6 425
5 persons	3 786	623	3 163
6 or more persons	2 259	462	1 797
Not reported	1 111	608	502
Median	2.7	2.1	3.3

Income

Less than \$5,000	2 577	1 956	621
\$5,000 to \$7,499	2 102	1 527	576
\$7,500 to \$9,999	1 926	1 264	663
\$10,000 to \$12,499	2 689	1 452	1 237
\$12,500 to \$14,999	1 768	842	925
\$15,000 to \$19,999	4 545	1 743	2 802
\$20,000 to \$24,999	5 107	1 514	3 593
\$25,000 to \$29,999	4 413	1 092	3 321
\$30,000 to \$34,999	3 678	749	2 929
\$35,000 to \$49,999	5 275	1 088	4 187
\$50,000 or more	3 015	622	2 392
Not reported	4 114	2 243	1 871
Median	\$22900	\$14700	\$26800
Mean	\$25600	\$18800	\$29600

Table 2a. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	25 116	22 650	2 466	3 891	3 514	378	3 432	3 068	364	17 793	16 069	1 724
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	22 650	22 650	—	3 514	3 514	—	3 068	3 068	—	16 069	16 069	—
2 mortgages	2 392	—	2 392	363	—	363	352	—	352	1 677	—	1 677
3 or more mortgages	75	—	75	15	—	15	13	—	13	47	—	47
Form of Debt of First Mortgage												
Mortgage or deed of trust	24 292	21 869	2 423	3 891	3 514	378	3 401	3 039	362	17 000	15 316	1 684
Contract to purchase	824	781	43	—	—	—	31	28	3	793	752	41
Origin of First Mortgage												
Mortgage made at time property acquired	19 245	17 535	1 710	2 988	2 721	268	2 572	2 327	245	13 685	12 487	1 197
Mortgage assumed at time property acquired	3 078	2 602	476	781	673	108	782	666	116	1 515	1 262	252
Mortgage placed later than acquisition of property	2 794	2 514	280	122	119	3	78	75	3	2 594	2 319	274
Refinanced mortgage:												
Same lender	1 187	1 041	146	27	27	—	22	20	3	1 137	994	143
Different lender	736	648	88	47	47	—	37	37	—	652	564	88
Mortgage placed on property owned free and clear of debt	871	825	46	48	45	3	18	18	—	805	761	43
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	2 794	2 514	280	122	119	3	78	75	3	2 594	2 319	274
Renew or extend loan that had fallen due, without increasing the outstanding balance	201	181	20	5	5	—	8	8	—	187	167	20
Secure better terms	344	299	45	38	38	—	8	8	—	298	253	45
Provide funds for additions, improvements, or repairs to this property	1 156	1 025	131	39	36	3	18	15	3	1 100	974	126
Provide funds for investment in other real estate	229	220	9	—	—	—	9	9	—	220	211	9
Provide funds for other types of investments	134	125	9	—	—	—	6	6	—	128	119	9
Provide funds for educational or medical expenses	49	46	3	3	3	—	—	—	—	46	43	3
Other reasons	362	334	28	12	12	—	11	11	—	338	310	28
Not reported	318	283	35	24	24	—	18	18	—	276	241	35
Other properties	22 323	20 136	2 186	3 770	3 394	375	3 354	2 992	362	15 199	13 750	1 450
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	1 954	—	1 954	317	—	317	287	—	287	1 349	—	1 349
Provide funds for additions, improvements or repairs to this property	899	—	899	161	—	161	133	—	133	604	—	604
Provide funds for investment in other real estate	159	—	159	21	—	21	25	—	25	114	—	114
Provide funds for other types of investments	150	—	150	27	—	27	21	—	21	103	—	103
Provide funds for educational or medical expenses	82	—	82	9	—	9	21	—	21	52	—	52
Other reasons	476	—	476	79	—	79	68	—	68	329	—	329
Not reported	188	—	188	20	—	20	19	—	19	149	—	149
Other properties	512	—	512	60	—	60	77	—	77	375	—	375
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	5 985	5 499	487	878	818	61	805	725	80	4 302	3 956	346
1977 and 1978	5 861	5 187	675	515	450	65	660	579	81	4 686	4 158	529
1975 and 1976	3 118	2 693	425	301	227	74	432	384	48	2 385	2 083	302
1970 to 1974	4 820	4 306	514	829	748	81	574	513	61	3 417	3 045	372
1965 to 1969	2 866	2 639	227	668	607	60	354	313	41	1 844	1 718	126
1960 to 1964	1 867	1 742	125	500	465	35	344	300	43	1 023	976	47
1959 or earlier	599	585	15	201	198	3	263	254	9	135	133	2
First Mortgage Loan												
Less than \$5,000	241	230	11	14	14	—	12	12	—	216	205	11
\$5,000 to \$9,999	1 816	1 677	140	348	318	30	160	139	21	1 309	1 220	89
\$10,000 to \$14,999	3 813	3 538	275	972	890	82	627	584	43	2 214	2 064	150
\$15,000 to \$19,999	3 725	3 371	354	788	720	68	539	479	60	2 398	2 172	226
\$20,000 to \$24,999	3 017	2 745	271	420	364	56	359	326	33	2 238	2 056	182
\$25,000 to \$29,999	2 721	2 401	320	360	310	50	401	337	64	1 959	1 754	205
\$30,000 to \$34,999	2 234	2 003	232	249	218	31	239	209	30	1 746	1 575	171
\$35,000 to \$39,999	1 839	1 654	186	206	194	12	272	235	37	1 361	1 225	136
\$40,000 to \$49,999	2 481	2 253	229	247	228	18	350	326	24	1 885	1 699	186
\$50,000 to \$59,999	1 482	1 279	203	214	196	18	230	212	18	1 038	871	167
\$60,000 to \$79,999	1 177	1 028	149	74	62	12	176	151	25	927	815	112
\$80,000 to \$99,999	300	244	55	—	—	—	43	37	6	257	207	50
\$100,000 to \$149,999	208	175	33	—	—	—	24	21	3	184	154	30
\$150,000 or more	62	53	9	—	—	—	—	—	—	62	53	9
Median	\$24900	\$24600	\$27900	\$18900	\$18700	\$20800	\$25200	\$24900	\$26900	\$26300	\$25900	\$30000
Mean	\$29400	\$29000	\$33000	\$23400	\$23300	\$24200	\$29700	\$29600	\$30500	\$30600	\$30100	\$35400
First Mortgage Outstanding Debt												
Less than \$5,000	2 786	2 635	151	395	374	21	398	365	34	1 993	1 897	96
\$5,000 to \$9,999	3 430	3 190	240	897	827	70	426	394	31	2 107	1 968	139
\$10,000 to \$14,999	2 937	2 657	280	609	552	57	386	341	45	1 942	1 765	177
\$15,000 to \$19,999	2 806	2 522	284	463	399	65	337	301	35	2 006	1 822	184
\$20,000 to \$24,999	2 389	2 145	244	307	264	43	330	290	39	1 753	1 591	162
\$25,000 to \$29,999	2 418	2 113	305	299	259	40	305	263	42	1 814	1 591	223
\$30,000 to \$34,999	1 880	1 661	220	220	199	21	234	185	49	1 426	1 277	150
\$35,000 to \$39,999	1 614	1 474	140	165	150	16	290	268	22	1 158	1 056	102
\$40,000 to \$49,999	2 019	1 818	201	250	235	15	297	282	15	1 472	1 301	171
\$50,000 to \$59,999	1 331	1 143	187	226	201	25	198	181	18	906	761	145
\$60,000 to \$79,999	1 008	882	126	60	53	6	179	151	27	770	678	92
\$80,000 to \$99,999	274	216	58	—	—	—	34	28	6	240	188	52
\$100,000 to \$149,999	180	158	21	—	—	—	18	18	—	161	140	21
\$150,000 or more	44	34	9	—	—	—	—	—	—	44	34	9
Median	\$21300	\$20700	\$25600	\$15500	\$15100	\$18100	\$22600	\$22300	\$24600	\$22400	\$21800	\$27300
Mean	\$25700	\$25300	\$30200	\$20400	\$20200	\$21700	\$26500	\$26300	\$27700	\$26800	\$26200	\$32600

Table 2a. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	2 664	2 635	28	379	374	6	368	365	3	1 917	1 897	20
\$5,000 to \$9,999	3 310	3 190	120	855	827	27	409	394	15	2 046	1 968	78
\$10,000 to \$14,999	2 768	2 657	110	566	552	14	358	341	17	1 844	1 765	79
\$15,000 to \$19,999	2 732	2 522	210	448	399	49	323	301	37	1 946	1 822	124
\$20,000 to \$24,999	2 372	2 145	226	303	264	39	323	290	33	1 745	1 591	155
\$25,000 to \$29,999	2 369	2 113	256	323	259	64	308	263	46	1 738	1 591	147
\$30,000 to \$34,999	1 916	1 661	255	247	199	48	228	185	43	1 441	1 277	164
\$35,000 to \$39,999	1 676	1 474	202	202	150	52	293	268	25	1 181	1 056	125
\$40,000 to \$49,999	2 131	1 818	313	253	235	18	347	282	65	1 531	1 301	230
\$50,000 to \$59,999	1 358	1 143	215	216	201	14	202	181	21	940	761	179
\$60,000 to \$79,999	1 188	882	306	84	53	31	188	151	36	916	678	238
\$80,000 to \$99,999	325	216	109	12	—	12	41	28	12	273	188	85
\$100,000 to \$149,999	252	158	94	3	—	3	27	18	9	222	140	82
\$150,000 or more	56	34	21	—	—	—	3	—	3	53	34	19
Median	\$22300	\$20700	\$35700	\$16600	\$15100	\$29200	\$23800	\$22300	\$33700	\$23300	\$21800	\$38900
Mean	\$27000	\$25300	\$43000	\$21500	\$20200	\$33200	\$27700	\$26300	\$39300	\$28100	\$26200	\$45900

Current Interest Rate on First Mortgage

Less than 5.0 percent	600	572	28	54	54	—	330	311	18	217	208	9
5.0 percent	128	117	11	23	23	—	—	—	—	105	94	11
5.1 to 5.9 percent	2 504	2 322	182	1 128	1 048	81	504	446	58	872	828	43
6.0 percent	1 259	1 167	92	170	153	17	133	116	17	955	898	57
6.1 to 6.9 percent	1 064	987	78	88	79	9	80	80	—	896	828	69
7.0 percent	1 465	1 267	198	444	376	67	382	333	49	639	557	82
7.1 to 7.4 percent	514	460	53	11	11	—	15	15	—	487	434	53
7.5 to 7.9 percent	1 652	1 464	189	214	185	29	147	111	37	1 291	1 168	123
8.0 percent	1 411	1 252	159	179	151	28	227	187	40	1 004	914	90
8.1 to 8.4 percent	455	418	37	14	14	—	24	18	6	417	386	31
8.5 to 8.9 percent	4 147	3 652	496	599	504	95	689	594	95	2 859	2 553	306
9.0 percent	1 857	1 634	223	76	62	14	136	136	—	1 645	1 437	208
9.1 to 9.9 percent	2 823	2 503	320	278	260	19	277	257	20	2 268	1 987	281
10.0 percent	983	897	86	178	172	6	165	153	12	640	572	68
10.1 to 11.9 percent	2 314	2 083	231	248	236	12	179	170	9	1 887	1 677	210
12.0 percent	413	404	8	55	55	—	52	52	—	306	298	8
12.1 to 13.9 percent	915	870	44	92	92	—	64	61	3	759	717	41
14.0 percent or more	613	581	32	39	39	—	28	28	—	545	513	32
Median	8.7	8.7	8.7	7.6	7.5	7.7	8.0	8.0	8.0	8.9	8.8	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	6 408	5 720	688	—	—	—	6	6	—	6 402	5 714	688
Rate higher now than when mortgage made	971	831	140	—	—	—	—	—	—	971	831	140
Rate lower now than when mortgage made	51	51	—	—	—	—	—	—	—	51	51	—
Rate unchanged or same now as when mortgage made	5 239	4 705	534	—	—	—	6	6	—	5 233	4 699	534
Not reported	147	133	14	—	—	—	—	—	—	147	133	14
No, interest rate cannot be changed	18 521	16 792	1 730	3 891	3 514	378	3 426	3 062	364	11 204	10 217	987
Not reported	187	138	48	—	—	—	—	—	—	187	138	48

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	6 408	5 720	688	—	—	—	6	6	—	6 402	5 714	688
Rate renegotiated periodically	532	485	47	—	—	—	—	—	—	532	485	47
Rate changes tied to market index	368	307	60	—	—	—	—	—	—	368	307	60
When mortgage is assumed	4 606	4 121	485	—	—	—	6	6	—	4 600	4 115	485
When payments become delinquent	1 212	1 090	122	—	—	—	3	3	—	1 209	1 087	122
Other reason	909	814	94	—	—	—	—	—	—	909	814	94
Not reported	46	39	7	—	—	—	—	—	—	46	39	7
Interest rate cannot be changed	18 521	16 792	1 730	3 891	3 514	378	3 426	3 062	364	11 204	10 217	987

Term of First Mortgage

Less than 8 years	823	786	37	20	20	—	6	6	—	796	759	37
8 to 12 years	1 004	923	81	20	20	—	3	—	3	981	903	78
13 to 17 years	1 018	943	75	22	20	2	8	8	—	988	915	73
18 to 22 years	2 884	2 616	268	112	103	9	61	56	6	2 711	2 457	253
23 to 27 years	5 219	4 813	406	418	387	31	254	231	23	4 547	4 194	353
28 to 32 years	13 186	11 676	1 510	3 226	2 896	330	3 098	2 766	333	6 862	6 015	847
33 to 37 years	698	644	54	62	59	3	—	—	—	636	585	51
38 or more years	41	29	12	12	9	3	—	—	—	29	20	9
No stated term	243	220	23	—	—	—	—	—	—	243	220	23
Median	28.6	28.5	29.2	30.1	30.1	30.2	30.2	30.2	30.3	26.6	26.4	28.3

Unexpired Term of First Mortgage

Less than 4 years	1 415	1 372	44	127	127	—	93	90	3	1 196	1 155	41
4 to 7 years	1 996	1 867	129	168	153	14	194	185	9	1 634	1 528	106
8 to 12 years	2 668	2 430	238	360	332	28	253	216	37	2 055	1 882	173
13 to 17 years	3 274	2 992	282	465	433	32	293	252	41	2 515	2 307	209
18 to 22 years	3 667	3 263	404	647	580	67	369	328	41	2 650	2 355	296
23 to 27 years	5 451	4 774	678	687	579	107	920	826	94	3 845	3 368	477
28 to 32 years	3 214	3 033	181	657	636	21	524	501	24	2 032	1 896	136
33 or more years	45	36	9	—	—	—	—	—	—	45	36	9
No stated term or not computed	3 386	2 884	502	781	673	108	785	669	116	1 820	1 542	278
Median	20.1	19.9	21.6	21.4	21.2	22.5	23.7	23.8	22.2	19.1	18.8	21.3

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	2 141	1 973	168	330	309	21	69	64	5	1 742	1 599	142
Payments increase yearly for first five years of mortgage	230	212	18	213	195	18	3	3	—	15	15	—
Payments increase yearly for first ten years of mortgage	6	3	3	—	—	—	3	3	—	3	—	3
Payments change in some other way	1 765	1 621	144	97	94	3	54	49	5	1 614	1 478	136
Not reported	139	136	3	20	20	—	9	9	—	110	107	3
No, monthly payments cannot change	22 657	20 419	2 238	3 512	3 161	351	3 349	2 993	356	15 796	14 266	1 530
Not reported	318	258	61	49	43	6	14	11	3	256	204	52

¹Detail does not add to total because lenders reported more than one reason.

Table 2a. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Commercial bank or trust company	3 878	3 529	349	317	285	32	253	235	18	3 308	3 010	298
Mutual savings bank	2 414	2 233	181	525	484	41	524	481	43	1 365	1 268	97
Savings and loan association	10 219	9 112	1 107	652	576	75	678	600	79	8 888	7 936	952
Life insurance company	1 023	949	75	360	339	21	203	185	18	460	425	35
Mortgage company	628	547	81	167	146	21	230	189	41	230	211	19
Federal agency	830	765	65	304	281	23	257	226	30	269	258	11
Federally-secured pool	2 377	2 117	260	686	603	84	875	791	85	816	724	91
Federal National Mortgage Association	1 326	1 152	174	702	632	71	274	238	37	349	283	67
Real estate or construction company	52	49	3	—	—	—	—	—	—	52	49	3
Individual or individual's estate	1 140	1 058	82	—	—	—	—	—	—	1 140	1 058	82
Other	1 230	1 139	91	177	168	9	137	124	13	916	847	69

Location of First Mortgage Holder

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	4 723	4 445	278	502	486	16	494	477	17	3 727	3 482	245
Lender in Northeast	4 351	4 097	254	367	354	14	394	382	11	3 590	3 361	229
Lender in North Central	24	18	6	11	8	3	6	6	—	8	5	3
Lender in South	331	315	16	119	119	—	91	86	6	121	110	10
Lender in West	3	3	—	—	—	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	11	3	6	6	—	3	3	—	6	3	3
Property in North Central Region	6 615	6 149	467	802	757	44	639	594	46	5 174	4 798	377
Lender in Northeast	275	264	11	101	95	6	75	73	3	99	96	3
Lender in North Central	5 431	5 042	390	361	342	19	289	272	17	4 781	4 427	353
Lender in South	869	807	62	334	314	20	267	244	23	269	249	20
Lender in West	14	12	3	3	3	—	6	3	3	6	6	—
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	22	22	—	3	3	—	2	2	—	17	17	—
Property in South Region	8 189	7 447	742	1 482	1 338	143	1 417	1 275	141	5 290	4 833	457
Lender in Northeast	740	681	59	326	298	28	269	246	23	146	137	9
Lender in North Central	243	219	25	74	60	13	58	50	8	111	108	3
Lender in South	7 132	6 477	655	1 068	965	103	1 076	965	110	4 989	4 547	442
Lender in West	36	36	—	12	12	—	12	12	—	13	13	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	34	3	3	3	—	3	3	—	31	28	3
Property in West Region	5 589	4 609	980	1 106	932	173	882	721	161	3 601	2 956	646
Lender in Northeast	487	401	86	199	168	31	193	147	46	96	86	9
Lender in North Central	145	112	34	37	28	9	21	18	3	87	65	22
Lender in South	1 453	1 192	261	607	517	90	412	340	71	434	335	99
Lender in West	3 467	2 874	593	264	220	44	256	215	41	2 947	2 438	509
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	31	6	—	—	—	—	—	—	37	31	6

Servicing of First Mortgage

Holder	18 295	16 570	1 725	1 199	1 083	115	1 325	1 210	115	15 771	14 277	1 494
Agent	6 822	6 080	742	2 693	2 431	262	2 107	1 858	249	2 022	1 792	230

Holder's Acquisition of First Mortgage

Originated by holder	18 167	16 512	1 655	1 319	1 221	98	1 300	1 163	137	15 549	14 128	1 421
Purchased from present servicer	4 056	3 557	499	1 541	1 357	183	1 241	1 105	137	1 274	1 095	179
Purchased from someone else	2 274	2 053	221	861	788	74	789	709	80	623	556	67
Not reported	620	529	91	171	148	23	102	91	11	347	291	57

Mortgage Assumption

Lender's permission needed for assumption	11 201	10 064	1 137	314	299	15	283	238	46	10 604	9 527	1 077
Lender's permission not needed for assumption	11 058	10 025	1 032	3 080	2 774	306	2 827	2 547	280	5 151	4 704	446
Not reported	2 857	2 561	297	498	441	57	321	282	39	2 038	1 837	201

Prepayment Penalties

Yes	3 964	3 459	505	267	250	17	36	24	12	3 661	3 186	476
No	20 435	18 587	1 847	3 490	3 150	340	3 329	2 983	346	13 616	12 455	1 161
Not reported	717	603	114	135	114	21	67	61	6	516	429	87

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	22 286	20 102	2 184	3 767	3 392	375	3 347	2 985	362	15 172	13 725	1 447
Less than 40 percent	720	619	101	71	50	21	37	25	11	612	544	68
40 to 49 percent	703	645	58	50	50	—	36	30	6	618	565	52
50 to 59 percent	1 350	1 239	111	72	62	10	102	86	15	1 177	1 091	86
60 to 69 percent	2 337	2 089	248	174	138	36	172	145	28	1 990	1 806	184
70 to 79 percent	4 034	3 580	453	326	289	37	284	233	50	3 424	3 058	366
80 to 89 percent	4 671	4 178	493	794	744	49	485	437	48	3 392	2 996	396
90 to 94 percent	2 584	2 395	189	707	666	41	407	370	37	1 470	1 359	111
95 to 99 percent	2 124	1 911	213	957	843	114	476	433	43	691	634	57
100 percent or more	3 022	2 756	266	495	437	58	1 242	1 122	120	1 284	1 197	87
Not reported	741	689	52	122	113	9	107	104	3	513	473	40
Median	83	84	82	92	92	94	96	96	93	79	79	79
Other properties	2 831	2 548	283	125	122	3	85	82	3	2 621	2 344	277

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	22 286	20 102	2 184	3 767	3 392	375	3 347	2 985	362	15 172	13 725	1 447
Less than 40 percent	625	619	5	50	50	—	25	25	—	549	544	5
40 to 49 percent	669	645	24	50	50	—	30	30	—	590	565	24
50 to 59 percent	1 269	1 239	30	62	62	—	89	86	3	1 118	1 091	27
60 to 69 percent	2 146	2 089	57	144	138	6	148	145	3	1 854	1 806	48
70 to 79 percent	3 716	3 580	136	304	289	15	255	233	21	3 157	3 058	99
80 to 89 percent	4 407	4 178	229	772	744	28	464	437	27	3 170	2 996	174
90 to 94 percent	2 538	2 395	143	681	666	15	384	370	14	1 473	1 359	114
95 to 99 percent	2 038	1 911	127	849	843	5	456	433	23	733	634	99
100 percent or more	4 136	2 756	1 380	734	437	297	1 389	1 122	267	2 014	1 197	817
Not reported	741	689	52	122	113	9	107	104	3	513	473	40
Median	85	84	100+	93	92	100+	97	96	100+	80	79	100+
Other properties	2 831	2 548	283	125	122	3	85	82	3	2 621	2 344	277

Table 2a. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States**MORTGAGE CHARACTERISTICS—Con.****Total Outstanding Debt as Percent of Value**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	5 784	5 628	156	946	928	18	722	691	31	4 116	4 010	106
20 to 29 percent	3 091	2 859	232	534	504	30	302	266	35	2 255	2 088	167
30 to 39 percent	3 046	2 756	291	431	375	56	277	246	31	2 338	2 134	204
40 to 49 percent	3 183	2 790	393	360	305	56	317	287	30	2 506	2 198	308
50 to 59 percent	2 901	2 520	380	346	293	54	382	343	38	2 173	1 884	288
60 to 69 percent	2 371	2 001	370	318	267	51	398	332	66	1 655	1 401	253
70 to 79 percent	1 973	1 689	284	397	346	51	397	341	57	1 179	1 002	176
80 to 89 percent	1 138	962	176	282	255	27	342	301	41	514	406	108
90 to 99 percent	428	361	67	91	75	15	129	115	14	208	170	38
100 percent or more	177	107	70	22	11	11	34	19	15	120	76	44
Not reported	1 025	978	47	164	154	10	131	125	6	730	699	32
Median	40	39	54	39	37	55	51	49	62	39	37	52

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	25 088	22 624	2 464	3 891	3 514	378	3 432	3 068	364	17 764	16 043	1 721
Interest and principal	24 968	22 513	2 455	3 891	3 514	378	3 432	3 068	364	17 645	15 932	1 712
Fully amortized	23 905	21 564	2 341	3 854	3 478	375	3 383	3 033	350	16 669	15 054	1 615
Partially amortized	1 062	949	114	38	35	3	49	35	14	976	879	97
Principal only	31	31	—	—	—	—	—	—	—	31	31	—
Fully amortized	22	22	—	—	—	—	—	—	—	22	22	—
Partially amortized	9	9	—	—	—	—	—	—	—	9	9	—
Interest only	89	80	9	—	—	—	—	—	—	89	80	9
No regular payments required	29	26	3	—	—	—	—	—	—	29	26	3

Items Included in First Mortgage Payment

Regular payments of both interest and principal	24 968	22 513	2 455	3 891	3 514	378	3 432	3 068	364	17 645	15 932	1 712
Real estate taxes and property insurance	12 284	11 046	1 237	3 558	3 217	341	2 969	2 645	324	5 757	5 184	573
With no other items	6 484	5 823	661	509	457	52	2 132	1 900	233	3 843	3 467	376
With other items	5 800	5 223	576	3 049	2 760	289	837	746	91	1 914	1 718	196
Real estate taxes only	3 308	3 036	272	92	84	8	317	283	35	2 899	2 670	230
Property insurance only	178	164	15	9	6	3	15	15	—	154	143	12
Other combinations or no other items	9 198	8 268	930	233	207	26	131	125	6	8 834	7 936	898
No regular payments of interest and principal	148	137	12	—	—	—	—	—	—	148	137	12

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	25 088	22 624	2 464	3 891	3 514	378	3 432	3 068	364	17 764	16 043	1 721
Less than \$60	1 049	971	78	310	284	26	200	182	18	539	506	34
\$60 to \$79	1 771	1 667	104	563	524	39	369	344	26	839	800	39
\$80 to \$99	2 040	1 868	172	565	518	47	333	291	42	1 142	1 059	83
\$100 to \$149	4 377	3 988	389	785	696	89	533	494	39	3 060	2 799	261
\$150 to \$199	3 537	3 169	368	396	333	64	404	352	51	2 737	2 485	252
\$200 to \$249	2 956	2 624	332	345	302	43	357	294	63	2 254	2 029	225
\$250 to \$299	2 368	2 136	231	254	242	12	316	273	43	1 798	1 622	176
\$300 to \$399	3 038	2 749	289	309	285	24	387	363	24	2 342	2 101	241
\$400 to \$499	1 739	1 524	215	227	205	22	227	206	21	1 285	1 113	172
\$500 to \$599	1 001	862	139	105	93	12	154	130	24	742	639	103
\$600 to \$699	465	416	48	26	26	—	59	56	3	379	334	45
\$700 to \$799	256	222	33	7	7	—	37	31	6	212	185	27
\$800 or more	492	427	65	—	—	—	56	53	3	436	374	62
Median	\$197	\$194	\$218	\$132	\$131	\$143	\$185	\$182	\$205	\$213	\$209	\$243
Mean	\$247	\$245	\$274	\$180	\$180	\$183	\$236	\$236	\$233	\$264	\$260	\$303
No regular payments required	29	26	3	—	—	—	—	—	—	29	26	3

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	25 088	22 624	2 464	3 891	3 514	378	3 432	3 068	364	17 764	16 043	1 721
Less than \$60	974	971	3	284	284	—	182	182	—	508	506	3
\$60 to \$79	1 674	1 667	6	527	524	3	344	344	—	803	800	3
\$80 to \$99	1 889	1 868	21	521	518	3	297	291	6	1 071	1 059	13
\$100 to \$149	4 050	3 988	62	704	696	8	500	494	6	2 846	2 799	47
\$150 to \$199	3 295	3 169	125	370	333	37	369	352	17	2 556	2 485	71
\$200 to \$249	2 834	2 624	210	346	302	44	326	294	33	2 162	2 029	133
\$250 to \$299	2 388	2 136	252	281	242	39	308	273	35	1 799	1 622	177
\$300 to \$399	3 285	2 749	537	406	285	121	453	363	89	2 427	2 101	326
\$400 to \$499	1 912	1 524	388	260	205	55	286	206	80	1 367	1 113	254
\$500 to \$599	1 108	862	246	114	93	21	173	130	43	821	639	182
\$600 to \$699	628	416	212	45	26	19	78	56	22	505	334	171
\$700 to \$799	334	222	111	22	7	16	43	31	12	268	185	83
\$800 or more	717	427	290	12	—	12	74	53	21	631	374	258
Median	\$212	\$194	\$404	\$144	\$131	\$345	\$204	\$182	\$395	\$225	\$209	\$434
Mean	\$269	\$245	\$489	\$199	\$180	\$378	\$257	\$236	\$431	\$286	\$260	\$525
No regular payments required	29	26	3	—	—	—	—	—	—	29	26	3

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	25 088	22 624	2 464	3 891	3 514	378	3 432	3 068	364	17 764	16 043	1 721
Current or ahead of schedule	23 354	21 161	2 193	3 525	3 193	331	3 241	2 909	332	16 589	15 059	1 530
Delinquent (30 days or more)	1 184	991	193	258	226	32	147	121	27	778	644	134
1 to 3 payments	971	815	156	218	198	20	131	104	27	622	512	110
4 or more payments	213	177	36	40	28	12	16	16	—	157	132	24
Foreclosure in process	60	45	14	20	11	9	8	8	—	31	26	5
Foreclosure not in process	148	125	22	17	14	3	8	8	—	122	103	19
Not reported	6	6	—	3	3	—	—	—	—	3	3	—
No regular payments required	549	471	78	109	94	15	44	38	6	397	340	57
No regular payments required	29	26	3	—	—	—	—	—	—	29	26	3

Table 2a. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	22 467	20 249	2 219	3 484	3 134	350	3 034	2 720	314	15 949	14 395	1 554
Less than \$60	3	3	—	—	—	—	—	—	—	3	3	—
\$60 to \$79	6	6	—	—	—	—	—	—	—	6	6	—
\$80 to \$99	32	32	—	6	6	—	4	4	—	22	22	—
\$100 to \$149	334	334	—	80	80	—	48	48	—	206	206	—
\$150 to \$199	1 089	1 074	15	112	309	3	160	160	—	617	605	12
\$200 to \$249	2 174	2 149	26	545	542	3	373	364	9	1 257	1 243	14
\$250 to \$299	2 512	2 432	81	559	539	20	386	377	9	1 567	1 516	51
\$300 to \$349	2 563	2 460	104	416	398	18	371	358	13	1 776	1 704	73
\$350 to \$399	2 412	2 249	163	370	343	27	275	260	15	1 766	1 646	121
\$400 to \$449	1 950	1 800	149	255	220	35	251	210	41	1 444	1 371	73
\$450 to \$499	1 791	1 559	232	244	193	50	218	183	35	1 329	1 182	147
\$500 to \$599	2 640	2 274	367	330	235	95	376	306	70	1 934	1 733	202
\$600 to \$699	1 547	1 295	252	160	124	37	194	154	39	1 193	1 017	176
\$700 to \$799	956	732	224	50	32	18	144	103	41	762	596	165
\$800 or more	1 591	1 039	551	52	16	36	131	95	36	1 408	928	479
Not reported	867	811	56	104	96	9	104	98	6	658	617	42
Median	\$393	\$377	\$585	\$323	\$305	\$515	\$372	\$350	\$546	\$415	\$398	\$636
Acquired 1980 and 1981 (part)	2 649	2 401	248	408	380	27	398	347	50	1 844	1 674	170

Real Estate Tax

Acquired before 1980	22 467	20 249	2 219	3 484	3 134	350	3 034	2 720	314	15 949	14 395	1 554
Less than \$100	1 084	977	107	137	117	21	91	82	9	855	778	78
\$100 to \$199	1 545	1 393	152	291	265	26	189	174	15	1 066	955	110
\$200 to \$299	1 942	1 742	200	455	407	48	329	293	36	1 158	1 042	116
\$300 to \$399	2 366	2 097	269	538	471	67	409	353	56	1 419	1 273	146
\$400 to \$499	2 039	1 804	235	421	375	47	419	363	56	1 198	1 066	132
\$500 to \$599	1 905	1 689	215	355	318	37	319	276	43	1 231	1 096	135
\$600 to \$699	1 767	1 564	203	290	254	36	237	204	33	1 240	1 106	134
\$700 to \$799	1 346	1 212	134	196	178	17	208	199	9	942	835	107
\$800 to \$899	1 262	1 117	145	194	173	20	171	162	9	897	781	116
\$900 to \$999	988	885	104	115	109	6	150	138	12	723	638	85
\$1,000 to \$1,499	3 174	2 899	275	313	296	17	336	307	29	2 525	2 297	228
\$1,500 or more	2 600	2 438	162	162	156	6	160	154	6	2 278	2 127	151
Not reported	449	431	18	18	15	3	14	14	—	417	402	15
Median	\$607	\$613	\$564	\$474	\$480	\$426	\$523	\$532	\$473	\$668	\$671	\$639
Acquired 1980 and 1981 (part)	2 649	2 401	248	408	380	27	398	347	50	1 844	1 674	170

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	25 088	22 624	2 464	3 891	3 514	378	3 432	3 068	364	17 764	16 043	1 721
Less than 5 percent	4 618	4 221	397	1 035	949	86	762	688	74	2 821	2 585	236
5 to 9 percent	7 136	6 379	756	1 031	896	135	868	774	94	5 237	4 709	528
10 to 14 percent	4 906	4 348	558	609	534	75	618	529	89	3 680	3 286	393
15 to 19 percent	2 929	2 641	287	430	396	34	410	367	43	2 088	1 877	211
20 to 24 percent	1 467	1 295	172	209	194	14	229	208	21	1 029	892	137
25 to 29 percent	713	656	56	116	104	12	128	125	3	429	428	42
30 to 34 percent	443	408	35	43	37	6	71	65	6	329	306	23
35 to 39 percent	263	236	27	30	30	—	37	34	3	197	173	24
40 to 49 percent	274	253	21	60	60	—	45	42	3	169	152	17
50 percent or more	354	339	15	44	44	—	39	39	—	271	256	15
Not reported or not computed	1 985	1 846	139	285	269	15	227	198	29	1 474	1 379	94
Median	10	10	10	9	9	9	10	10	10	10	10	11
No regular payments required	29	26	3	—	—	—	—	—	—	29	26	3

Real Estate Tax Per \$1,000 Value

Acquired before 1980	22 467	20 249	2 219	3 484	3 134	350	3 034	2 720	314	15 949	14 395	1 554
Less than \$10	10 411	8 968	1 444	1 674	1 450	223	1 439	1 221	217	7 299	6 296	1 003
\$10 to \$14	4 629	4 247	382	689	619	70	719	657	62	3 220	2 971	249
\$15 to \$19	2 344	2 165	179	314	291	22	302	284	17	1 728	1 589	139
\$20 to \$24	1 553	1 470	84	226	217	8	163	157	6	1 165	1 095	69
\$25 to \$29	879	867	12	130	127	3	134	134	—	615	606	9
\$30 to \$39	684	668	17	163	163	—	86	83	3	435	421	14
\$40 to \$49	196	188	8	51	48	3	11	11	—	134	128	6
\$50 to \$59	105	99	6	25	25	—	8	8	—	71	66	6
\$60 or more	183	177	5	25	23	2	30	27	3	128	128	—
Not reported or not computed	1 484	1 401	82	187	169	18	142	136	6	1 154	1 096	58
Median	\$10	\$11	10—	10—	\$10	10—	\$10	\$11	10—	\$10	\$11	10—
Acquired 1980 and 1981 (part)	2 649	2 401	248	408	380	27	398	347	50	1 844	1 674	170

Real Estate Tax as Percent of Income

Acquired before 1980	22 467	20 249	2 219	3 484	3 134	350	3 034	2 720	314	15 949	14 395	1 554
Less than 1.0 percent	2 881	2 560	321	473	430	44	399	363	36	2 008	1 767	241
1.0 to 1.9 percent	5 522	4 832	691	965	832	133	929	794	136	3 627	3 206	422
2.0 to 2.9 percent	4 410	3 909	502	681	608	73	649	575	74	3 081	2 726	354
3.0 to 3.9 percent	2 693	2 431	262	377	332	45	315	309	6	2 001	1 790	211
4.0 to 4.9 percent	1 500	1 415	85	201	192	9	182	176	6	1 118	1 047	71
5.0 to 7.4 percent	1 802	1 672	130	264	258	6	189	162	27	1 349	1 252	98
7.5 to 9.9 percent	656	614	42	106	98	9	52	52	—	498	464	34
10.0 percent or more	756	719	37	124	118	5	87	84	3	546	517	29
Not reported or not computed	2 247	2 099	148	293	266	27	232	206	27	1 722	1 627	95
Median	2.4	2.4	2.0	2.2	2.3	1.9	2.1	2.2	1.8	2.5	2.5	2.2
Acquired 1980 and 1981 (part)	2 649	2 401	248	408	380	27	398	347	50	1 844	1 674	170

Table 2a. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Annual Owner Costs as Percent of Income**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	22 467	20 249	2 219	3 484	3 134	350	3 034	2 720	314	15 949	14 395	1 554
Less than 5 percent	159	155	4	34	34	—	17	17	—	107	103	4
5 to 9 percent	2 093	2 052	41	374	365	9	381	378	3	1 339	1 309	29
10 to 14 percent	4 444	4 236	208	736	711	26	566	539	27	3 141	2 986	156
15 to 19 percent	4 293	3 962	332	574	526	48	537	490	47	3 183	2 946	237
20 to 24 percent	3 323	2 963	359	497	437	60	465	409	57	2 360	2 118	243
25 to 29 percent	1 955	1 603	352	298	246	52	267	215	52	1 390	1 142	248
30 to 34 percent	1 160	918	242	181	133	48	181	143	38	798	642	156
35 to 39 percent	753	636	117	108	102	6	109	99	9	536	434	102
40 to 49 percent	812	648	164	133	109	24	94	64	30	584	474	110
50 percent or more	1 186	938	248	231	176	54	134	117	18	822	645	176
Not reported or not computed	2 289	2 138	151	319	294	24	282	249	33	1 689	1 594	94
Median	19	18	26	19	18	27	19	18	26	19	18	26
Acquired 1980 and 1981 (part)	2 649	2 401	248	406	390	27	398	347	50	1 844	1 674	170

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	20 198	18 149	2 050	3 484	3 128	356	3 066	2 730	335	13 648	12 290	1 358
1,000,000 or more	1 015	949	66	256	253	3	137	129	9	622	567	55
250,000 to 999,999	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
50,000 to 249,999	4 289	3 833	456	934	830	104	744	658	86	2 612	2 345	267
10,000 to 49,999	5 670	5 108	563	1 015	922	92	920	824	96	3 735	3 361	374
Less than 10,000 and rural	6 715	6 069	646	616	543	73	735	668	67	5 365	4 857	507
Outside SMSA's	4 918	4 501	417	407	385	22	366	337	29	4 145	3 779	366
10,000 or more	1 320	1 204	117	212	201	11	190	164	26	918	839	80
2,500 to 9,999	908	837	71	74	68	6	38	38	—	796	731	65
Less than 2,500 and rural	2 690	2 461	229	121	116	5	138	136	3	2 430	2 209	221

Manner of Acquisition

By purchase	24 906	22 451	2 456	3 883	3 505	378	3 422	3 057	364	17 602	15 888	1 713
Placed one new mortgage	20 882	19 209	1 673	3 062	2 802	261	2 629	2 387	242	15 191	14 021	1 170
Placed two or more new mortgages	397	163	234	12	6	7	9	3	6	375	154	221
Assumed mortgage(s) already on property	2 959	2 670	289	741	672	69	709	646	63	1 509	1 352	157
Assumed mortgage already on property and placed new mortgage	309	90	219	58	17	41	68	15	53	182	57	125
All cash	244	220	23	6	6	—	3	3	—	235	211	23
Borrowed other than with mortgage	116	99	17	3	3	—	3	3	—	110	93	17
Inheritance or gift	161	153	8	6	6	—	7	7	—	148	140	8
Other	20	17	3	3	3	—	—	—	—	17	14	3
Not reported	30	30	—	—	—	—	3	3	—	26	26	—

Source of Downpayment

Purchased 1975 to 1981 (part)	12 399	11 981	1 418	1 647	1 453	194	1 847	1 637	210	9 904	8 890	1 015
Sale of previous home	4 343	3 852	491	332	287	45	315	260	54	3 697	3 305	392
Sale of other real property or other investment	391	352	39	59	51	9	51	45	6	281	256	25
Savings	5 181	4 683	498	911	797	114	610	557	53	3 660	3 329	331
Borrowing other than mortgage on this property	568	481	87	66	63	3	56	38	17	446	380	67
Gift	271	226	45	52	52	—	23	17	6	196	157	39
Land on which structure was built	110	93	17	3	3	—	9	6	3	99	85	14
Other	192	151	41	14	8	6	34	25	8	145	118	27
No downpayment required	1 283	1 168	115	77	74	3	615	560	56	591	535	56
Not reported	1 060	974	86	134	119	15	136	129	7	790	726	64
Other properties	11 718	10 649	1 068	2 244	2 060	184	1 585	1 430	155	7 889	7 179	710

Land and Building Acquisition

During same 12-month period	23 552	21 246	2 306	3 776	3 407	369	3 292	2 953	339	16 484	14 886	1 598
Acquired land previously	1 113	1 013	100	26	23	3	45	42	3	1 043	948	94
Land not owned by building owner	237	197	39	55	49	6	55	39	16	126	109	17
Not reported	214	194	20	35	35	—	39	34	6	140	125	15

Year Property Acquired

1979 to 1981 (part)	5 443	4 984	459	864	806	58	797	713	83	3 782	3 465	318
1977 and 1978	4 895	4 328	567	441	381	59	601	529	72	3 854	3 418	436
1975 and 1976	3 133	2 735	398	345	269	77	460	405	55	2 328	2 062	266
1970 to 1974	4 914	4 367	547	813	727	86	563	502	61	3 538	3 139	399
1965 to 1969	3 303	3 039	263	703	645	57	377	337	41	2 223	2 058	165
1960 to 1964	2 182	2 001	181	499	462	37	348	305	43	1 334	1 235	100
1959 or earlier	1 246	1 194	52	227	224	3	286	276	9	733	694	39

Year Structure Built

1979 to March 1980	1 238	1 146	92	239	224	15	118	106	12	881	816	64
1977 and 1978	1 696	1 483	213	123	105	18	178	154	25	1 394	1 224	170
1975 and 1976	1 409	1 245	164	92	77	16	163	146	18	1 153	1 023	131
1970 to 1974	3 422	3 040	382	443	403	39	417	362	54	2 562	2 274	288
1960 to 1969	5 867	5 282	585	997	894	103	868	771	97	4 002	3 618	385
1950 to 1959	4 648	4 211	436	991	902	89	892	804	88	2 765	2 505	259
1940 to 1949	2 086	1 869	218	376	328	48	274	250	24	1 436	1 290	146
1939 or earlier	3 986	3 662	324	490	453	37	402	368	35	3 094	2 841	253
Not reported	765	713	52	140	128	12	120	108	12	506	477	28

Rooms

4 or less rooms	1 048	971	77	161	148	12	102	93	9	785	730	55
5 rooms	4 579	4 248	332	938	877	61	670	620	50	2 971	2 751	220
6 rooms	5 700	5 191	509	1 139	1 031	108	883	797	86	3 678	3 363	315
7 rooms	4 400	3 860	541	604	521	83	589	482	107	3 207	2 857	350
8 or more rooms	5 101	4 470	632	415	367	47	569	506	63	4 117	3 596	521
Not reported	4 287	3 911	376	635	569	65	619	571	49	3 034	2 772	262
Median	6.3	6.3	6.7	6.0	5.9	6.3	6.2	6.2	6.6	6.5	6.4	6.9

Table 2a. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage								
				FHA first mortgage			VA first mortgage											
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage									
PROPERTY CHARACTERISTICS—Con.																		
Purchase Price																		
Properties acquired by purchase 1977 to 1981 (part) ----																		
Less than \$5,000	10 278	9 258	1 020	1 304	1 187	117	1 390	1 235	155	7 583	6 835	748						
\$5,000 to \$9,999	30	30	—	—	—	—	—	—	—	30	30	—						
\$10,000 to \$14,999	158	149	9	8	8	—	3	3	—	147	138	9						
\$15,000 to \$19,999	216	192	24	31	25	6	21	21	—	164	146	18						
\$20,000 to \$24,999	428	397	31	74	62	12	64	64	—	290	271	19						
\$25,000 to \$29,999	441	414	27	65	60	6	55	53	3	321	302	19						
\$30,000 to \$34,999	794	727	67	142	133	10	130	113	17	522	481	41						
\$35,000 to \$39,999	705	642	62	106	103	3	106	86	20	493	454	40						
\$40,000 to \$49,999	943	882	61	156	150	6	146	128	18	640	603	37						
\$50,000 to \$59,999	1 663	1 514	149	237	211	26	279	253	27	1 147	1 051	97						
Median	1 515	1 382	133	271	255	15	249	224	25	996	903	93						
\$60,000 to \$79,999	1 706	1 499	207	163	139	25	176	152	24	1 366	1 208	158						
\$80,000 to \$99,999	761	650	111	21	18	3	87	72	15	652	560	92						
\$100,000 to \$149,999	493	418	75	13	6	7	39	36	3	441	376	65						
\$150,000 or more	193	147	46	—	—	—	4	4	—	189	143	46						
Not reported	233	216	17	18	18	—	32	29	3	184	170	14						
Median	\$47900	\$47200	\$55300	\$42600	\$42100	...	\$45500	\$45400	...	\$49500	\$48600	\$59500						
Other properties	14 838	13 392	1 446	2 587	2 326	261	2 042	1 832	209	10 210	9 234	976						
Value																		
Less than \$5,000	29	26	3	3	3	—	3	3	—	24	21	3						
\$5,000 to \$9,999	80	77	3	6	6	—	—	—	—	74	72	3						
\$10,000 to \$14,999	253	248	6	31	31	—	14	14	—	209	203	6						
\$15,000 to \$19,999	443	417	26	110	101	9	43	43	—	290	273	17						
\$20,000 to \$24,999	626	589	37	151	142	9	82	76	6	394	371	23						
\$25,000 to \$29,999	837	780	57	224	204	20	135	130	6	478	447	31						
\$30,000 to \$34,999	1 258	1 167	92	302	285	17	213	191	22	744	691	53						
\$35,000 to \$39,999	1 537	1 447	91	315	301	14	299	280	19	923	866	57						
\$40,000 to \$49,999	3 564	3 268	295	714	657	57	559	515	44	2 291	2 096	194						
\$50,000 to \$59,999	3 131	2 852	279	604	555	49	534	465	69	1 994	1 833	161						
\$60,000 to \$79,999	5 250	4 766	484	807	706	101	705	644	61	3 739	3 416	323						
\$80,000 to \$99,999	3 021	2 666	355	284	232	53	394	326	68	2 343	2 108	235						
\$100,000 to \$149,999	2 570	2 177	394	147	110	36	260	219	40	2 164	1 847	317						
\$150,000 or more	1 490	1 192	298	31	28	3	61	37	24	1 398	1 127	271						
Not reported	1 025	978	47	164	154	10	131	125	6	730	699	32						
Median	\$61100	\$59900	\$73300	\$50100	\$49200	\$61800	\$55700	\$54700	\$64500	\$66000	\$64800	\$78500						
Mean	\$70500	\$68700	\$86700	\$52300	\$51200	\$62600	\$60600	\$59000	\$73500	\$76400	\$74400	\$94800						
Purchase Price as Percent of Value																		
Acquired by purchase																		
Purchased 1977 to 1981 (part) ----	24 906	22 451	2 456	3 883	3 505	378	3 422	3 057	364	17 602	15 888	1 713						
Less than 80 percent	10 278	9 258	1 020	1 304	1 187	117	1 390	1 235	155	7 583	6 835	748						
80 to 89 percent	5 166	4 542	624	531	463	68	593	509	84	4 041	3 569	472						
90 to 94 percent	2 452	2 276	176	430	408	22	409	377	33	1 613	1 491	122						
95 to 99 percent	969	881	88	155	146	8	148	139	9	667	596	71						
100 percent or more	549	505	44	77	70	6	87	69	17	385	365	21						
Not reported	716	660	56	70	61	9	110	100	9	536	499	37						
Median	426	394	32	42	39	3	44	41	3	340	314	26						
Median	80—	80—	80—	82	83	...	82	82	...	80—	80—	80—						
Purchased 1970 to 1976	7 997	7 055	942	1 150	987	163	1 020	904	116	5 827	5 164	663						
Less than 60 percent	5 096	4 381	715	775	635	140	580	495	85	3 741	3 250	490						
60 to 79 percent	1 934	1 754	180	243	219	23	287	258	28	1 405	1 276	129						
80 to 89 percent	278	262	16	22	22	—	52	52	—	203	187	16						
90 to 99 percent	74	69	5	8	8	—	18	16	2	47	45	2						
100 percent or more	71	71	—	14	14	—	12	12	—	45	45	—						
Not reported	544	519	26	87	87	—	72	72	—	385	360	26						
Median	60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—						
Purchased 1969 or earlier	6 631	6 138	493	1 429	1 331	98	1 011	918	94	4 191	3 889	302						
Less than 40 percent	4 413	4 058	355	870	806	64	690	623	67	2 853	2 629	223						
40 to 59 percent	1 273	1 188	85	349	328	21	189	172	17	734	688	46						
60 to 79 percent	218	218	—	67	67	—	25	25	—	125	125	—						
80 to 99 percent	47	38	9	8	8	—	9	6	3	29	24	6						
100 percent or more	45	39	6	9	9	—	11	11	—	26	20	6						
Not reported	636	597	39	125	112	13	87	81	6	424	404	20						
Median	40—	40—	40—	40—	40—	...	40—	40—	...	40—	40—	40—						
Not acquired by purchase	210	199	11	9	9	—	10	10	—	191	181	11						
Purchase Price-Income Ratio																		
Properties acquired by purchase 1977 to 1981 (part) ----																		
Less than 1.0	10 278	9 258	1 020	1 304	1 187	117	1 390	1 235	155	7 583	6 835	748						
1.0 to 1.4	1 075	987	89	149	129	19	128	116	12	799	741	57						
1.5 to 1.9	2 215	1 965	250	285	266	19	316	266	50	1 615	1 434	181						
2.0 to 2.4	2 212	2 023	189	281	255	27	336	302	34	1 595	1 466	129						
2.5 to 2.9	1 585	1 439	146	215	197	19	239	224	15	1 130	1 018	112						
3.0 to 3.4	909	808	101	118	103	15	117	105	13	674	600	73						
3.5 to 3.9	514	447	68	61	52	9	56	48	8	398	347	50						
4.0 or more	310	278	32	36	33	3	40	37	3	234	208	26						
Not reported or not computed	600	515	85	75	69	6	83	68	15	441	378	64						
Median	857	796	62	84	84	—	76	70	6	698	642	56						
Median	1.8	1.8	1.9	1.8	1.8	...	1.8	1.8	...	1.8	1.8	1.9						
Other properties	14 838	13 392	1 446	2 587	2 326	261	2 042	1 832	209	10 210	9 234	976						
OWNER CHARACTERISTICS																		
Ownership Status																		
1 owner	7 325	6 700	625	1 425	1 308	117	972	887	85	4 928	4 506	422						
2 owners	17 373	15 591	1 782	2 399	2 147	251	2 402	2 126	276	12 572	11 318	1 255						
3 or more owners	310	269	42	53	47	6	46	43	4	211	179	32						
Not reported	108	90	18	14	12	3	12	12	—	82	66	16						

Table 2a. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
OWNER CHARACTERISTICS—Con.												
Age of Owner												
Less than 25 years	568	526	41	148	142	6	47	47	—	373	337	35
25 to 34 years	6 639	5 923	716	997	878	119	944	835	109	4 698	4 210	488
35 to 44 years	7 064	6 244	820	1 008	891	117	891	797	94	5 165	4 556	609
45 to 54 years	5 617	5 074	542	889	802	87	846	755	91	3 882	3 518	364
55 to 64 years	3 458	3 198	260	542	508	34	498	441	57	2 418	2 250	169
65 years or over	1 312	1 279	33	247	238	8	147	144	3	918	897	21
Not reported	459	405	54	62	55	7	58	49	9	339	301	38
Median	42	42	40	43	43	40	43	43	42	42	42	40
Race of Owner												
White	22 340	20 167	2 173	3 040	2 744	297	2 966	2 663	303	16 333	14 760	1 573
Black	1 853	1 672	181	673	616	57	371	321	51	809	735	73
Asian and Pacific Islander	372	315	58	60	48	12	16	13	4	296	254	42
American Indian, Eskimo, and Aleut	88	82	6	17	17	—	15	15	—	56	50	6
Not reported	463	415	48	101	89	12	63	57	6	299	269	30
Sex of Owner												
Male	4 981	4 540	441	807	736	70	753	689	64	3 421	3 114	307
Female	2 884	2 641	244	698	640	59	277	250	27	1 909	1 751	158
Male and female co-owners	17 035	15 283	1 752	2 344	2 097	246	2 373	2 103	270	12 318	11 083	1 235
Not reported	216	186	30	43	40	3	29	26	3	144	120	24
Spanish Origin												
Spanish	1 011	877	135	256	228	28	172	160	12	583	489	94
Not Spanish	22 886	20 666	2 221	3 417	3 076	341	3 101	2 768	332	16 369	14 822	1 547
Not reported	1 218	1 107	111	218	209	9	159	139	20	841	758	82
Veteran Status												
Veteran	11 471	10 347	1 123	1 332	1 177	155	2 739	2 473	266	7 399	6 698	702
Vietnam conflict	3 945	3 492	453	363	292	71	1 309	1 175	135	2 272	2 025	247
Korean conflict	2 171	1 938	232	319	292	27	424	377	47	1 428	1 270	158
Korean conflict and World War II	339	306	32	62	51	11	114	93	21	163	163	—
World War II	2 944	2 734	210	332	309	23	497	459	39	2 114	1 966	148
World War I	15	15	—	—	—	—	4	4	—	11	11	—
Other	1 904	1 726	178	234	211	23	360	341	19	1 310	1 174	136
Not reported	154	135	18	22	22	—	31	25	6	101	89	12
Nonveteran	13 057	11 777	1 280	2 467	2 254	213	630	541	89	9 959	8 981	978
Not reported	588	526	63	92	82	9	63	54	9	434	390	44
Persons in Household												
1 person	1 723	1 609	114	319	304	14	222	198	24	1 182	1 106	75
2 persons	6 043	5 557	485	939	859	80	831	745	86	4 273	3 953	320
3 persons	5 463	4 957	506	843	773	70	782	698	84	3 838	3 486	352
4 persons	6 425	5 760	666	914	841	74	862	773	89	4 649	4 147	502
5 persons	3 163	2 759	404	464	382	82	415	374	41	2 284	2 004	281
6 or more persons	1 797	1 565	232	350	299	51	263	231	31	1 184	1 035	150
Not reported	502	443	59	63	56	7	57	48	9	382	338	44
Median	3.3	3.3	3.6	3.3	3.2	3.8	3.3	3.3	3.3	3.3	3.3	3.7
Income												
Less than \$5,000	621	584	37	131	125	6	68	65	3	423	394	29
\$5,000 to \$7,499	576	541	35	141	127	14	55	52	3	380	362	18
\$7,500 to \$9,999	663	620	43	130	127	3	59	53	6	474	440	34
\$10,000 to \$12,499	1 237	1 128	108	261	228	33	175	167	8	801	733	67
\$12,500 to \$14,999	925	845	81	189	174	15	149	134	15	587	537	51
\$15,000 to \$19,999	2 802	2 522	280	483	443	40	454	409	45	1 865	1 670	195
\$20,000 to \$24,999	3 593	3 270	323	685	628	57	550	488	62	2 358	2 154	204
\$25,000 to \$29,999	3 321	2 978	343	535	477	57	511	462	49	2 275	2 039	237
\$30,000 to \$34,999	2 929	2 610	318	455	395	60	438	373	65	2 036	1 842	194
\$35,000 to \$49,999	4 187	3 751	435	486	433	53	589	531	58	3 112	2 787	325
\$50,000 or more	2 392	2 058	335	138	113	25	177	152	24	2 078	1 792	286
Not reported	1 871	1 743	128	259	244	15	208	181	27	1 404	1 319	85
Median	\$26800	\$26600	\$28800	\$23500	\$23300	\$26200	\$26000	\$25800	\$27800	\$27900	\$27700	\$29700
Mean	\$29600	\$29400	\$31800	\$24400	\$24200	\$26200	\$27300	\$27000	\$29200	\$31300	\$31000	\$33600

Table 3a. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-housing-unit properties -----	646 453	572 062	74 392	79 197	71 010	8 187	90 796	80 717	10 079	476 460	420 335	56 126
Average first mortgage debt -----	25 700	25 300	30 200	20 400	20 200	21 700	26 500	26 300	27 700	26 800	26 200	32 600
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	630 843	557 128	73 715	79 197	71 010	8 187	90 134	80 078	10 056	461 511	406 040	55 471
Contract to purchase -----	15 611	14 934	677	-	-	-	661	639	22	14 949	14 295	654
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	245 379	223 186	22 193	34 307	31 972	2 335	36 411	33 000	3 410	174 662	158 214	16 448
1977 and 1978 -----	193 696	167 811	25 885	14 829	13 058	1 771	24 140	21 304	2 836	154 727	133 449	21 278
1975 and 1976 -----	81 294	68 876	12 418	6 859	4 926	1 934	12 326	10 676	1 650	62 109	53 275	8 835
1970 to 1974 -----	83 911	73 606	10 305	12 783	11 479	1 304	10 766	9 541	1 225	60 362	52 587	7 775
1965 to 1969 -----	28 414	25 837	2 577	6 366	5 774	592	4 060	3 463	597	17 988	16 601	1 388
1960 to 1964 -----	12 018	11 032	986	3 365	3 130	235	2 384	2 034	350	6 269	5 868	401
1959 or earlier -----	1 741	1 713	28	688	671	17	710	700	10	344	342	2
First Mortgage Loan												
Less than \$5,000 -----	459	434	25	31	31	-	26	26	-	401	376	25
\$5,000 to \$9,999 -----	7 301	6 706	594	1 560	1 405	154	669	591	79	5 072	4 710	362
\$10,000 to \$14,999 -----	28 397	25 962	2 435	7 675	6 984	691	4 015	3 673	342	16 706	15 305	1 401
\$15,000 to \$19,999 -----	46 269	41 591	4 678	10 093	9 077	1 016	6 778	6 050	728	29 398	26 464	2 934
\$20,000 to \$24,999 -----	55 006	49 820	5 186	7 990	6 935	1 055	6 845	6 162	683	40 171	36 723	3 448
\$25,000 to \$29,999 -----	65 088	57 074	8 014	9 177	7 910	1 267	9 936	8 357	1 579	45 975	40 807	5 168
\$30,000 to \$34,999 -----	64 572	57 857	6 715	7 657	6 729	928	7 362	6 429	933	49 553	44 699	4 854
\$35,000 to \$39,999 -----	63 272	56 821	6 451	7 566	7 113	453	9 787	8 472	1 315	45 919	41 236	4 683
\$40,000 to \$49,999 -----	103 022	93 398	9 624	11 073	10 272	801	15 028	13 972	1 056	76 922	69 155	7 767
\$50,000 to \$59,999 -----	77 413	66 632	10 781	11 673	10 596	1 076	12 271	11 285	986	53 469	44 750	8 719
\$60,000 to \$79,999 -----	75 678	65 919	9 758	4 703	3 958	745	11 737	10 106	1 632	59 238	51 856	7 382
\$80,000 to \$99,999 -----	25 706	20 888	4 818	-	-	-	3 690	3 221	469	22 016	17 667	4 349
\$100,000 to \$149,999 -----	23 410	19 720	3 690	-	-	-	2 650	2 373	277	20 760	17 347	3 413
\$150,000 or more -----	10 861	9 240	1 621	-	-	-	-	-	-	10 861	9 240	1 621
First Mortgage Outstanding Debt												
Less than \$5,000 -----	7 249	6 797	452	1 138	1 064	74	1 047	949	98	5 064	4 784	281
\$5,000 to \$9,999 -----	25 735	23 900	1 835	6 789	6 285	504	3 203	2 937	266	15 743	14 678	1 065
\$10,000 to \$14,999 -----	36 489	32 983	3 506	7 498	6 769	729	4 751	4 208	544	24 239	22 006	2 233
\$15,000 to \$19,999 -----	48 897	43 984	4 913	7 980	6 866	1 114	5 855	5 230	625	35 062	31 888	3 174
\$20,000 to \$24,999 -----	53 662	48 182	5 480	6 884	5 912	972	7 453	6 554	899	39 325	35 717	3 609
\$25,000 to \$29,999 -----	66 244	57 966	8 278	8 170	7 099	1 071	8 321	7 187	1 134	49 753	43 680	6 073
\$30,000 to \$34,999 -----	61 096	53 947	7 149	7 081	6 433	648	7 630	5 998	1 632	46 385	41 517	4 868
\$35,000 to \$39,999 -----	60 643	55 344	5 300	6 177	5 579	598	10 870	10 039	832	43 596	39 726	3 870
\$40,000 to \$49,999 -----	90 460	81 353	9 107	11 238	10 582	657	13 356	12 671	685	65 865	58 100	7 765
\$50,000 to \$59,999 -----	73 030	62 680	10 350	12 393	10 963	1 430	10 909	9 923	986	49 729	41 794	7 934
\$60,000 to \$79,999 -----	68 480	59 886	8 594	3 849	3 458	391	12 218	10 369	1 849	52 413	46 060	6 353
\$80,000 to \$99,999 -----	24 736	19 460	5 276	-	-	-	3 102	2 573	529	21 634	16 887	4 747
\$100,000 to \$149,999 -----	21 384	18 851	2 532	-	-	-	2 080	2 080	-	19 303	16 771	2 532
\$150,000 or more -----	8 349	6 728	1 621	-	-	-	-	-	-	8 349	6 728	1 621
Current Interest Rate on First Mortgage												
Less than 5.0 percent -----	3 312	3 091	220	168	168	-	919	879	40	2 225	2 045	180
5.0 percent -----	746	661	85	57	57	-	-	-	-	689	604	85
5.1 to 5.9 percent -----	19 201	17 711	1 489	8 191	7 623	568	4 224	3 721	503	6 786	6 367	419
6.0 percent -----	10 960	10 000	960	1 556	1 375	208	1 556	1 346	210	7 821	7 280	541
6.1 to 6.9 percent -----	15 952	14 808	1 144	1 064	944	121	1 143	1 143	-	13 745	12 722	1 023
7.0 percent -----	24 154	20 279	3 875	7 275	6 095	1 180	7 399	6 324	1 074	9 480	7 860	1 620
7.1 to 7.4 percent -----	9 131	8 157	973	291	291	-	272	272	-	8 568	7 595	973
7.5 to 7.9 percent -----	30 947	26 984	3 963	3 720	3 255	465	3 260	2 431	829	23 967	21 298	2 669
8.0 percent -----	29 794	25 648	4 145	4 291	3 580	711	7 211	5 771	1 439	18 292	16 297	1 995
8.1 to 8.4 percent -----	11 983	10 781	1 202	387	387	-	741	605	137	10 855	9 789	1 066
8.5 to 8.9 percent -----	123 581	107 669	15 912	13 977	11 380	2 597	22 535	19 079	3 456	87 069	77 210	9 859
9.0 percent -----	54 880	47 155	7 725	2 159	1 759	400	4 735	4 735	-	47 986	40 661	7 325
9.1 to 9.9 percent -----	105 547	92 728	12 819	10 397	9 472	925	11 838	10 988	850	83 313	72 268	11 045
10.0 percent -----	33 173	29 417	3 756	6 781	6 496	284	8 069	7 239	830	18 323	15 682	2 641
10.1 to 11.9 percent -----	98 570	86 446	12 124	11 305	10 577	728	8 798	8 224	574	78 466	67 645	10 822
12.0 percent -----	17 674	17 126	548	2 144	2 144	-	3 228	3 228	-	12 302	11 754	548
12.1 to 13.9 percent -----	40 225	37 874	2 351	3 847	3 847	-	3 487	3 350	137	32 891	30 676	2 214
14.0 percent or more -----	16 627	15 526	1 101	1 561	1 561	-	1 383	1 383	-	13 682	12 582	1 101
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed -----	201 692	175 317	26 375	-	-	-	208	208	-	201 484	175 109	26 375
Rate higher now than when mortgage made -----	28 654	23 205	5 450	-	-	-	-	-	-	28 654	23 205	5 450
Rate lower now than when mortgage made -----	1 107	1 107	-	-	-	-	-	-	-	1 107	1 107	-
Rate unchanged or same now as when mortgage made -----	167 023	146 728	20 296	-	-	-	208	208	-	166 815	146 520	20 296
Not reported -----	4 907	4 277	630	-	-	-	-	-	-	4 907	4 277	630
No, interest rate cannot be changed -----	440 162	394 161	46 001	79 197	71 010	8 187	90 588	80 509	10 079	270 377	242 642	27 735
Not reported -----	4 600	2 584	2 015	-	-	-	-	-	-	4 600	2 584	2 015
Reason for Change in First Mortgage Rate												
Interest rate can be changed! -----	201 692	175 317	26 375	-	-	-	208	208	-	201 484	175 109	26 375
Rate renegotiated periodically -----	16 292	15 029	1 263	-	-	-	-	-	-	16 292	15 029	1 263
Rate changes tied to market index -----	15 375	11 823	3 552	-	-	-	-	-	-	15 375	11 823	3 552
When mortgage is assumed -----	152 055	133 006	19 049	-	-	-	208	208	-	151 846	132 798	19 049
When payments become delinquent -----	29 141	26 047	3 093	-	-	-	108	108	-	29 033	25 940	3 093
Other reason -----	23 139	20 368	2 771	-	-	-	-	-	-	23 139	20 368	2 771
Not reported -----	1 168	1 064	104	-	-	-	-	-	-	1 168	1 064	104
Interest rate cannot be changed -----	440 162	394 161	46 001	79 197	71 010	8 187	90 588	80 509	10 079	270 377	242 642	27 735

!Detail does not add to total because lenders reported more than one reason.

Table 3a. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Term of First Mortgage												
Less than 8 years	17 298	16 544	754	102	102	—	115	115	—	17 081	16 328	754
8 to 12 years	12 436	10 823	1 613	230	230	—	172	—	172	12 034	10 592	1 442
13 to 17 years	12 449	11 590	860	110	95	15	19	19	—	12 320	11 476	845
18 to 22 years	45 351	40 873	4 479	1 087	873	215	755	650	106	43 508	39 350	4 158
23 to 27 years	106 561	96 834	9 727	4 175	3 836	339	2 922	2 786	136	99 464	90 213	9 252
28 to 32 years	431 645	376 928	54 717	72 755	65 197	7 559	86 813	77 148	9 665	272 077	234 583	37 494
33 to 37 years	14 845	13 680	1 166	648	605	43	—	—	—	14 197	13 075	1 122
38 or more years	1 267	941	326	90	73	17	—	—	—	1 177	868	309
No stated term	4 601	3 850	751	—	—	—	—	—	—	4 601	3 850	751
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	60 768	55 476	5 292	13 931	12 827	1 104	1 312	1 231	81	45 524	41 418	4 106
Payments increase yearly for first five years of mortgage	11 080	10 065	1 015	10 716	9 702	1 015	97	97	—	266	266	—
Payments increase yearly for first ten years of mortgage	188	103	86	—	—	—	103	103	—	86	—	86
Payments change in some other way	45 877	41 780	4 097	2 393	2 304	90	946	865	81	42 537	38 611	3 926
Not reported	3 623	3 528	95	821	821	—	166	166	—	2 636	2 541	95
Na, monthly payments cannot change	578 096	511 303	66 792	64 279	57 227	7 052	89 272	79 321	9 951	424 544	374 755	49 789
Not reported	7 590	5 282	2 308	987	956	31	211	165	46	6 391	4 161	2 231
Holder of First Mortgage												
Commercial bank or trust company	92 241	83 185	9 056	4 566	4 096	470	5 141	4 553	588	82 534	74 537	7 997
Mutual savings bank	48 217	44 257	3 960	6 782	6 374	408	7 968	7 210	757	33 467	30 673	2 795
Savings and loan association	277 353	239 995	37 358	10 306	8 790	1 516	13 275	11 530	1 745	253 772	219 676	34 097
Life insurance company	15 892	13 951	1 941	3 517	3 278	239	2 420	2 190	230	9 955	8 483	1 472
Mortgage company	17 941	15 627	2 315	4 524	3 982	542	8 133	6 732	1 400	5 285	4 912	373
Federal agency	21 356	19 582	1 775	7 795	7 295	501	9 263	8 081	1 182	4 298	4 206	92
Federally-secured pool	77 289	69 354	7 935	21 952	19 712	2 239	34 238	31 137	3 101	21 100	18 505	2 595
Federal National Mortgage Association	38 470	32 931	5 539	16 621	14 497	2 125	7 236	6 451	785	14 613	11 984	2 629
Real estate or construction company	948	875	74	—	—	—	—	—	—	948	875	74
Individual or individual's estate	25 030	22 949	2 081	—	—	—	—	—	—	25 030	22 949	2 081
Other	31 716	29 356	2 360	3 134	2 986	148	3 124	2 833	290	25 458	23 536	1 921
Location of First Mortgage Holder												
Property in Northeast Region	104 166	97 425	6 741	8 217	7 981	236	9 032	8 759	273	86 917	80 684	6 233
Lender in Northeast	94 942	88 633	6 309	5 214	4 996	218	5 871	5 682	190	83 857	77 956	5 901
Lender in North Central	448	379	69	112	95	18	153	153	—	182	131	51
Lender in South	8 451	8 155	296	2 769	2 769	—	2 999	2 916	83	2 683	2 470	213
Lender in West	1	1	—	—	—	—	—	—	—	1	1	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	325	257	68	122	122	—	9	9	—	194	126	68
Property in North Central Region	149 590	139 015	10 575	13 158	12 474	684	13 721	12 698	1 023	122 711	113 843	8 869
Lender in Northeast	3 843	3 567	276	990	941	49	817	789	28	2 036	1 836	200
Lender in North Central	122 964	114 179	8 785	5 072	4 867	205	4 732	4 419	313	113 160	104 893	8 267
Lender in South	21 560	20 183	1 377	7 067	6 637	430	7 911	7 365	545	6 582	6 180	402
Lender in West	304	167	137	10	10	—	224	87	137	69	69	—
Lender outside United States	225	225	—	—	—	—	—	—	—	225	225	—
Not reported	694	694	—	18	18	—	37	37	—	639	639	—
Property in South Region	203 560	184 245	19 314	28 475	26 036	2 439	41 348	37 380	3 968	133 737	120 829	12 908
Lender in Northeast	12 542	11 504	1 038	3 590	3 325	265	5 044	4 449	595	3 908	3 730	177
Lender in North Central	6 323	5 883	440	1 408	1 251	157	1 722	1 521	201	3 193	3 111	82
Lender in South	182 792	165 027	17 765	23 176	21 159	2 017	34 161	30 990	3 172	125 455	112 879	12 576
Lender in West	1 027	1 027	—	160	160	—	328	328	—	539	539	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	876	804	72	142	142	—	92	92	—	643	571	72
Property in West Region	189 137	151 377	37 760	29 347	24 518	4 829	26 695	21 880	4 815	133 095	104 978	28 117
Lender in Northeast	9 100	7 170	1 930	2 858	2 185	673	2 795	1 964	830	3 448	3 020	428
Lender in North Central	4 227	3 150	1 077	796	659	137	553	381	172	2 879	2 110	768
Lender in South	53 815	44 185	9 631	20 327	17 238	3 089	16 530	13 887	2 643	16 958	13 059	3 898
Lender in West	121 117	96 084	25 032	5 366	4 435	930	6 818	5 648	1 170	108 933	86 001	22 932
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	878	788	90	—	—	—	—	—	—	878	788	90
Servicing of First Mortgage												
Holder	460 297	407 702	52 594	22 290	20 139	2 151	31 000	27 830	3 169	407 007	359 733	47 274
Agent	186 157	164 359	21 797	56 907	50 871	6 036	59 796	52 887	6 909	69 453	60 602	8 852
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	51 074	45 215	5 859	7 249	6 462	787	5 006	4 263	744	38 818	34 490	4 328
20 to 29 percent	62 789	52 679	10 110	7 675	5 961	1 714	4 692	3 890	802	50 422	42 828	7 594
30 to 39 percent	81 008	68 059	12 948	6 509	5 720	790	5 619	4 526	1 093	68 879	57 814	11 065
40 to 49 percent	103 432	87 994	15 438	8 087	6 277	1 810	9 765	7 684	2 081	85 580	74 033	11 547
50 to 59 percent	102 701	88 737	13 964	9 237	8 142	1 095	12 792	10 693	2 100	80 672	69 903	10 769
60 to 69 percent	88 265	77 545	10 720	9 922	8 840	1 082	14 310	12 313	1 996	64 033	56 392	7 641
70 to 79 percent	75 095	72 145	2 950	14 170	13 754	415	15 420	14 584	836	45 505	43 806	1 699
80 to 89 percent	42 789	41 946	843	10 726	10 388	338	14 762	14 451	312	17 301	17 108	193
90 to 99 percent	15 794	15 382	412	2 826	2 826	—	5 673	5 566	106	7 295	6 989	306
100 percent or more	3 389	3 308	81	233	233	—	649	649	—	2 508	2 427	81
Not reported	20 118	19 051	1 067	2 564	2 409	155	2 106	2 098	9	15 448	14 545	903

Table 3a. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt								
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage						
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage									
MORTGAGE PAYMENTS AND OTHER EXPENSES																		
Method of Payment of First Mortgage																		
Regular payments of interest and/or principal	645 597	571 262	74 335	79 197	71 010	8 187	90 796	80 717	10 079	475 604	419 535	56 069						
Interest and principal	642 327	568 157	74 170	79 197	71 010	8 187	90 796	80 717	10 079	472 334	416 430	55 904						
Fully amortized	613 900	542 975	70 924	78 577	70 420	8 157	89 770	79 989	9 780	445 553	392 566	52 987						
Partially amortized	28 428	25 182	3 246	620	590	30	1 026	728	298	26 781	23 864	2 917						
Principal only	475	475	—	—	—	—	—	—	—	475	475	—						
Fully amortized	321	321	—	—	—	—	—	—	—	321	321	—						
Partially amortized	153	153	—	—	—	—	—	—	—	153	153	—						
Interest only	2 795	2 630	165	—	—	—	—	—	—	2 795	2 630	165						
No regular payments required	857	800	57	—	—	—	—	—	—	857	800	57						
Monthly Interest and Principal Payments on First Mortgage																		
Regular monthly payments of interest and/or principal	645 597	571 262	74 335	79 197	71 010	8 187	90 796	80 717	10 079	475 604	419 535	56 069						
Less than \$60	4 513	4 135	378	1 307	1 183	124	789	737	52	2 417	2 215	202						
\$60 to \$79	9 341	8 655	686	3 677	3 393	285	1 807	1 633	174	3 856	3 629	227						
\$80 to \$99	15 581	14 136	1 445	5 112	4 674	438	2 934	2 565	369	7 535	6 896	639						
\$100 to \$149	51 189	46 137	5 052	10 738	9 398	1 340	7 543	6 987	556	32 909	29 752	3 156						
\$150 to \$199	63 762	56 518	7 245	8 318	6 874	1 443	8 621	7 505	1 116	46 824	42 139	4 685						
\$200 to \$249	72 250	63 987	8 263	9 351	8 146	1 205	9 651	7 946	1 705	53 248	47 895	5 353						
\$250 to \$299	71 844	64 587	7 257	8 337	7 948	389	10 618	9 140	1 478	52 889	47 499	5 390						
\$300 to \$399	114 423	103 192	11 231	12 776	11 749	1 027	15 966	14 980	986	85 681	76 463	9 217						
\$400 to \$499	83 971	73 191	10 779	11 895	10 683	1 212	11 729	10 584	1 145	60 346	51 923	8 423						
\$500 to \$599	57 329	48 956	8 373	5 781	5 055	725	9 062	7 552	1 510	42 486	36 348	6 138						
\$600 to \$699	30 064	26 613	3 451	1 496	1 496	—	3 879	3 661	217	24 689	21 455	3 234						
\$700 to \$799	19 124	16 352	2 773	409	409	—	2 882	2 389	493	15 833	13 554	2 279						
\$800 or more	52 205	44 802	7 403	—	—	—	5 315	5 038	277	46 889	39 764	7 125						
No regular payments required	857	800	57	—	—	—	—	—	—	857	800	57						
Current Status of First Mortgage Payments																		
Regular payments of interest and/or principal	645 597	571 262	74 335	79 197	71 010	8 187	90 796	80 717	10 079	475 604	419 535	56 069						
Current or ahead of schedule	603 003	537 597	65 406	70 844	63 784	7 060	85 216	76 040	9 176	446 943	397 774	49 169						
Delinquent (30 days or more)	30 511	24 063	6 448	6 313	5 458	855	4 582	3 832	750	19 616	14 773	4 843						
1 to 3 payments	26 230	20 569	5 661	5 376	4 805	571	4 222	3 472	750	16 632	12 292	4 340						
4 or more payments	4 281	3 494	787	937	653	284	360	360	—	2 984	2 480	503						
Foreclosure in process	1 216	965	251	354	198	156	273	273	—	589	495	95						
Foreclosure not in process	2 860	2 324	536	524	396	128	87	87	—	2 249	1 841	408						
Not reported	205	205	—	60	60	—	—	—	—	145	145	—						
Not reported	12 083	9 602	2 481	2 041	1 769	272	998	845	153	9 044	6 988	2 056						
No regular payments required	857	800	57	—	—	—	—	—	—	857	800	57						
OWNER CHARACTERISTICS																		
Race of Owner																		
White	580 617	513 348	67 269	63 357	56 550	6 807	78 292	69 686	8 606	438 968	387 111	51 856						
Black	38 133	34 062	4 071	11 922	10 892	1 030	10 296	8 913	1 383	15 915	14 257	1 658						
Asian and Pacific Islander	15 720	13 674	2 047	1 611	1 383	228	512	472	40	13 597	11 819	1 778						
American Indian, Eskimo, and Aleut	1 923	1 702	221	131	131	—	459	459	—	1 333	1 112	221						
Not reported	10 060	9 276	784	2 176	2 054	122	1 236	1 186	50	6 648	6 036	612						
Sex of Owner																		
Male	126 176	113 337	12 839	16 910	15 693	1 217	19 134	17 606	1 528	90 132	80 038	10 094						
Female	51 612	46 977	4 635	10 269	9 503	766	4 635	4 341	294	36 708	33 133	3 575						
Male and female co-owners	463 454	407 062	56 393	51 207	45 021	6 185	66 246	58 083	8 163	346 002	303 957	42 045						
Not reported	5 211	4 686	525	811	793	18	782	687	95	3 619	3 206	412						
Spanish Origin																		
Spanish	26 938	22 620	4 318	6 022	5 589	433	4 192	3 966	226	16 724	13 065	3 659						
Not Spanish	596 424	528 400	68 024	70 179	62 486	7 693	83 816	74 342	9 474	442 430	391 572	50 857						
Not reported	23 091	21 041	2 050	2 997	2 935	61	2 788	2 409	380	17 306	15 697	1 609						

Table 4a. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

Total mortgage debt on 1-housing unit properties ----
Average total mortgage debt -----

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	434	31	26	376
\$5,000 to \$9,999	6 811	1 405	599	4 807
\$10,000 to \$14,999	26 436	7 108	3 725	15 603
\$15,000 to \$19,999	43 290	9 298	6 344	27 648
\$20,000 to \$24,999	53 261	7 723	6 597	38 942
\$25,000 to \$29,999	62 633	9 061	9 189	44 383
\$30,000 to \$34,999	66 138	8 967	8 050	49 121
\$35,000 to \$39,999	64 671	9 091	9 594	45 986
\$40,000 to \$49,999	107 092	11 694	16 897	78 501
\$50,000 to \$59,999	79 847	11 681	12 753	55 413
\$60,000 to \$79,999	88 681	5 909	13 160	69 611
\$80,000 to \$99,999	32 615	1 057	4 068	27 490
\$100,000 to \$149,999	31 830	544	3 593	27 693
\$150,000 or more	14 394	—	421	13 973

Total Mortgage Outstanding Debt

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	6 905	1 086	958	4 861
\$5,000 to \$9,999	24 848	6 510	3 057	15 281
\$10,000 to \$14,999	34 346	6 936	4 409	23 001
\$15,000 to \$19,999	47 685	7 736	5 858	34 090
\$20,000 to \$24,999	53 338	6 809	7 306	39 224
\$25,000 to \$29,999	65 066	8 909	8 444	47 713
\$30,000 to \$34,999	62 187	7 992	7 364	46 831
\$35,000 to \$39,999	62 942	7 537	10 950	44 455
\$40,000 to \$49,999	95 341	11 386	15 555	68 400
\$50,000 to \$59,999	74 449	11 746	11 094	51 609
\$60,000 to \$79,999	80 773	5 558	12 880	62 335
\$80,000 to \$99,999	29 240	1 041	3 692	24 507
\$100,000 to \$149,999	30 409	324	3 029	27 056
\$150,000 or more	10 605	—	421	10 184

Total Outstanding Debt as Percent of Value

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than 20 percent	47 490	6 591	4 726	36 173
20 to 29 percent	59 253	6 543	4 610	48 099
30 to 39 percent	78 821	7 237	5 702	65 883
40 to 49 percent	103 301	7 852	8 592	86 857
50 to 59 percent	106 362	9 860	12 268	84 235
60 to 69 percent	95 463	10 541	15 227	69 695
70 to 79 percent	89 501	16 376	17 481	55 645
80 to 89 percent	51 962	11 541	16 788	23 633
90 to 99 percent	18 490	3 626	6 063	8 801
100 percent or more	6 937	787	1 416	4 733
Not reported	20 555	2 617	2 144	15 794

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Regular monthly payments of interest and/or principal	677 137	83 570	95 018	498 549
Less than \$60	4 156	1 183	737	2 236
\$60 to \$79	8 679	3 402	1 633	3 644
\$80 to \$99	14 589	4 894	2 600	7 095
\$100 to \$149	47 155	9 502	7 045	30 608
\$150 to \$199	58 152	7 366	7 738	43 047
\$200 to \$249	67 637	9 029	8 523	50 085
\$250 to \$299	70 553	8 932	10 010	51 611
\$300 to \$399	119 620	15 310	17 745	86 565
\$400 to \$499	88 619	12 674	13 763	62 182
\$500 to \$599	61 071	6 154	9 757	45 160
\$600 to \$699	38 944	2 556	4 978	31 409
\$700 to \$799	23 893	1 482	3 244	19 166
\$800 or more	74 068	1 084	7 244	65 741

No regular payments required

Interest and Principal Payments on Total Mortgages as Percent of Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Regular payments of interest and/or principal	677 137	83 570	95 018	498 549
Less than 5 percent	40 835	8 507	5 801	26 527
5 to 9 percent	133 919	14 891	15 846	103 182
10 to 14 percent	152 489	16 483	18 671	117 335
15 to 19 percent	116 494	16 041	18 268	82 185
20 to 24 percent	72 527	9 574	12 715	50 239
25 to 29 percent	39 239	5 173	7 443	26 623
30 to 34 percent	23 665	2 017	4 270	17 378
35 to 39 percent	15 220	1 530	3 156	10 534
40 to 49 percent	16 677	2 961	2 173	10 744
50 percent or more	17 372	1 964	1 345	14 063
Not reported or not computed	48 699	4 430	4 530	39 739

No regular payments required

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Acquired before 1980	557 924	66 244	75 485	416 194
Less than 5 percent	2 794	465	174	2 156
5 to 9 percent	25 173	3 902	4 183	17 088
10 to 14 percent	81 269	9 896	10 085	61 288
15 to 19 percent	108 696	10 880	13 568	84 248
20 to 24 percent	100 248	11 605	15 109	73 534
25 to 29 percent	67 256	8 791	9 429	49 037
30 to 34 percent	39 335	5 453	6 279	27 603
35 to 39 percent	24 171	2 177	3 393	18 600
40 to 49 percent	25 904	3 727	4 411	17 766
50 percent or more	32 450	4 669	3 519	24 261
Not reported or not computed	50 627	4 678	5 336	40 614

Acquired 1980 and 1981 (part)

PROPERTY CHARACTERISTICS

Year Structure Built

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
1979 to March 1980	65 419	11 510	6 911	46 997
1977 and 1978	73 662	5 134	8 616	59 912
1975 and 1976	53 074	3 551	4 496	43 027
1970 to 1974	109 618	12 395	14 657	80 566
1960 to 1969	137 795	19 647	22 913	95 235
1950 to 1959	99 701	15 277	16 500	67 924
1940 to 1949	45 650	6 305	6 635	32 711
1939 or earlier	77 467	7 105	7 760	62 602
Not reported	15 749	2 646	2 530	10 574

Value

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	215	11	8	196
\$5,000 to \$9,999	313	30	—	284
\$10,000 to \$14,999	1 405	175	132	1 098
\$15,000 to \$19,999	3 248	895	447	1 905
\$20,000 to \$24,999	6 537	1 534	1 011	3 991
\$25,000 to \$29,999	9 700	2 833	1 672	5 195
\$30,000 to \$34,999	18 451	4 215	3 767	10 469
\$35,000 to \$39,999	23 884	4 638	5 088	14 157
\$40,000 to \$49,999	69 188	14 044	11 322	43 822
\$50,000 to \$59,999	73 184	12 684	15 370	45 130
\$60,000 to \$79,999	147 756	24 391	22 942	100 423
\$80,000 to \$99,999	104 533	9 916	15 645	78 972
\$100,000 to \$149,999	109 122	4 842	11 551	92 729
\$150,000 or more	90 046	745	3 918	85 383
Not reported	20 555	2 617	2 144	15 794

OWNER CHARACTERISTICS

Age of Owner

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than 25 years	18 348	4 797	1 665	11 885
25 to 34 years	230 671	33 714	35 083	161 874
35 to 44 years	218 476	22 601	28 580	167 295
45 to 54 years	123 666	13 503	18 752	91 411
55 to 64 years	60 534	5 463	8 063	47 008
65 years or over	16 696	2 490	1 876	12 330
Not reported	9 744	1 000	1 000	7 745

Race of Owner

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
White	609 555	66 983	82 055	460 516
Black	39 533	12 388	10 710	16 436
Asian and Pacific Islander	16 553	1 835	540	14 178
American Indian, Eskimo, and Aleut	2 192	131	459	1 602
Not reported	10 302	2 232	1 254	6 816

Sex of Owner

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Male	132 019	17 582	19 752	94 685
Female	54 025	10 926	4 820	38 279
Male and female co-owners	486 698	54 246	69 613	362 840
Not reported	5 393	816	833	3 744

Spanish Origin

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Spanish	28 816	6 368	4 291	18 157
Not Spanish	625 108	74 154	87 789	463 164
Not reported	24 211	3 048	2 937	18 226

Veteran Status

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Veteran	304 202	24 942	78 003	201 257
Vietnam conflict	135 238	10 574	47 700	76 963
Korean conflict	48 832	4 916	8 208	35 708
Korean conflict and World War II	6 457	863	1 907	3 688
World War II	54 231	3 291	7 531	43 409
World War I	123	—	37	86
Other	54 572	4 778	11 692	38 102
Not reported	4 749	520	929	3 300

Nonveteran

Not reported

Table 4a. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Income

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Less than \$5,000	10 546	1 496	1 001	8 049
\$5,000 to \$7,499	8 233	1 830	844	5 558
\$7,500 to \$9,999	10 187	1 439	1 125	7 622
\$10,000 to \$12,499	23 427	5 539	3 354	14 534
\$12,500 to \$14,999	17 730	2 985	3 279	11 466
\$15,000 to \$19,999	59 918	10 642	10 829	38 447
\$20,000 to \$24,999	84 289	14 835	14 672	54 782

United States

OWNER CHARACTERISTICS—Con.

Income—Con.

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
\$25,000 to \$29,999	86 868	12 851	15 275	58 741
\$30,000 to \$34,999	83 215	11 566	13 311	58 337
\$35,000 to \$49,999	138 149	12 715	19 014	106 421
\$50,000 or more	110 893	3 627	8 262	99 004
Not reported	44 679	4 044	4 050	36 585

Table 5a. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

	Total	Holder of first mortgage										
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
1-housing-unit mortgaged properties	25 116	3 878	2 414	10 219	1 023	628	830	2 377	1 326	52	1 140	1 230
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	22 650	3 529	2 233	9 112	949	547	765	2 117	1 152	49	1 058	1 139
2 mortgages	2 392	342	173	1 069	75	78	59	256	171	3	79	87
3 or more mortgages	75	6	9	38	—	3	6	3	3	—	3	3
Form of Debt of First Mortgage												
Mortgage or deed of trust	24 292	3 800	2 399	10 088	1 017	598	815	2 359	1 323	31	690	1 171
Contract to purchase	824	78	15	131	6	29	15	18	3	21	450	59
Origin of First Mortgage												
Mortgage made at time property acquired	19 245	2 733	1 844	7 909	717	461	640	1 971	1 028	44	985	914
Mortgage assumed at time property acquired	3 078	303	388	1 143	269	86	128	318	268	3	83	89
Mortgage placed later than acquisition of property	2 794	842	182	1 166	38	81	62	88	30	6	72	227
Refinanced mortgage:												
Same lender	1 187	315	114	557	20	19	18	27	10	3	41	63
Different lender	736	210	38	296	9	27	27	38	9	—	12	72
Mortgage placed on property owned free and clear of debt	871	317	31	313	8	34	17	23	12	3	20	93
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	2 794	842	182	1 166	38	81	62	88	30	6	72	227
Renew or extend loan that had fallen due, without increasing the outstanding balance	201	88	14	62	6	—	3	2	3	3	8	12
Secure better terms	344	79	24	164	6	6	13	18	6	—	8	21
Provide funds for additions, improvements, or repairs to this property	1 156	379	77	473	12	43	11	31	13	—	21	97
Provide funds for investment in other real estate	229	69	17	116	—	5	—	9	—	—	3	11
Provide funds for other types of investments	134	44	6	71	3	—	—	6	3	—	—	3
Provide funds for educational or medical expenses	49	6	3	32	—	—	3	—	—	—	3	3
Other reasons	362	126	20	107	6	9	18	9	—	—	15	53
Not reported	318	53	22	141	6	17	15	13	6	3	14	28
Other properties	22 323	3 036	2 232	9 053	986	547	768	2 289	1 295	46	1 068	1 003
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	5 985	1 027	248	1 952	96	239	269	880	364	23	422	466
1977 and 1978	5 861	1 060	453	2 507	83	135	139	648	332	8	230	266
1975 and 1976	3 118	423	264	1 443	35	97	72	390	108	3	164	120
1970 to 1974	4 820	785	547	2 181	116	97	153	342	299	3	147	149
1965 to 1969	2 866	350	422	1 200	283	35	94	95	155	12	116	105
1960 to 1964	1 867	181	340	776	290	17	69	16	42	3	49	84
1959 or earlier	599	52	140	160	120	9	33	6	27	—	13	40
First Mortgage Loan												
Less than \$5,000	241	90	10	37	—	22	5	14	—	6	39	17
\$5,000 to \$9,999	1 816	395	190	557	65	40	99	67	66	11	215	110
\$10,000 to \$14,999	3 813	649	524	1 293	314	67	152	191	219	9	229	165
\$15,000 to \$19,999	3 725	560	477	1 458	281	73	91	252	194	6	150	185
\$20,000 to \$24,999	3 017	427	289	1 401	112	62	84	272	120	6	111	134
\$25,000 to \$29,999	2 721	419	266	1 171	71	66	73	335	130	9	68	114
\$30,000 to \$34,999	2 234	333	180	993	41	71	75	257	91	—	52	141
\$35,000 to \$39,999	1 839	228	150	835	15	38	75	246	115	—	43	93
\$40,000 to \$49,999	2 481	302	167	1 089	45	94	53	333	170	—	92	137
\$50,000 to \$59,999	1 482	165	73	588	31	52	78	234	137	3	57	65
\$60,000 to \$79,999	1 177	194	56	505	39	36	41	141	74	3	46	41
\$80,000 to \$99,999	300	72	20	152	3	3	4	15	9	—	18	3
\$100,000 to \$149,999	208	27	12	116	3	3	—	18	—	—	15	14
\$150,000 or more	62	18	—	25	3	—	—	—	—	—	7	9
Median	\$24900	\$22900	\$20100	\$26600	\$17400	\$28700	\$24000	\$31100	\$27500	...	\$17900	\$25100
Mean	\$29400	\$28000	\$24500	\$30900	\$22400	\$31000	\$28000	\$33800	\$30900	...	\$25700	\$29300
First Mortgage Outstanding Debt												
Less than \$5,000	2 786	563	345	990	235	59	105	37	64	14	224	150
\$5,000 to \$9,999	3 430	610	450	1 181	316	61	110	132	145	8	224	193
\$10,000 to \$14,999	2 937	470	382	1 122	201	59	90	191	161	6	147	108
\$15,000 to \$19,999	2 806	485	273	1 175	87	59	72	235	176	6	125	113
\$20,000 to \$24,999	2 389	353	271	1 059	44	70	286	94	6	6	76	112
\$25,000 to \$29,999	2 418	339	198	1 072	27	79	69	334	116	6	69	106
\$30,000 to \$34,999	1 880	240	117	852	20	55	83	234	95	—	47	138
\$35,000 to \$39,999	1 614	178	131	703	10	55	63	231	127	—	38	78
\$40,000 to \$49,999	2 019	232	118	852	39	68	53	327	128	—	81	121
\$50,000 to \$59,999	1 331	153	52	535	34	46	72	205	147	3	40	44
\$60,000 to \$79,999	1 008	153	48	426	29	36	38	136	63	3	36	41
\$80,000 to \$99,999	274	58	23	144	3	3	4	12	9	—	15	3
\$100,000 to \$149,999	180	36	6	87	3	3	—	12	—	—	13	20
\$150,000 or more	44	9	—	21	3	—	—	—	—	—	7	3
Median	\$21300	\$18000	\$15500	\$23000	\$9400	\$27000	\$22600	\$29500	\$24000	...	\$14200	\$22300
Mean	\$25700	\$23800	\$20000	\$27100	\$15500	\$28600	\$25700	\$32500	\$29000	...	\$22000	\$25800
Current Interest Rate on First Mortgage												
Less than 5.0 percent	600	40	119	94	88	3	71	39	13	—	34	100
5.0 percent	128	5	20	21	12	3	21	28	3	—	12	4
5.1 to 5.9 percent	2 504	288	587	652	534	34	111	26	114	—	29	128
6.0 percent	1 259	137	163	564	97	26	35	35	34	9	124	37

Table 5a. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	1 064	135	56	511	51	9	24	28	41	—	50	160
7.0 percent	1 465	197	201	593	39	26	36	84	161	6	77	45
7.1 to 7.4 percent	514	59	68	225	3	3	25	101	—	—	3	26
7.5 to 7.9 percent	1 652	272	156	856	17	14	25	77	130	—	36	70
8.0 percent	1 411	198	80	530	8	45	43	270	42	9	143	42
8.1 to 8.4 percent	455	75	52	193	14	3	10	65	11	—	3	29
8.5 to 8.9 percent	4 147	526	437	1 848	41	107	151	583	263	6	75	110
9.0 percent	1 857	378	107	920	15	48	25	159	42	3	93	67
9.1 to 9.9 percent	2 823	488	191	1 288	45	45	75	293	244	3	62	91
10.0 percent	983	203	36	260	6	52	66	133	57	9	141	20
10.1 to 11.9 percent	2 314	390	84	1 043	43	109	70	249	108	6	113	100
12.0 percent	413	59	16	114	—	12	21	68	19	—	74	30
12.1 to 13.9 percent	915	210	17	414	6	18	18	91	33	3	38	68
14.0 percent or more	613	218	25	95	6	72	3	48	10	—	33	104
Median	8.7	9.0	7.4	8.7	5.8	9.0	8.5	8.9	8.7	...	8.9	8.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	6 408	821	415	4 109	91	56	29	211	141	3	128	403
Rate higher now than when mortgage made	971	170	38	484	—	9	4	12	—	—	14	241
Rate lower now than when mortgage made	51	8	3	32	—	—	—	9	—	—	—	—
Rate unchanged or same now as when mortgage made	5 239	618	368	3 524	89	35	26	185	138	3	100	153
Not reported	147	25	6	69	3	12	—	5	3	—	14	9
No, interest rate cannot be changed	18 521	3 031	1 985	6 028	929	560	800	2 160	1 182	49	980	817
Not reported	187	27	14	81	3	12	—	6	3	—	32	9

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	6 408	821	415	4 109	91	56	29	211	141	3	128	403
Rate renegotiated periodically	532	230	34	181	—	3	4	16	—	—	14	51
Rate changes tied to market index	368	75	23	190	—	6	—	3	—	—	20	52
When mortgage is assumed	4 606	380	298	3 275	71	29	17	166	141	3	37	188
When payments became delinquent	1 212	115	101	906	23	9	5	16	—	—	19	17
Other reason	909	106	34	482	6	3	11	23	—	—	32	210
Not reported	46	11	—	9	—	6	—	2	—	—	12	6
Interest rate cannot be changed	18 521	3 031	1 985	6 028	929	560	800	2 160	1 182	49	980	817

Term of First Mortgage

Less than 8 years	823	397	17	80	3	46	—	3	—	3	179	95
8 to 12 years	1 004	392	39	185	—	42	2	3	3	9	226	103
13 to 17 years	1 018	366	45	364	8	41	9	3	8	3	143	29
18 to 22 years	2 884	812	275	1 338	68	14	32	22	17	6	182	118
23 to 27 years	5 219	714	698	2 915	304	31	82	88	56	3	87	243
28 to 32 years	13 186	1 128	1 305	5 274	623	449	600	1 741	1 236	24	202	604
33 to 37 years	698	6	33	15	18	—	94	515	5	—	3	10
38 or more years	41	3	—	9	—	—	12	—	—	—	12	6
No stated term	243	60	3	39	—	3	—	3	—	5	107	24
Median	28.6	22.6	28.5	28.2	29.0	29.5	30.4	31.1	30.3	...	16.9	28.1

Unexpired Term of First Mortgage

Less than 4 years	1 415	516	112	347	92	42	11	6	10	3	183	94
4 to 7 years	1 996	466	192	704	137	44	35	9	31	9	224	145
8 to 12 years	2 668	589	332	1 089	220	33	53	28	42	3	176	104
13 to 17 years	3 274	686	439	1 470	113	52	60	98	96	11	116	132
18 to 22 years	3 667	446	440	1 936	44	58	120	144	230	6	95	148
23 to 27 years	5 451	534	395	2 458	76	180	199	922	387	—	88	214
28 to 32 years	3 214	250	113	1 010	73	128	214	835	263	9	69	250
33 or more years	45	3	—	6	—	—	8	14	—	—	9	6
No stated term or not computed	3 386	389	391	1 199	269	91	128	321	268	11	180	138
Median	20.1	14.3	17.3	20.3	11.4	24.1	24.8	27.0	24.6	...	10.1	20.4

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	2 141	190	118	832	28	29	74	483	135	6	73	173
Payments increase yearly for first five years of mortgage	230	9	6	15	3	9	26	58	100	—	—	6
Payments increase yearly for first ten years of mortgage	6	3	—	—	—	—	—	3	—	—	—	—
Payments change in some other way	1 765	163	106	759	25	14	48	395	23	6	65	161
Not reported	139	15	6	58	—	6	—	28	12	—	8	6
No, monthly payments cannot change	22 657	3 630	2 276	9 270	984	575	756	1 879	1 182	43	1 013	1 048
Not reported	318	58	20	116	12	24	—	15	8	3	54	9

Location of First Mortgage Holder

Property in Northeast Region	4 723	853	1 638	1 500	54	30	108	150	53	6	153	180
Lender in Northeast	4 351	847	1 626	1 488	51	20	—	—	—	6	139	174
Lender in North Central	24	—	3	6	3	10	—	—	—	—	1	—
Lender in South	331	3	—	3	—	—	108	150	53	—	3	—
Lender in West	3	—	—	—	—	—	—	—	—	—	—	3
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	3	9	3	—	—	—	—	—	—	—	—
Property in North Central Region	6 615	1 446	82	3 279	286	115	141	419	264	8	379	197
Lender in Northeast	275	39	36	51	143	3	—	—	—	—	—	4
Lender in North Central	5 431	1 402	42	3 218	123	95	—	—	—	8	361	182
Lender in South	869	—	—	3	14	12	141	419	264	—	12	6
Lender in West	14	—	—	—	3	6	—	—	—	—	6	—
Lender outside United States	3	—	—	—	3	—	—	—	—	—	—	—
Not reported	22	6	3	8	—	—	—	—	—	—	—	6

¹Detail does not add to total because lenders reported more than one reason.

Table 5a. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other		
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate			
MORTGAGE CHARACTERISTICS—Con.														
Location of First Mortgage Holder—Con.														
Property in South Region	8 189	900	403	3 370	460	346	304	1 163	548	23	340	334		
Lender in Northeast	740	71	286	173	180	14	—	—	—	—	4	12		
Lender in North Central	243	15	8	85	73	45	—	—	—	3	2	11		
Lender in South	7 132	807	108	3 095	197	272	304	1 163	548	20	324	294		
Lender in West	36	3	—	3	9	9	—	—	—	—	—	12		
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—		
Not reported	37	3	—	13	—	6	—	—	—	—	9	5		
Property in West Region	5 589	679	292	2 070	224	137	278	645	461	16	268	519		
Lender in Northeast	487	68	161	121	109	6	—	—	—	—	—	22		
Lender in North Central	145	12	—	40	38	31	—	—	—	—	9	15		
Lender in South	1 453	3	12	30	3	9	278	645	461	—	3	9		
Lender in West	3 467	596	120	1 854	74	91	—	—	—	16	250	466		
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—		
Not reported	37	—	—	25	—	—	—	—	—	—	6	6		
Servicing of First Mortgage														
Holder	18 295	3 306	1 771	9 365	367	523	342	993	53	37	893	644		
Agent	6 822	572	643	854	656	105	488	1 384	1 273	15	247	585		
Holder's Acquisition of First Mortgage														
Originated by holder	18 167	3 400	1 635	8 881	374	372	502	1 059	199	40	950	753		
Purchased from present servicer	4 056	189	336	756	395	54	170	901	843	3	61	348		
Purchased from someone else	2 274	175	389	415	202	173	117	394	254	6	57	91		
Not reported	620	114	54	167	52	29	41	23	29	3	72	37		
Mortgage Assumption														
Lender's permission needed for assumption	11 201	1 550	738	6 556	172	102	199	788	262	24	360	450		
Lender's permission not needed for assumption	11 058	1 741	1 392	2 771	738	416	517	1 404	935	20	474	650		
Not reported	2 857	587	283	891	114	110	113	186	129	9	307	129		
Prepayment Penalties														
Yes	3 964	336	191	2 762	116	57	21	148	123	6	75	131		
No	20 435	3 424	2 172	7 178	873	521	792	2 203	1 172	44	965	1 090		
Not reported	717	117	51	279	34	49	17	26	31	3	100	9		
First Mortgage Loan as Percent of Purchase Price														
Properties acquired by purchase with first mortgage made or assumed at time of purchase	22 286	3 033	2 223	9 037	986	541	768	2 288	1 295	46	1 065	1 003		
Less than 40 percent	720	194	90	264	42	9	3	21	16	3	44	36		
40 to 49 percent	703	142	80	325	41	11	8	18	17	—	26	36		
50 to 59 percent	1 350	313	151	574	62	23	30	45	26	—	62	62		
60 to 69 percent	2 337	400	289	1 073	116	46	12	107	87	—	126	81		
70 to 79 percent	4 034	650	402	2 122	172	47	58	171	159	6	148	100		
80 to 89 percent	4 671	572	426	2 303	182	73	104	360	226	9	209	208		
90 to 94 percent	2 584	216	224	962	115	70	112	308	249	9	119	200		
95 to 99 percent	2 124	150	200	456	125	115	165	476	214	9	82	133		
100 percent or more	3 022	289	270	660	95	129	238	729	264	9	215	125		
Not reported	741	108	91	297	37	17	38	54	38	3	35	23		
Median	83	76	81	80	82	94	96	96	92	...	85	88		
Other properties	2 831	845	191	1 182	38	86	62	89	30	6	75	227		
Total Outstanding Debt as Percent of Value														
Less than 20 percent	5 784	1 025	806	2 359	555	63	140	66	141	9	324	295		
20 to 29 percent	3 091	618	377	1 321	139	57	94	106	111	9	100	159		
30 to 39 percent	3 046	597	328	1 372	53	69	67	166	157	6	112	120		
40 to 49 percent	3 183	505	314	1 491	62	50	75	286	151	5	132	111		
50 to 59 percent	2 901	357	219	1 340	47	80	78	374	207	—	117	82		
60 to 69 percent	2 371	273	143	931	56	84	104	369	173	3	138	98		
70 to 79 percent	1 973	222	96	613	28	85	123	411	187	3	71	135		
80 to 89 percent	1 138	96	26	238	18	67	63	351	104	8	50	117		
90 to 99 percent	428	29	10	84	—	35	26	147	26	3	25	42		
100 percent or more	177	25	8	44	9	12	11	30	3	—	11	24		
Not reported	1 025	132	86	425	56	25	49	72	66	6	60	48		
Median	40	34	29	39	20—	58	52	64	53	...	40	42		
MORTGAGE PAYMENTS AND OTHER EXPENSES														
Method of Payment of First Mortgage														
Regular payments of interest and/or principal	25 088	3 872	2 414	10 219	1 023	628	824	2 374	1 326	52	1 131	1 224		
Interest and principal	24 968	3 858	2 411	10 196	1 023	622	824	2 369	1 326	49	1 078	1 212		
Fully amortized	23 905	3 516	2 360	9 968	1 008	602	820	2 343	1 317	41	825	1 104		
Partially amortized	1 062	342	51	228	15	20	4	26	8	8	252	108		
Principal only	31	3	—	3	—	—	—	—	—	—	22	3		
Fully amortized	22	—	—	3	—	—	—	—	—	—	17	3		
Partially amortized	9	3	—	—	—	—	—	—	—	—	6	—		
Interest only	89	12	3	20	—	6	—	6	—	3	31	9		
No regular payments required	29	6	—	—	—	—	6	3	—	—	9	6		
Items Included in First Mortgage Payment														
Regular payments of both interest and principal	24 968	3 858	2 411	10 196	1 023	622	824	2 369	1 326	49	1 078	1 212		
Real estate taxes and property insurance	12 284	1 121	1 043	4 730	660	443	660	1 683	1 219	17	136	571		
With no other items	6 484	667	512	2 986	282	211	342	770	354	14	104	242		
With other items	5 800	455	531	1 744	378	233	318	913	864	3	33	329		
Real estate taxes only	3 308	391	721	1 811	70	23	29	67	27	6	38	123		
Property insurance only	178	33	6	88	9	3	—	6	—	—	20	13		
Other combinations or no other items	9 198	2 312	642	3 566	285	152	135	613	80	26	883	505		
No regular payments of interest and principal	148	20	3	23	—	6	6	9	—	3	62	18		

Table 5a. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**PROPERTY CHARACTERISTICS—Con.****Location by Size of Place—Con.**

Outside SMSA's	4 918	1 172	248	1 822	78	106	182	644	101	6	292	267
10,000 or more	1 320	216	69	569	37	24	35	186	38	—	63	81
2,500 to 9,999	908	245	41	329	23	12	52	113	22	6	34	31
Less than 2,500 and rural	2 690	711	137	924	19	70	95	345	40	—	194	155

Year Structure Built

1979 to March 1980	1 238	158	39	448	31	58	63	213	101	6	46	75
1977 and 1978	1 696	328	83	719	16	27	49	232	132	—	36	75
1975 and 1976	1 409	202	74	624	29	59	22	238	59	6	25	72
1970 to 1974	3 422	474	236	1 563	36	87	122	472	220	—	81	132
1960 to 1969	5 867	761	616	2 613	439	130	198	448	299	6	132	225
1950 to 1959	4 648	669	616	1 812	289	121	155	335	195	8	201	245
1940 to 1949	2 086	327	202	744	64	66	82	162	122	3	198	115
1939 or earlier	3 986	854	483	1 400	74	66	108	218	134	14	383	251
Not reported	765	104	65	297	46	15	30	59	64	9	38	40

Value

Less than \$5,000	29	—	—	14	3	—	—	3	—	—	3	6
\$5,000 to \$9,999	80	24	3	—	—	8	14	8	—	—	15	8
\$10,000 to \$14,999	253	60	10	38	8	12	8	15	5	6	76	15
\$15,000 to \$19,999	443	94	32	126	3	20	9	33	31	5	56	34
\$20,000 to \$24,999	626	102	27	177	29	23	33	71	45	—	83	36
\$25,000 to \$29,999	837	172	56	224	48	24	38	127	42	3	66	39
\$30,000 to \$34,999	1 258	159	104	399	37	46	57	192	98	3	83	80
\$35,000 to \$39,999	1 537	233	121	549	63	41	50	230	103	6	80	61
\$40,000 to \$49,999	3 564	570	435	1 241	133	129	173	413	174	6	125	164
\$50,000 to \$59,999	3 131	449	363	1 211	133	82	107	356	156	3	102	169
\$60,000 to \$79,999	5 250	713	544	2 304	197	95	160	475	335	3	159	265
\$80,000 to \$99,999	3 021	463	250	1 430	122	62	64	230	175	13	86	127
\$100,000 to \$149,999	2 570	422	272	1 281	117	45	63	109	78	—	68	117
\$150,000 or more	1 490	285	111	799	73	15	6	44	17	—	80	60
Not reported	1 025	132	86	425	56	25	49	72	66	6	60	48
Median	\$61100	\$60300	\$60500	\$68000	\$62600	\$49900	\$50900	\$51700	\$58400	...	\$46300	\$58700
Mean	\$70500	\$72400	\$68000	\$78000	\$76700	\$56300	\$55500	\$56000	\$59700	...	\$61700	\$67400

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	10 278	1 555	619	3 946	176	300	371	1 448	670	28	611	554
Less than 1.0	1 075	219	64	354	9	21	36	116	59	14	126	57
1.0 to 1.4	2 215	331	176	869	39	73	62	309	135	3	135	83
1.5 to 1.9	2 212	285	138	920	39	62	72	361	152	3	74	107
2.0 to 2.4	1 585	233	83	598	41	57	64	239	110	6	46	108
2.5 to 2.9	909	130	45	321	18	26	40	121	74	—	56	78
3.0 to 3.4	514	69	11	199	9	13	11	90	40	3	44	25
3.5 to 3.9	310	49	14	114	3	9	22	53	12	—	61	25
4.0 or more	600	87	29	191	12	24	41	80	39	—	62	35
Not reported or not computed	857	153	59	378	6	14	22	78	49	—	62	35
Median	1.8	1.8	1.6	1.8	...	1.9	2.0	1.9	1.9	...	1.6	2.1
Other properties	14 838	2 323	1 795	6 273	848	328	459	930	655	24	529	675

OWNER CHARACTERISTICS**Age of Owner**

Less than 25 years	568	56	23	168	9	31	25	134	48	6	37	33
25 to 34 years	6 639	991	454	2 553	104	215	244	959	432	11	321	356
35 to 44 years	7 064	1 136	681	3 002	187	164	251	682	394	3	305	258
45 to 54 years	5 617	831	659	2 467	296	108	133	353	222	20	241	285
55 to 64 years	3 458	570	410	1 336	308	83	116	149	167	8	130	181
65 years or over	1 312	217	148	493	111	20	47	62	36	3	79	96
Not reported	459	77	39	200	8	6	14	38	27	—	27	21
Median	42	43	45	43	52	39	41	36	39	...	42	43

Race of Owner

White	22 340	3 579	2 219	9 327	945	496	691	1 882	1 032	38	1 011	1 120
Black	1 853	165	127	494	61	103	99	411	234	12	77	70
Asian and Pacific Islander	372	48	23	188	9	15	—	24	19	3	18	25
American Indian, Eskimo, and Aleut	88	14	3	27	3	3	14	13	9	—	3	—
Not reported	463	71	42	182	6	12	26	47	32	—	30	14

Sex of Owner

Male	4 981	654	416	2 073	189	163	202	522	243	15	263	243
Female	2 884	406	356	993	155	69	113	293	171	8	155	166
Male and female co-owners	17 035	2 789	1 623	7 060	674	391	503	1 540	893	29	716	817
Not reported	216	28	20	93	6	6	12	22	19	—	7	3

Spanish Origin

Spanish	1 011	72	45	399	15	45	80	141	98	12	56	49
Not Spanish	22 886	3 627	2 252	9 331	948	567	693	2 101	1 181	38	1 018	1 130
Not reported	1 218	179	117	488	61	15	57	135	47	3	67	51

Veteran Status

Veteran	11 471	1 668	1 183	4 628	571	304	404	1 104	564	17	367	661
Vietnam conflict	3 945	455	303	1 461	111	158	176	676	265	—	123	216
Korean conflict	2 171	314	344	913	101	33	44	120	75	11	69	146
Korean conflict and World War II	339	67	57	93	40	20	13	13	24	—	3	9
World War II	2 944	510	294	1 252	233	48	93	103	104	3	112	192
World War I	15	—	—	6	4	—	—	3	—	—	—	3
Other	1 904	304	172	839	73	43	70	170	86	—	59	87
Not reported	154	20	12	63	9	3	9	19	10	3	—	7
Nonveteran	13 057	2 125	1 175	5 352	433	317	397	1 218	732	35	725	548
Not reported	588	85	56	239	20	7	29	55	30	—	48	20

Table 5a. Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	621	101	65	209	17	11	17	55	54	-	71	22
\$5,000 to \$7,499	576	96	47	167	20	15	28	66	37	-	57	43
\$7,500 to \$9,999	663	120	45	200	20	36	43	94	32	-	39	31
\$10,000 to \$12,499	1 237	158	92	395	42	62	66	182	68	6	91	75
\$12,500 to \$14,999	2 925	150	84	252	40	26	47	155	52	12	49	59
\$15,000 to \$19,999	2 802	415	261	973	102	95	113	364	124	11	163	182
\$20,000 to \$24,999	3 593	535	279	1 425	140	86	127	368	254	8	147	223
\$25,000 to \$29,999	3 321	494	355	1 344	120	73	102	336	180	3	142	172
\$30,000 to \$34,999	2 929	512	298	1 243	103	65	86	263	157	6	81	114
\$35,000 to \$49,999	4 187	603	387	1 989	204	99	118	266	224	3	121	172
\$50,000 or more	2 392	408	260	1 221	148	33	31	103	53	-	67	69
Not reported	1 871	286	241	800	66	26	51	126	91	3	113	69
Median	\$26800	\$27200	\$28000	\$29000	\$29100	\$23300	\$23000	\$22900	\$24900	...	\$21500	\$23800
Mean	\$29600	\$29900	\$30900	\$32000	\$33500	\$29900	\$24200	\$24300	\$26300	...	\$24200	\$25900

Table 6. FHA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
1-housing-unit mortgaged properties.....	3 891	317	525	652	360	167	304	686	702	-	-	177
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	3 514	285	484	576	339	146	281	603	632	-	-	168
2 mortgages	363	26	41	72	21	18	20	84	71	-	-	9
3 or more mortgages	15	6	-	3	-	3	3	-	-	-	-	-
Form of Debt of First Mortgage												
Mortgage or deed of trust	3 891	317	525	652	360	167	304	686	702	-	-	177
Contract to purchase	-	-	-	-	-	-	-	-	-	-	-	-
Origin of First Mortgage												
Mortgage made at time property acquired.....	2 988	228	364	474	246	148	245	589	555	-	-	138
Mortgage assumed at time property acquired.....	781	69	146	146	108	19	41	79	136	-	-	36
Mortgage placed later than acquisition of property	122	20	15	32	6	-	17	18	12	-	-	3
Refinanced mortgage:												
Same lender	27	3	-	9	3	-	9	-	3	-	-	-
Different lender	47	6	12	6	3	-	3	15	-	-	-	3
Mortgage placed on property owned free and clear of debt.....	48	11	3	17	-	-	5	3	9	-	-	-
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	122	20	15	32	6	-	17	18	12	-	-	3
Renew or extend loan that had fallen due, without increasing the outstanding balance	5	3	3	-	-	-	-	-	-	-	-	-
Secure better terms	38	-	3	14	3	-	3	12	3	-	-	-
Provide funds for additions, improvements, or repairs to this property.....	39	14	-	12	3	-	5	3	-	-	-	-
Provide funds for investment in other real estate	-	-	-	-	-	-	-	-	-	-	-	-
Provide funds for other types of investments	-	-	-	-	-	-	-	-	-	-	-	-
Provide funds for educational or medical expenses	3	-	-	-	-	-	3	-	-	-	-	-
Other reasons	12	3	6	-	-	-	-	-	-	-	-	3
Not reported	24	-	3	6	-	-	6	3	6	-	-	-
Other properties	3 770	297	511	620	355	167	287	668	691	-	-	174
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	878	55	38	88	15	68	108	284	190	-	-	32
1977 and 1978	515	32	50	44	14	27	42	174	105	-	-	28
1975 and 1976	301	19	28	45	3	27	26	120	26	-	-	6
1970 to 1974	829	48	97	230	52	14	64	78	213	-	-	32
1965 to 1969	668	75	137	114	99	17	29	30	120	-	-	47
1960 to 1964	500	62	133	105	119	8	23	-	32	-	-	18
1959 or earlier	201	26	41	26	58	6	12	-	17	-	-	15
First Mortgage Loan												
Less than \$5,000	14	8	3	3	-	-	-	-	-	-	-	-
\$5,000 to \$9,999	348	32	65	91	28	11	34	12	55	-	-	20
\$10,000 to \$14,999	972	106	181	207	153	17	55	55	159	-	-	38
\$15,000 to \$19,999	788	73	141	129	128	32	29	81	137	-	-	38
\$20,000 to \$24,999	420	29	53	77	33	18	38	69	80	-	-	22
\$25,000 to \$29,999	360	32	33	53	-	12	24	116	66	-	-	24
\$30,000 to \$34,999	249	9	12	24	9	23	38	85	35	-	-	15
\$35,000 to \$39,999	206	6	17	26	3	15	20	80	36	-	-	3
\$40,000 to \$49,999	247	9	14	29	-	24	22	79	56	-	-	15
\$50,000 to \$59,999	214	14	6	6	6	13	41	69	56	-	-	3
\$60,000 to \$79,999	74	-	-	6	-	3	3	41	21	-	-	-
\$80,000 to \$99,999	-	-	-	-	-	-	-	-	-	-	-	-
\$100,000 to \$149,999	-	-	-	-	-	-	-	-	-	-	-	-
\$150,000 or more	-	-	-	-	-	-	-	-	-	-	-	-
Median	\$18900	\$15800	\$15500	\$16000	\$15000	...	\$24500	\$30600	\$20000	...	...	\$19000
Mean	\$23400	\$18900	\$17500	\$19100	\$15900	...	\$27500	\$32800	\$25500	...	...	\$21700
First Mortgage Outstanding Debt												
Less than \$5,000	395	64	81	81	78	8	25	-	40	-	-	17
\$5,000 to \$9,999	897	95	188	184	157	17	49	41	115	-	-	50
\$10,000 to \$14,999	609	55	121	112	87	20	20	49	120	-	-	24
\$15,000 to \$19,999	463	34	35	107	17	15	35	73	121	-	-	26
\$20,000 to \$24,999	307	17	35	54	3	18	35	75	62	-	-	9
\$25,000 to \$29,999	299	18	21	34	-	14	19	125	47	-	-	21
\$30,000 to \$34,999	220	6	11	21	9	21	38	70	35	-	-	9
\$35,000 to \$39,999	165	6	12	21	3	18	20	59	23	-	-	3
\$40,000 to \$49,999	250	9	17	25	-	24	22	92	47	-	-	15
\$50,000 to \$59,999	226	14	3	9	6	10	41	72	68	-	-	3
\$60,000 to \$79,999	60	-	-	3	-	3	-	31	22	-	-	-
\$80,000 to \$99,999	-	-	-	-	-	-	-	-	-	-	-	-
\$100,000 to \$149,999	-	-	-	-	-	-	-	-	-	-	-	-
\$150,000 or more	-	-	-	-	-	-	-	-	-	-	-	-
Median	\$15500	\$10000	\$9800	\$12700	\$8300	...	\$23200	\$29200	\$18100	...	...	\$14400
Mean	\$20400	\$14400	\$12900	\$15800	\$9800	...	\$25700	\$32000	\$23700	...	...	\$17700
Current Interest Rate on First Mortgage												
Less than 5.0 percent	54	11	9	3	11	-	17	-	-	-	-	3
5.0 percent	23	-	8	-	6	3	3	-	3	-	-	-
5.1 to 5.9 percent	1 128	127	288	203	271	19	41	11	96	-	-	71
6.0 percent	170	23	32	31	17	9	12	16	20	-	-	12

Table 6. **FHA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	88	15	9	11	9	—	3	3	26	—	—	12
7.0 percent	444	28	55	139	12	8	20	41	123	—	—	17
7.1 to 7.4 percent	11	—	6	—	3	—	—	—	—	—	—	3
7.5 to 7.9 percent	214	12	20	48	8	—	11	77	79	—	—	18
8.0 percent	179	11	21	27	—	13	10	17	13	—	—	9
8.1 to 8.4 percent	14	—	—	5	3	—	—	—	—	—	—	3
8.5 to 8.9 percent	599	41	32	101	6	33	67	176	132	—	—	12
9.0 percent	76	—	5	11	—	12	9	24	9	—	—	6
9.1 to 9.9 percent	278	19	20	15	6	15	26	83	86	—	—	9
10.0 percent	178	14	9	16	3	17	33	57	29	—	—	—
10.1 to 11.9 percent	248	14	6	15	3	25	35	98	53	—	—	—
12.0 percent	55	—	3	6	—	6	6	25	10	—	—	—
12.1 to 13.9 percent	92	3	—	21	—	3	6	36	21	—	—	3
14.0 percent or more	39	—	3	—	3	6	3	22	3	—	—	—
Median	7.6	6.0	5.9	7.0	5.6	...	8.7	9.0	8.0	...	...	6.2

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	—	—	—	—	—	—	—	—	—	—	—	—
Rate higher now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, interest rate cannot be changed	3 891	317	525	652	360	167	304	686	702	—	—	177
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	—	—	—	—	—	—	—	—	—	—	—	—
Rate renegotiated periodically	—	—	—	—	—	—	—	—	—	—	—	—
Rate changes tied to market index	—	—	—	—	—	—	—	—	—	—	—	—
When mortgage is assumed	—	—	—	—	—	—	—	—	—	—	—	—
When payments become delinquent	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	3 891	317	525	652	360	167	304	686	702	—	—	177

Term of First Mortgage

Less than 8 years	20	6	—	12	—	3	—	—	—	—	—	—
8 to 12 years	20	11	—	3	—	—	2	—	3	—	—	—
13 to 17 years	22	8	3	—	—	—	3	—	6	—	—	—
18 to 22 years	112	22	14	30	6	3	8	9	14	—	—	6
23 to 27 years	418	41	98	94	71	17	12	25	37	—	—	23
28 to 32 years	3 226	223	383	508	266	145	264	653	640	—	—	146
33 to 37 years	62	6	27	3	18	—	3	—	3	—	—	3
38 or more years	12	—	—	—	—	—	12	—	—	—	—	—
No stated term	—	—	—	—	—	—	—	—	—	—	—	—
Median	30.1	29.6	29.9	29.8	29.9	...	30.4	30.4	30.3	...	...	30.1

Unexpired Term of First Mortgage

Less than 4 years	127	40	17	15	35	3	3	—	6	—	—	9
4 to 7 years	168	21	40	42	29	3	6	—	22	—	—	6
8 to 12 years	360	46	95	76	75	3	20	3	29	—	—	12
13 to 17 years	465	51	88	76	69	23	17	36	72	—	—	32
18 to 22 years	647	23	75	207	20	8	55	55	178	—	—	26
23 to 27 years	687	40	46	48	11	54	78	266	113	—	—	30
28 to 32 years	657	28	18	42	12	54	83	248	145	—	—	26
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	781	69	146	146	108	19	41	79	136	—	—	36
Median	21.4	14.7	15.1	19.1	12.1	...	24.9	26.9	22.3	...	...	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	330	14	14	35	3	9	32	94	118	—	—	12
Payments increase yearly for first five years of mortgage	213	6	3	9	3	6	26	55	100	—	—	6
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	97	8	11	26	—	—	6	31	9	—	—	6
Not reported	20	—	—	—	—	3	—	9	9	—	—	—
No, monthly payments cannot change	3 512	295	511	605	349	153	272	583	579	—	—	166
Not reported	49	8	—	11	9	6	—	9	6	—	—	—

Location of First Mortgage Holder

Property in Northeast Region	502	34	199	94	14	5	43	42	30	—	—	40
Lender in Northeast	367	31	194	86	14	3	—	—	—	—	—	40
Lender in North Central	11	—	3	—	—	2	—	—	—	—	—	—
Lender in South	119	—	—	3	—	—	43	42	30	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	6	3	3	—	—	—	—	—	—	—	—	—
Property in North Central Region	802	109	25	172	99	39	43	128	152	—	—	35
Lender in Northeast	101	25	17	23	34	3	—	—	—	—	—	—
Lender in North Central	361	84	8	147	60	33	—	—	—	—	—	30
Lender in South	334	—	—	—	3	3	43	128	152	—	—	6
Lender in West	3	—	—	—	3	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	—	3	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 6. **FHA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE CHARACTERISTICS—Con.												
Location of First Mortgage Holder—Con.												
Property in South Region	1 482	80	163	243	171	92	91	292	293	—	—	38
Lender in Northeast	326	26	154	72	62	—	—	—	—	—	—	12
Lender in North Central	74	6	3	18	31	16	—	—	—	—	—	7
Lender in South	1 068	48	26	154	72	69	91	292	293	—	—	23
Lender in West	12	—	—	—	6	3	—	—	—	—	—	3
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	—	—	—	3	—	—	—	—	—	—
Property in West Region	1 106	95	117	142	76	32	127	224	228	—	—	64
Lender in Northeast	199	22	80	47	43	—	—	—	—	—	—	7
Lender in North Central	37	3	—	9	6	16	—	—	—	—	—	3
Lender in South	607	3	9	9	3	—	127	224	228	—	—	3
Lender in West	264	67	28	76	25	16	—	—	—	—	—	51
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	1 199	170	216	373	79	128	43	143	29	—	—	17
Agent	2 693	147	309	279	281	39	260	543	674	—	—	160
Holder's Acquisition of First Mortgage												
Originated by holder	1 319	174	166	338	92	101	127	184	92	—	—	46
Purchased from present servicer	1 541	57	164	178	145	18	81	348	451	—	—	99
Purchased from someone else	861	57	177	107	96	39	74	146	143	—	—	21
Not reported	171	28	19	29	26	8	22	8	17	—	—	12
Mortgage Assumption												
Lender's permission needed for assumption	314	43	31	82	15	14	44	52	26	—	—	9
Lender's permission not needed for assumption	3 080	196	441	507	296	133	190	581	589	—	—	145
Not reported	498	78	53	63	50	20	70	53	87	—	—	23
Prepayment Penalties												
Yes	267	14	27	41	23	25	12	57	57	—	—	12
No	3 490	277	487	581	326	134	281	618	620	—	—	165
Not reported	135	25	11	30	11	8	11	12	25	—	—	—
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 767	297	508	620	355	167	287	668	691	—	—	174
Less than 40 percent	71	19	9	23	6	—	—	—	12	—	—	3
40 to 49 percent	50	—	15	3	11	3	3	3	10	—	—	3
50 to 59 percent	72	9	3	12	6	9	15	12	6	—	—	—
60 to 69 percent	174	8	32	37	29	15	3	18	29	—	—	3
70 to 79 percent	326	35	43	71	23	9	25	45	66	—	—	9
80 to 89 percent	794	62	141	106	103	27	60	135	115	—	—	45
90 to 94 percent	707	40	78	122	71	26	53	130	140	—	—	47
95 to 99 percent	957	57	101	143	63	62	79	243	165	—	—	44
100 percent or more	495	54	65	78	29	14	40	72	125	—	—	17
Not reported	122	15	20	26	14	3	9	9	24	—	—	3
Median	92	91	90	92	89	...	93	94	93	...	...	...
Other properties	125	20	17	32	6	—	17	18	12	—	—	3
Total Outstanding Debt as Percent of Value												
Less than 20 percent	946	127	237	177	177	12	38	15	100	—	—	63
20 to 29 percent	534	58	82	120	86	15	32	36	85	—	—	20
30 to 39 percent	431	38	53	103	23	18	26	41	115	—	—	15
40 to 49 percent	360	9	46	93	15	15	41	75	56	—	—	11
50 to 59 percent	346	12	32	37	15	21	38	104	80	—	—	7
60 to 69 percent	318	20	15	42	6	17	42	95	58	—	—	24
70 to 79 percent	397	32	26	20	6	37	45	133	87	—	—	12
80 to 89 percent	282	14	9	14	9	13	21	119	67	—	—	17
90 to 99 percent	91	—	—	11	—	15	—	41	20	—	—	3
100 percent or more	22	—	5	—	3	3	3	8	—	—	—	—
Not reported	164	9	21	35	21	3	18	19	34	—	—	6
Median	39	25	22	31	20	...	52	67	46	...	...	...
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	3 891	317	525	652	360	167	304	686	702	—	—	177
Interest and principal	3 891	317	525	652	360	167	304	686	702	—	—	177
Fully amortized	3 854	300	520	649	360	167	304	683	697	—	—	174
Partially amortized	38	17	6	3	—	—	—	4	6	—	—	3
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	—	—	—	—	—	—	—	—	—	—	—	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	3 891	317	525	652	360	167	304	686	702	—	—	177
Real estate taxes and property insurance	3 558	275	469	574	334	161	279	646	660	—	—	160
With no other items	509	52	71	101	54	20	46	57	83	—	—	24
With other items	3 049	223	398	473	280	141	233	589	577	—	—	137
Real estate taxes only	92	3	26	14	6	6	10	7	15	—	—	6
Property insurance only	9	—	—	3	3	—	—	3	—	—	—	—
Other combinations or no other items	233	39	31	61	17	—	15	31	28	—	—	11
No regular payments of interest and principal	—	—	—	—	—	—	—	—	—	—	—	—

Table 6. **FHA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

Holder of first mortgage											
Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal											
3 891	317	525	652	360	167	304	686	702	—	—	177
Less than \$60	310	32	69	83	28	5	31	6	32	—	23
\$60 to \$79	563	66	120	84	110	14	35	27	87	—	20
\$80 to \$99	565	47	116	129	115	9	20	14	87	—	26
\$100 to \$149	785	86	112	154	84	32	27	90	162	—	39
\$150 to \$199	396	29	38	76	6	18	37	93	77	—	23
\$200 to \$249	345	20	21	46	—	15	43	127	56	—	18
\$250 to \$299	254	9	17	27	9	18	34	85	47	—	9
\$300 to \$399	309	14	23	25	6	32	34	101	62	—	12
\$400 to \$499	227	11	9	16	—	13	28	67	78	—	6
\$500 to \$599	105	3	—	6	—	7	16	59	15	—	—
\$600 to \$699	26	—	—	6	3	—	11	—	—	—	—
\$700 to \$799	7	—	—	—	—	—	7	—	—	—	—
\$800 or more	—	—	—	—	—	—	—	—	—	—	—
Median	\$132	\$108	\$93	\$110	\$87	\$203	\$245	\$145	...	...	\$124
Mean	\$180	\$139	\$119	\$143	\$100	\$221	\$279	\$197	...	...	\$152
No regular payments required											
—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal											
3 891	317	525	652	360	167	304	686	702	—	—	177
Current or ahead of schedule	3 525	281	497	588	340	144	278	617	615	—	165
Delinquent (30 days or more)	258	8	17	37	9	21	23	66	64	—	12
1 to 3 payments	218	8	15	32	9	17	12	55	62	—	9
4 or more payments	40	—	3	5	—	3	11	11	3	—	3
Foreclosure in process	20	—	3	—	—	3	—	9	3	—	—
Foreclosure not in process	17	—	—	3	—	—	9	3	—	—	3
Not reported	3	—	—	—	—	—	—	—	—	—	—
Not reported	109	28	11	26	11	3	3	23	—	—	—
No regular payments required											
—	—	—	—	—	—	—	—	—	—	—	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal											
3 891	317	525	652	360	167	304	686	702	—	—	177
Less than 5 percent	1 035	128	230	204	191	22	61	35	117	—	46
5 to 9 percent	1 031	92	129	197	93	32	68	156	184	—	80
10 to 14 percent	609	35	56	85	27	44	39	208	100	—	15
15 to 19 percent	430	22	24	44	17	30	46	110	116	—	20
20 to 24 percent	209	6	3	21	3	12	43	68	48	—	6
25 to 29 percent	116	3	9	9	—	15	6	30	45	—	—
30 to 34 percent	43	9	—	6	3	—	3	14	—	—	3
35 to 39 percent	30	—	9	6	—	—	3	6	—	—	—
40 to 49 percent	60	—	3	9	—	17	19	10	—	—	3
50 percent or more	44	3	3	3	3	6	3	17	—	—	—
Not reported or not computed	285	21	60	69	24	15	46	45	—	—	3
Median	9	6	5	7	5	12	13	11	...	...	8
No regular payments required											
—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980											
3 484	290	511	617	357	127	264	534	627	—	—	156
Less than \$10	1 674	150	221	262	164	72	115	296	333	—	60
\$10 to \$14	689	46	83	131	93	27	46	117	109	—	36
\$15 to \$19	314	34	62	59	28	5	24	38	48	—	15
\$20 to \$24	226	12	41	38	26	12	28	26	33	—	11
\$25 to \$29	130	9	32	23	11	3	6	12	21	—	15
\$30 to \$39	163	25	26	42	8	6	14	11	26	—	6
\$40 to \$49	51	3	14	8	3	—	8	3	8	—	3
\$50 to \$59	25	3	6	6	—	—	3	3	—	—	6
\$60 or more	25	—	3	11	—	—	6	6	—	—	—
Not reported or not computed	187	9	24	38	24	3	18	28	40	—	6
Median	10—	10—	\$11	\$11	\$10	...	\$11	10—	10—	...	...
Acquired 1980 and 1981 (part)											
408	27	14	35	3	41	40	152	75	—	—	21

Selected Annual Owner Costs as Percent of Income

Acquired before 1980											
3 484	290	511	617	357	127	264	534	627	—	—	156
Less than 5 percent	34	6	12	8	—	3	—	3	—	—	3
5 to 9 percent	374	44	60	78	69	9	29	18	46	—	21
10 to 14 percent	736	92	124	144	114	11	38	78	104	—	32
15 to 19 percent	574	34	98	93	58	20	47	106	90	—	27
20 to 24 percent	497	49	53	64	42	29	27	118	95	—	21
25 to 29 percent	298	9	26	59	9	13	26	62	70	—	26
30 to 34 percent	181	12	14	24	9	12	18	42	38	—	12
35 to 39 percent	108	3	12	11	8	6	9	33	20	—	6
40 to 49 percent	133	8	12	10	3	15	21	27	32	—	6
50 percent or more	231	14	32	42	17	6	27	20	72	—	—
Not reported or not computed	319	21	68	83	30	3	23	30	57	—	3
Median	19	15	16	17	14	...	21	22	22	...	...
Acquired 1980 and 1981 (part)											
408	27	14	35	3	41	40	152	75	—	—	21

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's											
3 484	268	494	571	315	148	287	607	639	—	—	153
1,000,000 or more	256	14	47	55	8	19	28	64	—	—	11
250,000 to 999,999	664	63	87	120	68	73	108	103	—	—	14
50,000 to 249,999	934	79	122	146	85	51	171	164	—	—	57
10,000 to 49,999	1 015	71	155	155	83	36	102	185	183	—	44
Less than 10,000 and rural	616	41	82	96	70	27	33	116	125	—	27

Table 6. **FHA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
PROPERTY CHARACTERISTICS—Con.												
Location by Size of Place—Con.												
Outside SMSA's	407	49	31	81	45	19	16	79	63	—	—	24
10,000 or more	212	30	11	39	26	3	8	54	27	—	—	14
2,500 to 9,999	74	8	8	19	13	3	2	3	17	—	—	—
Less than 2,500 and rural	121	11	12	23	6	14	6	22	19	—	—	9
Year Structure Built												
1979 to March 1980	239	17	6	12	6	10	26	100	57	—	—	6
1977 and 1978	123	—	6	12	3	6	9	48	32	—	—	6
1975 and 1976	92	2	3	—	—	3	10	62	6	—	—	6
1970 to 1974	443	17	34	72	9	20	42	118	114	—	—	17
1960 to 1969	997	76	164	149	151	49	68	116	181	—	—	42
1950 to 1959	991	86	174	216	115	47	46	125	124	—	—	59
1940 to 1949	376	36	39	57	25	12	52	55	84	—	—	15
1939 or earlier	490	62	87	98	36	21	39	55	70	—	—	23
Not reported	140	20	12	35	14	—	12	9	35	—	—	3
Value												
Less than \$5,000	3	—	—	3	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	6	—	3	—	—	—	3	—	—	—	—	—
\$10,000 to \$14,999	31	6	6	8	—	—	3	6	3	—	—	—
\$15,000 to \$19,999	110	11	9	25	3	5	9	11	28	—	—	9
\$20,000 to \$24,999	151	13	14	30	26	3	11	14	31	—	—	9
\$25,000 to \$29,999	224	26	27	49	23	12	19	34	28	—	—	6
\$30,000 to \$34,999	302	28	41	52	28	14	15	52	63	—	—	9
\$35,000 to \$39,999	315	31	26	63	26	9	17	56	67	—	—	20
\$40,000 to \$49,999	714	60	112	104	65	48	52	129	120	—	—	24
\$50,000 to \$59,999	604	35	104	107	70	30	44	113	70	—	—	29
\$60,000 to \$79,999	807	47	100	93	62	25	77	178	179	—	—	47
\$80,000 to \$99,999	284	24	39	56	21	9	21	58	46	—	—	10
\$100,000 to \$149,999	147	21	19	24	12	6	15	12	31	—	—	6
\$150,000 or more	31	6	6	3	3	3	—	3	3	—	—	3
Not reported	164	9	21	35	21	3	18	19	34	—	—	6
Median	\$50100	\$46400	\$51500	\$47500	\$49700	...	\$53300	\$52800	\$49500	...	...	...
Mean	\$52300	\$52900	\$52800	\$49600	\$50600	...	\$53900	\$53400	\$52700	...	...	...
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)	1 304	73	83	112	26	92	142	431	289	—	—	57
Less than 1.0	149	9	21	20	—	3	8	58	25	—	—	6
1.0 to 1.4	285	20	30	26	9	20	27	107	35	—	—	12
1.5 to 1.9	281	18	6	12	6	30	30	101	67	—	—	12
2.0 to 2.4	215	6	3	18	6	12	28	62	72	—	—	9
2.5 to 2.9	118	8	9	12	—	11	15	30	24	—	—	9
3.0 to 3.4	61	6	—	3	3	6	6	12	22	—	—	3
3.5 to 3.9	36	—	—	6	—	—	9	12	6	—	—	3
4.0 or more	75	3	3	3	—	7	20	13	24	—	—	3
Not reported or not computed	84	3	12	12	3	3	—	36	15	—	—	—
Median	1.8	...	...	...	...	...	...	1.7	2.1	...	...	...
Other properties	2 587	244	443	540	334	76	162	255	413	—	—	120
OWNER CHARACTERISTICS												
Age of Owner												
Less than 25 years	148	—	6	11	6	20	14	53	35	—	—	3
25 to 34 years	997	69	73	103	18	60	115	306	209	—	—	45
35 to 44 years	1 008	66	136	173	79	48	72	171	212	—	—	52
45 to 54 years	889	104	135	222	121	20	35	90	126	—	—	35
55 to 64 years	542	58	115	94	82	14	36	36	83	—	—	24
65 years or over	247	18	47	40	49	5	29	15	26	—	—	18
Not reported	62	3	14	8	6	—	3	16	11	—	—	—
Median	43	47	48	47	51	...	38	34	40	...	...	43
Race of Owner												
White	3 040	263	420	516	326	115	243	495	496	—	—	166
Black	673	45	69	110	25	41	49	154	172	—	—	9
Asian and Pacific Islander	60	3	12	11	3	9	—	9	12	—	—	—
American Indian, Eskimo, and Aleut	17	3	3	—	3	—	6	—	3	—	—	—
Not reported	101	3	22	14	3	3	6	28	20	—	—	3
Sex of Owner												
Male	807	46	107	153	79	46	69	153	133	—	—	21
Female	698	71	109	108	64	21	67	92	119	—	—	48
Male and female co-owners	2 344	197	303	384	215	100	164	432	439	—	—	109
Not reported	43	3	6	6	3	—	4	9	12	—	—	—
Spanish Origin												
Spanish	256	9	12	41	6	11	53	39	74	—	—	11
Not Spanish	3 417	280	472	579	329	156	231	607	604	—	—	160
Not reported	218	29	41	32	26	—	20	41	24	—	—	6
Veteran Status												
Veteran	1 332	113	218	247	178	38	74	182	218	—	—	65
Vietnam conflict	363	22	46	58	20	12	18	80	86	—	—	22
Korean conflict	319	30	78	67	44	6	12	28	46	—	—	9
Korean conflict and World War II	62	12	5	11	7	—	3	3	15	—	—	6
World War II	332	32	59	60	69	11	21	33	34	—	—	14
World War I	—	—	—	—	—	—	—	—	—	—	—	—
Other	234	15	26	48	39	9	18	28	37	—	—	14
Not reported	22	3	3	3	—	—	3	10	—	—	—	—
Nonveteran	2 467	198	286	388	174	129	222	489	470	—	—	112
Not reported	92	6	22	17	8	—	8	16	14	—	—	—

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

OWNER CHARACTERISTICS—Con.

1-UNIT HOMEOWNER PROPERTIES 41

Table 7. **VA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
1-housing-unit mortgaged properties.....	3 432	253	524	678	203	230	257	875	274	-	-	137
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	3 068	235	481	600	185	189	226	791	238	-	-	124
2 mortgages	352	18	40	76	18	41	30	81	33	-	-	13
3 or more mortgages	13	-	3	3	-	-	-	3	3	-	-	-
Form of Debt of First Mortgage												
Mortgage or deed of trust	3 401	249	521	673	200	227	250	870	274	-	-	137
Contract to purchase	31	4	3	6	3	4	7	6	-	-	-	-
Origin of First Mortgage												
Mortgage made at time property acquired	2 572	180	365	513	133	177	203	676	197	-	-	128
Mortgage assumed at time property acquired	782	67	156	151	68	44	42	182	63	-	-	9
Mortgage placed later than acquisition of property	78	6	3	14	3	9	12	17	15	-	-	-
Refinanced mortgage:												
Same lender	22	-	-	5	3	3	3	6	3	-	-	-
Different lender	37	3	3	2	-	6	3	12	9	-	-	-
Mortgage placed on property owned free and clear of debt	18	3	-	6	-	-	6	-	3	-	-	-
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	78	6	3	14	3	9	12	17	15	-	-	-
Renew or extend loan that had fallen due, without increasing the outstanding balance	8	-	-	3	3	-	-	-	3	-	-	-
Secure better terms	8	-	-	2	-	-	3	-	3	-	-	-
Provide funds for additions, improvements, or repairs to this property	18	-	-	6	-	3	-	3	6	-	-	-
Provide funds for investment in other real estate	9	-	-	-	-	3	-	6	-	-	-	-
Provide funds for other types of investments	6	-	-	-	-	-	-	3	3	-	-	-
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-	-	-	-
Other reasons	11	6	-	-	-	-	-	6	-	-	-	-
Not reported	18	-	3	3	-	3	9	-	-	-	-	-
Other properties	3 354	247	521	665	200	221	245	858	259	-	-	137
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	805	46	26	94	9	85	110	342	50	-	-	44
1977 and 1978	660	33	53	68	34	48	50	270	82	-	-	22
1975 and 1976	432	21	45	86	12	48	19	161	32	-	-	9
1970 to 1974	574	41	125	178	17	29	43	70	56	-	-	15
1965 to 1969	354	40	89	91	31	12	15	23	35	-	-	18
1960 to 1964	344	50	102	85	47	6	10	3	10	-	-	30
1959 or earlier	263	20	85	76	53	3	10	6	10	-	-	-
First Mortgage Loan												
Less than \$5,000	12	2	-	6	-	-	-	3	-	-	-	-
\$5,000 to \$9,999	160	16	34	46	20	6	3	21	11	-	-	3
\$10,000 to \$14,999	627	85	171	129	94	18	31	28	51	-	-	20
\$15,000 to \$19,999	539	34	122	162	38	21	23	63	47	-	-	27
\$20,000 to \$24,999	359	18	58	89	19	25	21	80	27	-	-	22
\$25,000 to \$29,999	401	36	54	113	12	32	14	87	36	-	-	17
\$30,000 to \$34,999	239	15	32	17	9	29	26	77	14	-	-	21
\$35,000 to \$39,999	272	11	22	39	-	9	45	105	27	-	-	15
\$40,000 to \$49,999	350	16	19	34	6	37	22	174	37	-	-	6
\$50,000 to \$59,999	230	-	6	17	4	23	31	131	12	-	-	6
\$60,000 to \$79,999	176	13	3	20	3	24	35	74	4	-	-	-
\$80,000 to \$99,999	43	6	3	3	-	3	4	15	9	-	-	-
\$100,000 to \$149,999	24	-	-	3	-	3	-	18	-	-	-	-
\$150,000 or more	-	-	-	-	-	-	-	-	-	-	-	-
Median	\$25200	\$18400	\$17300	\$19900	\$14400	\$32200	\$36000	\$38800	\$25100	...	...	...
Mean	\$29700	\$24300	\$20500	\$23800	\$18200	\$37100	\$38200	\$40500	\$28700	...	...	...
First Mortgage Outstanding Debt												
Less than \$5,000	398	39	113	100	82	6	20	12	21	-	-	6
\$5,000 to \$9,999	426	67	113	105	44	12	9	23	30	-	-	23
\$10,000 to \$14,999	386	29	99	106	29	21	17	37	30	-	-	18
\$15,000 to \$19,999	337	20	52	103	14	18	20	56	41	-	-	12
\$20,000 to \$24,999	330	15	55	83	7	20	12	93	23	-	-	21
\$25,000 to \$29,999	305	21	26	63	9	35	21	87	35	-	-	9
\$30,000 to \$34,999	234	21	20	24	6	23	37	71	12	-	-	21
\$35,000 to \$39,999	290	5	23	37	-	21	34	126	29	-	-	15
\$40,000 to \$49,999	297	16	15	15	6	22	22	155	37	-	-	9
\$50,000 to \$59,999	198	3	3	20	4	23	25	114	3	-	-	3
\$60,000 to \$79,999	179	10	6	20	3	24	35	77	4	-	-	-
\$80,000 to \$99,999	34	6	-	-	-	3	4	12	9	-	-	-
\$100,000 to \$149,999	18	-	-	3	-	3	-	12	-	-	-	-
\$150,000 or more	-	-	-	-	-	-	-	-	-	-	-	-
Median	\$22600	\$13500	\$11800	\$16400	\$7200	\$30800	\$33900	\$37300	\$23300	...	...	...
Mean	\$26500	\$20300	\$15200	\$19600	\$11900	\$35300	\$36100	\$39100	\$26400	...	...	...
Current Interest Rate on First Mortgage												
Less than 5.0 percent	330	23	108	85	77	3	13	9	13	-	-	-
5.0 percent	-	-	-	-	-	-	-	-	-	-	-	-
5.1 to 5.9 percent	504	73	157	115	67	12	16	3	16	-	-	45
6.0 percent	133	18	24	41	11	3	9	11	14	-	-	3

Table 7. VA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	80	8	23	16	—	6	7	3	14	—	—	4
7.0 percent	382	30	81	161	7	18	16	31	32	—	—	6
7.1 to 7.4 percent	15	—	4	3	—	—	—	—	—	—	—	8
7.5 to 7.9 percent	147	9	8	26	3	8	11	50	19	—	—	12
8.0 percent	227	11	15	33	5	21	14	102	23	—	—	3
8.1 to 8.4 percent	24	—	8	3	—	—	4	3	6	—	—	—
8.5 to 8.9 percent	689	29	56	112	18	68	61	250	82	—	—	12
9.0 percent	136	8	18	17	9	21	10	38	8	—	—	6
9.1 to 9.9 percent	277	19	11	23	4	10	26	147	18	—	—	21
10.0 percent	165	12	8	9	—	26	33	64	8	—	—	3
10.1 to 11.9 percent	179	6	3	12	3	21	25	91	10	—	—	9
12.0 percent	52	3	—	6	—	—	9	21	10	—	—	3
12.1 to 13.9 percent	64	—	—	17	—	6	3	35	—	—	—	3
14.0 percent or more	28	3	—	—	—	8	—	17	—	—	—	—
Median	8.0	7.0	6.0	7.0	5.4	8.8	8.8	9.0	8.5	...	...	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	6	—	—	—	—	—	—	6	—	—	—	—
Rate higher now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	6	—	—	—	—	—	—	6	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, interest rate cannot be changed	3 426	253	524	678	203	230	257	870	274	—	—	137
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	6	—	—	—	—	—	—	6	—	—	—	—
Rate renegotiated periodically	—	—	—	—	—	—	—	—	—	—	—	—
Rate changes tied to market index	—	—	—	—	—	—	—	—	—	—	—	—
When mortgage is assumed	6	—	—	—	—	—	—	6	—	—	—	—
When payments become delinquent	3	—	—	—	—	—	—	3	—	—	—	—
Other reason	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	3 426	253	524	678	203	230	257	870	274	—	—	137

Term of First Mortgage

Less than 8 years	6	3	3	—	—	—	—	—	—	—	—	—
8 to 12 years	3	—	—	—	—	3	—	—	—	—	—	—
13 to 17 years	8	3	—	3	—	—	—	—	3	—	—	—
18 to 22 years	61	16	19	20	—	6	—	—	—	—	—	—
23 to 27 years	254	27	66	63	23	6	6	31	16	—	—	18
28 to 32 years	3 098	204	436	593	180	216	250	845	256	—	—	119
33 to 37 years	—	—	—	—	—	—	—	—	—	—	—	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	—	—	—	—	—	—	—	—	—	—	—	—
Median	30.2	29.9	30.0	30.1	30.2	30.3	30.4	30.4	30.3	...	...	...

Unexpired Term of First Mortgage

Less than 4 years	93	20	23	20	21	3	—	3	4	—	—	—
4 to 7 years	194	20	58	60	32	3	10	3	8	—	—	—
8 to 12 years	253	29	60	70	30	6	7	9	13	—	—	30
13 to 17 years	293	35	90	79	20	6	—	22	20	—	—	15
18 to 22 years	369	27	62	132	6	29	32	29	40	—	—	12
23 to 27 years	920	43	65	111	24	87	76	383	95	—	—	36
28 to 32 years	524	12	11	52	3	52	84	244	31	—	—	34
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	785	67	156	154	68	44	42	182	63	—	—	9
Median	23.7	16.4	15.4	19.3	...	25.7	26.5	26.7	24.1	...	...	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	69	—	21	18	3	5	3	5	—	—	—	14
Payments increase yearly for first five years of mortgage	3	—	—	—	—	3	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	3	—	—	—	—	—	—	3	—	—	—	—
Payments change in some other way	54	—	18	12	3	2	3	2	—	—	—	14
Not reported	9	—	3	6	—	—	—	—	—	—	—	—
No, monthly payments cannot change	3 349	250	501	652	200	225	254	870	274	—	—	122
Not reported	14	3	3	8	—	—	—	—	—	—	—	—

Location of First Mortgage Holder

Property in Northeast Region	494	57	244	59	14	11	22	55	15	—	—	18
Lender in Northeast	394	57	241	59	11	8	—	—	—	—	—	18
Lender in North Central	6	—	—	—	3	3	—	—	—	—	—	—
Lender in South	91	—	—	—	—	—	22	55	15	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	3	—	—	—	—	—	—	—	—	—
Property in North Central Region	639	40	28	204	48	39	45	144	69	—	—	22
Lender in Northeast	75	14	20	25	17	—	—	—	—	—	—	—
Lender in North Central	289	26	8	179	29	28	—	—	—	—	—	20
Lender in South	267	—	—	—	3	6	45	144	69	—	—	—
Lender in West	6	—	—	—	—	6	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	2	—	—	—	—	—	—	—	—	—	—	2

¹Detail does not add to total because lenders reported more than one reason.

Table 7. VA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Total	Holder of first mortgage										Other		
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate			
MORTGAGE CHARACTERISTICS—Con.														
Location of First Mortgage Holder—Con.														
Property in South Region	1 417	66	160	267	88	124	81	466	115	—	—	50		
Lender in Northeast	269	27	112	72	55	3	—	—	—	—	—	—		
Lender in North Central	58	—	6	15	10	23	—	—	—	—	—	6		
Lender in South	1 076	39	43	177	23	96	81	466	115	—	—	35		
Lender in West	12	—	—	—	—	3	—	—	—	—	—	9		
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—		
Not reported	3	—	—	3	—	—	—	—	—	—	—	—		
Property in West Region	882	91	92	150	53	56	108	210	75	—	—	47		
Lender in Northeast	193	30	68	58	24	6	—	—	—	—	—	6		
Lender in North Central	21	3	—	—	9	9	—	—	—	—	—	—		
Lender in South	412	—	3	3	—	6	108	210	75	—	—	6		
Lender in West	256	57	22	88	19	34	—	—	—	—	—	35		
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—		
Not reported	—	—	—	—	—	—	—	—	—	—	—	—		
Servicing of First Mortgage														
Holder	1 325	122	257	395	57	201	50	231	—	—	—	12		
Agent	2 107	130	268	283	146	29	207	645	274	—	—	125		
Holder's Acquisition of First Mortgage														
Originated by holder	1 300	138	214	359	48	94	127	259	31	—	—	29		
Purchased from present servicer	1 241	47	143	209	96	12	71	397	181	—	—	87		
Purchased from someone else	789	53	153	97	42	111	43	213	60	—	—	18		
Not reported	102	15	15	14	17	15	15	6	3	—	—	3		
Mortgage Assumption														
Lender's permission needed for assumption	283	28	32	89	15	12	29	41	15	—	—	21		
Lender's permission not needed for assumption	2 827	189	436	519	162	187	192	787	253	—	—	100		
Not reported	321	35	56	70	26	31	35	47	6	—	—	15		
Prepayment Penalties														
Yes	36	3	—	16	—	6	6	3	3	—	—	—		
No	3 329	232	513	646	197	213	248	873	271	—	—	137		
Not reported	67	18	11	17	6	11	3	—	—	—	—	—		
First Mortgage Loan as Percent of Purchase Price														
Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 347	244	521	662	200	221	245	856	259	—	—	137		
Less than 40 percent	37	8	9	9	6	—	—	6	—	—	—	—		
40 to 49 percent	36	—	9	6	5	6	3	3	4	—	—	—		
50 to 59 percent	102	6	14	27	4	9	6	24	9	—	—	3		
60 to 69 percent	172	6	35	41	9	6	9	53	11	—	—	3		
70 to 79 percent	284	27	59	60	24	26	12	63	13	—	—	—		
80 to 89 percent	485	38	81	118	31	19	16	128	39	—	—	14		
90 to 94 percent	407	41	72	68	21	33	26	88	26	—	—	33		
95 to 99 percent	476	23	74	104	45	30	43	103	32	—	—	22		
100 percent or more	1 242	80	147	212	48	88	121	371	117	—	—	58		
Not reported	107	15	22	18	8	6	9	17	9	—	—	3		
Median	96	94	93	95	94	97	100+	98	99	...	...	...
Other properties	85	8	3	16	3	9	12	19	15	—	—	—		
Total Outstanding Debt as Percent of Value														
Less than 20 percent	722	85	218	190	99	9	38	14	38	—	—	31		
20 to 29 percent	302	28	62	100	27	6	12	31	17	—	—	21		
30 to 39 percent	277	29	58	74	13	27	12	38	21	—	—	6		
40 to 49 percent	317	20	54	59	14	21	16	89	38	—	—	6		
50 to 59 percent	382	7	37	66	9	41	22	149	45	—	—	6		
60 to 69 percent	398	22	42	66	14	34	35	146	32	—	—	6		
70 to 79 percent	397	33	31	35	7	25	53	151	41	—	—	23		
80 to 89 percent	342	12	5	26	9	39	31	176	22	—	—	21		
90 to 99 percent	129	3	—	18	—	17	20	57	3	—	—	11		
100 percent or more	34	—	—	6	—	6	6	7	3	—	—	7		
Not reported	131	14	17	38	11	6	12	18	14	—	—	—		
Median	51	32	26	34	20—	63	66	67	54	...	...	...
MORTGAGE PAYMENTS AND OTHER EXPENSES														
Method of Payment of First Mortgage														
Regular payments of interest and/or principal	3 432	253	524	678	203	230	257	875	274	—	—	137		
Interest and principal	3 432	253	524	678	203	230	257	875	274	—	—	137		
Fully amortized	3 383	250	510	667	197	230	257	872	271	—	—	128		
Partially amortized	49	3	14	11	6	—	—	3	3	—	—	9		
Principal only	—	—	—	—	—	—	—	—	—	—	—	—		
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—		
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—		
Interest only	—	—	—	—	—	—	—	—	—	—	—	—		
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—		
Items Included in First Mortgage Payment														
Regular payments of both interest and principal	3 432	253	524	678	203	230	257	875	274	—	—	137		
Real estate taxes and property insurance	2 969	218	363	555	164	217	238	826	271	—	—	117		
With no other items	2 132	167	285	405	104	160	167	589	170	—	—	84		
With other items	837	51	78	150	60	56	70	237	101	—	—	33		
Real estate taxes only	317	23	118	86	26	11	13	30	—	—	—	9		
Property insurance only	15	6	—	6	—	—	—	—	—	—	—	3		
Other combinations or no other items	131	5	42	31	14	2	5	19	3	—	—	9		
No regular payments of interest and principal	—	—	—	—	—	—	—	—	—	—	—	—		

Table 7. VA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	3 432	253	524	678	203	230	257	875	274	-	-	137
Less than \$60	200	22	60	44	26	3	10	15	18	-	-	3
\$60 to \$79	369	44	104	87	66	6	10	14	20	-	-	17
\$80 to \$99	333	47	64	101	42	15	15	14	24	-	-	10
\$100 to \$149	533	34	140	147	32	32	26	53	38	-	-	30
\$150 to \$199	404	21	55	115	9	17	21	104	45	-	-	16
\$200 to \$249	357	33	36	57	12	44	18	108	37	-	-	12
\$250 to \$299	316	14	35	45	3	14	47	109	23	-	-	26
\$300 to \$399	387	16	24	34	3	40	27	180	48	-	-	15
\$400 to \$499	227	6	3	15	7	24	32	125	7	-	-	9
\$500 to \$599	154	7	-	15	3	9	38	83	-	-	-	-
\$600 to \$699	59	3	3	9	-	12	3	26	4	-	-	-
\$700 to \$799	37	3	-	3	-	12	3	16	-	-	-	-
\$800 or more	56	3	-	6	-	3	7	28	9	-	-	-
Median	\$185	\$120	\$112	\$136	\$84	\$248	\$280	\$311	\$190	...	...	...
Mean	\$236	\$184	\$137	\$178	\$122	\$314	\$313	\$347	\$227	...	...	...
No regular payments required	-	-	-	-	-	-	-	-	-	-	-	-

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	3 432	253	524	678	203	230	257	875	274	—	—	137
Current or ahead of schedule	3 241	238	502	638	195	212	236	829	259	—	—	131
Delinquent (30 days or more)	147	6	19	29	5	3	21	47	15	—	—	3
1 to 3 payments	131	3	19	24	3	3	18	44	15	—	—	3
4 or more payments	16	3	—	6	3	—	2	3	—	—	—	—
Foreclosure in process	8	3	—	—	—	—	2	3	—	—	—	—
Foreclosure not in process	8	—	—	6	3	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	44	9	3	11	3	15	—	—	—	—	—	3
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	3 432	253	524	678	203	230	257	875	274	—	—	137
Less than 5 percent	762	90	227	198	77	24	37	42	46	—	—	20
5 to 9 percent	868	57	118	215	49	68	56	167	96	—	—	42
10 to 14 percent	618	38	76	105	27	44	49	212	43	—	—	22
15 to 19 percent	410	4	15	69	20	41	43	171	26	—	—	21
20 to 24 percent	229	18	20	14	3	21	16	112	12	—	—	12
25 to 29 percent	128	6	6	20	3	6	9	56	17	—	—	6
30 to 34 percent	71	7	3	9	—	6	9	35	—	—	—	3
35 to 39 percent	37	3	—	3	—	9	7	12	3	—	—	—
40 to 49 percent	45	4	—	6	—	9	—	20	3	—	—	3
50 percent or more	39	3	14	3	—	—	6	11	—	—	—	3
Not reported or not computed	227	24	46	36	23	3	23	38	28	—	—	6
Median	10	7	6	8	6	13	12	15	9	...	...	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	3 034	229	510	621	197	196	217	703	259	—	—	102
Less than \$10	1 439	91	128	301	87	105	115	402	154	—	—	54
\$10 to \$14	719	54	114	124	70	55	49	198	45	—	—	11
\$15 to \$19	302	8	92	87	17	9	24	39	17	—	—	9
\$20 to \$24	163	23	45	35	3	15	—	26	6	—	—	10
\$25 to \$29	134	13	68	14	5	2	8	9	6	—	—	9
\$30 to \$39	86	21	28	11	3	3	3	3	9	—	—	6
\$40 to \$49	11	—	11	—	—	—	—	—	—	—	—	—
\$50 to \$59	8	—	6	3	—	—	—	—	—	—	—	—
\$60 or more	30	6	—	—	3	—	7	9	6	—	—	—
Not reported or not computed	142	14	17	46	9	6	12	18	17	—	—	3
Median	\$10	\$11	\$15	10	\$11	10	10	10	10	...	...	...
Acquired 1980 and 1981 (part)	398	24	14	58	6	35	39	172	16	—	—	35

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	3 034	229	510	621	197	196	217	703	259	—	—	102
Less than 5 percent	17	—	3	8	—	—	3	—	—	—	—	—
5 to 9 percent	381	31	111	89	43	15	30	18	30	—	—	15
10 to 14 percent	566	61	86	155	48	30	40	88	40	—	—	18
15 to 19 percent	537	39	94	106	19	34	30	131	56	—	—	28
20 to 24 percent	465	35	60	88	15	38	26	159	35	—	—	9
25 to 29 percent	267	12	33	43	14	22	14	104	15	—	—	10
30 to 34 percent	181	9	11	17	6	21	23	65	27	—	—	3
35 to 39 percent	109	3	20	20	3	9	6	32	16	—	—	—
40 to 49 percent	94	10	11	12	6	17	6	27	—	—	—	6
50 percent or more	134	3	34	26	14	12	6	31	3	—	—	9
Not reported or not computed	282	27	46	55	29	9	23	46	37	—	—	—
Median	19	16	17	16	...	22	19	23	19	...	...	...
Acquired 1980 and 1981 (part)	398	24	14	58	6	35	39	172	16	—	—	35

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	3 066	225	478	596	188	203	245	752	259	—	—	120
1,000,000 or more	137	6	33	26	11	9	17	30	—	—	—	5
250,000 to 999,999	530	26	69	130	29	38	31	120	64	—	—	24
50,000 to 249,999	744	72	119	143	59	42	59	172	52	—	—	25
10,000 to 49,999	920	71	127	201	62	70	64	232	69	—	—	24
Less than 10,000 and rural	735	50	131	96	26	44	73	198	74	—	—	42

Table 7. VA First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other		
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate			
PROPERTY CHARACTERISTICS—Con.														
Location by Size of Place—Con.														
Outside SMSA's	366	28	46	83	15	27	11	124	15	—	—	17		
10,000 or more	190	14	26	46	6	19	4	72	—	—	—	3		
2,500 to 9,999	38	6	8	5	—	—	3	9	3	—	—	6		
Less than 2,500 and rural	138	8	12	32	9	8	5	43	12	—	—	9		
Year Structure Built														
1979 to March 1980	118	—	—	12	—	15	25	53	10	—	—	3		
1977 and 1978	178	6	9	12	10	10	25	86	21	—	—	—		
1975 and 1976	163	5	6	10	3	24	12	97	3	—	—	3		
1970 to 1974	417	24	27	98	6	32	30	148	46	—	—	6		
1960 to 1969	868	57	158	189	65	53	55	180	69	—	—	42		
1950 to 1959	892	78	187	206	88	47	56	143	42	—	—	44		
1940 to 1949	274	23	41	64	6	23	12	61	29	—	—	15		
1939 or earlier	402	41	79	71	11	20	34	88	46	—	—	13		
Not reported	120	18	17	17	15	7	9	19	9	—	—	11		
Value														
Less than \$5,000	3	—	—	—	3	—	—	—	—	—	—	—		
\$5,000 to \$9,999	—	—	—	—	—	—	—	—	—	—	—	—		
\$10,000 to \$14,999	14	—	2	—	3	—	—	7	3	—	—	—		
\$15,000 to \$19,999	43	4	12	15	—	—	—	3	3	—	—	6		
\$20,000 to \$24,999	82	8	3	13	3	6	6	26	14	—	—	3		
\$25,000 to \$29,999	135	5	23	22	20	9	8	26	14	—	—	9		
\$30,000 to \$34,999	213	28	35	42	—	15	14	34	26	—	—	17		
\$35,000 to \$39,999	299	22	36	78	29	22	10	72	25	—	—	6		
\$40,000 to \$49,999	559	56	107	111	46	37	38	112	26	—	—	27		
\$50,000 to \$59,999	534	36	89	83	17	38	24	174	52	—	—	20		
\$60,000 to \$79,999	705	34	106	136	44	45	60	206	44	—	—	30		
\$80,000 to \$99,999	394	37	44	79	16	24	31	119	40	—	—	3		
\$100,000 to \$149,999	260	9	39	52	9	24	48	51	12	—	—	16		
\$150,000 or more	61	—	12	9	3	3	6	29	—	—	—	—		
Not reported	131	14	17	38	11	6	12	18	14	—	—	—		
Median	\$55700	\$49400	\$54100	\$54600	\$48500	\$55900	\$67500	\$58600	\$53500	...	...	...
Mean	\$60600	\$54600	\$59100	\$59100	\$62600	\$60500	\$70800	\$63500	\$54800	...	...	...
Purchase Price-Income Ratio														
Properties acquired by purchase 1977 to 1981 (part)	1 390	77	70	155	42	127	149	586	119	—	—	65		
Less than 1.0	128	8	6	23	4	9	17	41	17	—	—	3		
1.0 to 1.4	316	11	26	31	12	32	30	121	32	—	—	21		
1.5 to 1.9	336	6	21	40	9	29	27	167	21	—	—	16		
2.0 to 2.4	239	9	3	37	8	30	25	101	14	—	—	12		
2.5 to 2.9	117	15	3	9	—	3	19	53	6	—	—	9		
3.0 to 3.4	56	10	—	3	3	3	—	29	9	—	—	—		
3.5 to 3.9	40	3	—	6	—	6	4	18	3	—	—	—		
4.0 or more	83	9	7	2	3	12	9	35	3	—	—	3		
Not reported or not computed	76	6	5	3	3	3	17	21	14	—	—	3		
Median	1.8	...	...	...	...	...	...	1.9	...	...	...	...
Other properties	2 042	176	454	524	161	104	108	289	155	—	—	72		
OWNER CHARACTERISTICS														
Age of Owner														
Less than 25 years	47	—	6	—	—	8	—	21	3	—	—	9		
25 to 34 years	944	50	63	154	31	85	87	368	71	—	—	35		
35 to 44 years	891	62	114	178	23	75	89	268	74	—	—	9		
45 to 54 years	846	70	197	197	60	32	39	133	65	—	—	54		
55 to 64 years	498	46	106	101	69	24	29	52	52	—	—	19		
65 years or over	147	19	32	34	18	3	9	18	3	—	—	12		
Not reported	58	6	6	15	3	4	3	16	6	—	—	—		
Median	43	47	49	45	53	38	39	37	43	...	...	...
Race of Owner														
White	2 966	226	483	584	180	204	224	707	233	—	—	125		
Black	371	17	36	64	21	17	24	153	32	—	—	9		
Asian and Pacific Islander	16	—	3	7	—	3	—	—	—	—	—	4		
American Indian, Eskimo, and Aleut	15	3	—	3	—	—	—	3	6	—	—	—		
Not reported	63	6	3	21	3	6	9	13	3	—	—	—		
Sex of Owner														
Male	753	38	112	128	43	68	64	204	54	—	—	43		
Female	277	15	76	43	38	7	6	60	20	—	—	12		
Male and female co-owners	2 373	193	331	504	120	153	187	607	197	—	—	82		
Not reported	29	7	5	3	3	3	—	4	3	—	—	—		
Spanish Origin														
Spanish	172	9	18	40	6	31	22	35	8	—	—	3		
Not Spanish	3 101	226	482	603	183	196	227	792	260	—	—	131		
Not reported	159	18	25	35	14	3	8	47	6	—	—	3		
Veteran Status														
Veteran	2 739	208	385	549	145	186	218	706	221	—	—	122		
Vietnam conflict	1 309	90	96	219	30	121	133	467	109	—	—	43		
Korean conflict	424	32	121	95	25	10	13	63	23	—	—	42		
Korean conflict and World War II	114	19	29	12	18	12	10	7	6	—	—	3		
World War II	497	52	90	137	59	18	30	49	48	—	—	15		
World War I	4	—	—	—	4	—	—	—	—	—	—	—		
Other	360	15	48	81	6	23	27	113	32	—	—	15		
Not reported	31	—	—	6	3	3	6	7	3	—	—	4		
Nonveteran	630	42	126	115	52	45	36	150	50	—	—	15		
Not reported	63	3	14	15	6	—	3	19	3	—	—	—		

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

OWNER CHARACTERISTICS—Con.

Less than \$5,000 _____
\$5,000 to \$7,499 _____
\$7,500 to \$9,999 _____
\$10,000 to \$12,499 _____
\$12,500 to \$14,999 _____
\$15,000 to \$19,999 _____
\$20,000 to \$24,999 _____
\$25,000 to \$29,999 _____
\$30,000 to \$34,999 _____
\$35,000 to \$49,999 _____
\$50,000 or more _____
Not reported _____
Median _____
Mean _____

1-UNIT HOMEOWNER PROPERTIES 47

Table 8. Insured Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total	Holder of first mortgage										
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
1-housing-unit mortgaged properties.....	2 812	359	95	1 567	45	66	12	114	241	3	111	201
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	2 519	329	89	1 395	39	66	12	99	196	3	99	193
2 mortgages	284	30	6	163	6	—	—	15	45	—	12	9
3 or more mortgages	9	—	—	9	—	—	—	—	—	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust	2 739	355	92	1 549	45	60	12	114	241	3	68	201
Contract to purchase	73	4	3	18	—	6	—	—	—	—	43	—
Origin of First Mortgage												
Mortgage made at time property acquired.....	2 312	272	88	1 315	38	40	9	102	192	3	104	150
Mortgage assumed at time property acquired	309	35	3	168	7	6	3	9	49	—	6	22
Mortgage placed later than acquisition of property	191	52	3	83	—	21	—	3	—	—	—	29
Refinanced mortgage:												
Same lender	69	22	3	30	—	6	—	3	—	—	—	6
Different lender	56	12	—	32	—	3	—	—	—	—	—	9
Mortgage placed on property owned free and clear of debt	66	19	—	21	—	12	—	—	—	—	—	14
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	191	52	3	83	—	21	—	3	—	—	—	29
Renew or extend loan that had fallen due, without increasing the outstanding balance	11	6	—	5	—	—	—	—	—	—	—	—
Secure better terms	29	3	3	20	—	—	—	—	—	—	—	3
Provide funds for additions, improvements, or repairs to this property	67	24	—	16	—	15	—	—	—	—	—	12
Provide funds for investment in other real estate	16	6	—	10	—	—	—	—	—	—	—	—
Provide funds for other types of investments	15	8	—	7	—	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	3	—	—	3	—	—	—	—	—	—	—	—
Other reasons	20	3	—	6	—	3	—	—	—	—	—	9
Not reported	32	3	—	17	—	3	—	3	—	—	—	6
Other properties	2 621	306	92	1 483	45	46	12	111	241	3	111	172
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	947	121	28	463	15	28	3	37	83	3	30	137
1977 and 1978	918	132	41	504	6	18	6	38	106	—	37	30
1975 and 1976	368	42	9	222	3	4	—	15	35	—	19	19
1970 to 1974	428	46	14	279	7	15	3	24	17	—	9	14
1965 to 1969	107	17	3	69	5	—	—	—	—	—	12	—
1960 to 1964	41	—	—	29	9	3	—	—	—	—	—	—
1959 or earlier	3	—	—	—	—	—	—	—	—	—	3	—
First Mortgage Loan												
Less than \$5,000	18	9	—	—	—	3	—	—	—	—	—	5
\$5,000 to \$9,999	69	18	—	18	2	3	—	—	—	—	—	9
\$10,000 to \$14,999	141	29	—	75	7	9	—	—	6	—	20	9
\$15,000 to \$19,999	224	37	19	132	6	6	—	—	9	—	9	3
\$20,000 to \$24,999	301	26	5	216	6	9	—	9	13	—	6	11
\$25,000 to \$29,999	403	49	23	230	12	11	6	18	23	—	5	26
\$30,000 to \$34,999	352	41	15	213	3	7	—	12	27	—	12	22
\$35,000 to \$39,999	285	33	14	168	—	—	—	12	32	—	9	18
\$40,000 to \$49,999	444	41	6	240	3	9	3	41	41	—	12	48
\$50,000 to \$59,999	278	36	3	137	3	10	—	12	57	—	3	16
\$60,000 to \$79,999	232	22	10	109	3	—	3	9	34	3	11	28
\$80,000 to \$99,999	41	12	—	23	3	—	—	—	—	—	3	—
\$100,000 to \$149,999	22	6	—	6	—	—	—	—	—	—	6	—
\$150,000 or more	3	—	—	—	—	—	—	—	—	—	—	3
Median	\$33600	\$31400	...	\$32600	...	...	...	...	\$42800	...	...	\$39300
Mean	\$36700	\$35300	...	\$35700	...	...	...	...	\$42800	...	...	\$41300
First Mortgage Outstanding Debt												
Less than \$5,000	110	38	—	34	6	6	—	—	—	—	15	11
\$5,000 to \$9,999	118	21	—	53	9	9	—	—	—	—	17	9
\$10,000 to \$14,999	152	17	6	100	6	3	—	—	8	—	9	3
\$15,000 to \$19,999	261	35	22	155	3	12	—	6	13	—	6	9
\$20,000 to \$24,999	310	45	17	196	—	3	3	15	9	—	8	14
\$25,000 to \$29,999	332	25	14	215	6	15	3	12	24	—	6	14
\$30,000 to \$34,999	348	39	6	202	3	—	—	12	36	—	15	35
\$35,000 to \$39,999	266	30	11	157	—	—	—	9	37	—	—	22
\$40,000 to \$49,999	375	35	6	197	3	9	3	45	28	—	13	37
\$50,000 to \$59,999	285	40	6	142	3	10	—	6	62	—	5	13
\$60,000 to \$79,999	193	19	7	90	3	—	3	9	25	3	7	28
\$80,000 to \$99,999	39	9	—	23	3	—	—	—	—	—	3	—
\$100,000 to \$149,999	19	6	—	3	—	—	—	—	—	—	6	—
\$150,000 or more	3	—	—	—	—	—	—	—	—	—	—	3
Median	\$31800	\$29700	...	\$30800	...	...	...	...	\$39200	...	...	\$36300
Mean	\$34400	\$32400	...	\$33500	...	...	...	...	\$41700	...	...	\$39700
Current Interest Rate on First Mortgage												
Less than 5.0 percent	9	—	—	—	—	—	—	—	—	—	3	6
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	31	6	—	9	12	—	3	—	2	—	—	—
6.0 percent	55	3	3	34	4	3	—	—	—	—	6	3

Table 8. Insured Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	81	14	—	31	3	—	3	—	—	—	12	17
7.0 percent	53	9	3	23	2	—	—	—	3	—	12	—
7.1 to 7.4 percent	36	3	3	27	—	—	—	—	—	—	—	3
7.5 to 7.9 percent	197	26	9	113	3	6	—	3	20	—	—	18
8.0 percent	142	11	3	91	—	6	—	7	6	—	13	6
8.1 to 8.4 percent	59	12	—	30	—	—	—	—	5	—	3	9
8.5 to 8.9 percent	365	61	18	178	3	—	3	32	36	—	6	28
9.0 percent	280	24	8	199	—	9	—	8	15	—	13	3
9.1 to 9.9 percent	634	66	24	351	9	9	3	24	100	—	16	33
10.0 percent	98	17	2	52	—	6	—	6	7	—	9	—
10.1 to 11.9 percent	452	41	8	283	6	6	—	25	30	3	13	38
12.0 percent	43	10	3	14	—	3	—	3	—	—	7	3
12.1 to 13.9 percent	175	35	5	101	3	—	—	6	9	—	—	12
14.0 percent or more	103	22	6	32	—	16	—	—	7	—	—	21
Median	9.2	9.2	...	9.1	...	...	...	...	9.3	...	...	9.2

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 255	73	41	865	21	26	—	43	109	3	25	50
Rate higher now than when mortgage made	124	11	2	95	—	3	—	—	—	—	—	12
Rate lower now than when mortgage made	3	—	—	3	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	1 103	62	38	759	21	15	—	40	106	3	25	34
Not reported	26	—	—	8	—	9	—	3	3	—	—	3
No, interest rate cannot be changed	1 535	285	54	690	24	36	12	71	129	—	86	148
Not reported	21	—	—	12	—	4	—	—	3	—	—	3

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	1 255	73	41	865	21	26	—	43	109	3	25	50
Rate renegotiated periodically	54	15	9	31	—	—	—	—	—	—	—	—
Rate changes tied to market index	63	—	2	44	—	3	—	3	—	—	—	11
When mortgage is assumed	1 060	53	29	747	17	20	—	37	109	3	10	35
When payments become delinquent	208	3	8	185	3	—	—	3	—	—	6	—
Other reason	101	11	3	60	3	—	—	3	—	—	9	11
Not reported	10	—	—	3	—	3	—	—	—	—	—	4
Interest rate cannot be changed	1 535	285	54	690	24	36	12	71	129	—	86	148

Term of First Mortgage

Less than 8 years	91	47	3	10	—	7	—	—	—	—	10	15
8 to 12 years	68	21	—	3	—	14	—	—	—	—	18	12
13 to 17 years	63	20	—	17	2	—	—	—	—	—	17	6
18 to 22 years	213	55	9	115	3	—	—	—	3	—	18	9
23 to 27 years	483	60	33	342	18	3	9	6	3	—	3	6
28 to 32 years	1 863	153	50	1 076	21	39	3	102	235	3	37	144
33 to 37 years	3	—	—	—	—	—	—	3	—	—	—	—
38 or more years	3	—	—	—	—	—	—	—	—	—	—	3
No stated term	26	3	—	4	—	3	—	3	—	—	7	6
Median	29.3	25.9	...	29.4	...	...	...	...	30.4	...	...	29.7

Unexpired Term of First Mortgage

Less than 4 years	107	56	3	19	2	3	—	—	—	—	15	9
4 to 7 years	83	11	—	20	6	16	—	—	—	—	12	19
8 to 12 years	130	39	6	51	9	2	—	—	—	—	18	6
13 to 17 years	228	33	9	158	—	3	—	—	3	—	13	6
18 to 22 years	415	53	20	306	—	3	—	—	5	—	6	—
23 to 27 years	909	71	40	535	12	12	3	59	124	—	19	35
28 to 32 years	600	59	14	302	9	13	—	30	59	3	15	96
33 or more years	3	—	—	—	—	—	—	—	—	—	—	3
No stated term or not computed	338	37	3	176	7	9	3	12	49	—	13	28
Median	24.5	20.1	...	24.3	...	...	...	...	26.5	...	...	28.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	258	34	12	142	3	6	6	21	8	—	6	21
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	246	34	12	136	3	3	6	18	8	—	6	21
Not reported	12	—	—	6	—	3	—	3	—	—	—	—
No, monthly payments cannot change	2 527	322	83	1 408	42	57	6	93	230	3	104	180
Not reported	27	3	—	18	—	4	—	—	3	—	—	—

Location of First Mortgage Holder

Property in Northeast Region	309	52	64	153	—	6	—	—	9	—	6	20
Lender in Northeast	301	52	64	153	—	6	—	—	—	—	6	20
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	9	—	—	—	—	—	—	—	9	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	719	115	3	473	11	9	3	12	25	—	28	40
Lender in Northeast	9	—	—	—	9	—	—	—	—	—	—	—
Lender in North Central	665	115	3	473	3	6	—	—	—	—	28	37
Lender in South	43	—	—	—	—	3	3	12	25	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	—	—	—	—	—	—	—	—	—	3

¹Detail does not add to total because lenders reported more than one reason.

Table 8. Insured Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder—Con.

Property in South Region	1 087
Lender in Northeast	34
Lender in North Central	31
Lender in South	1 010
Lender in West	6
Lender outside United States	—
Not reported	5

Property in West Region	697
Lender in Northeast	9
Lender in North Central	40
Lender in South	152
Lender in West	495
Lender outside United States	—
Not reported	—

Servicing of First Mortgage

Holder	2 045
Agent	767

Holder's Acquisition of First Mortgage

Originated by holder	2 030
Purchased from present servicer	543
Purchased from someone else	199
Not reported	41

Mortgage Assumption

Lender's permission needed for assumption	1 931
Lender's permission not needed for assumption	620
Not reported	261

Prepayment Penalties

Yes	751
No	1 991
Not reported	71

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	2 621
Less than 40 percent	39
40 to 49 percent	38
50 to 59 percent	94
60 to 69 percent	194
70 to 79 percent	312
80 to 89 percent	823
90 to 94 percent	693
95 to 99 percent	230
100 percent or more	144
Not reported	54
Median	87
Other properties	191

Total Outstanding Debt as Percent of Value

Less than 20 percent	265
20 to 29 percent	160
30 to 39 percent	262
40 to 49 percent	377
50 to 59 percent	484
60 to 69 percent	432
70 to 79 percent	448
80 to 89 percent	234
90 to 99 percent	55
100 percent or more	14
Not reported	81
Median	56

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	2 809
Interest and principal	2 786
Fully amortized	2 696
Partially amortized	90
Principal only	6
Fully amortized	3
Partially amortized	3
Interest only	17
No regular payments required	3

Items Included in First Mortgage Payment

Regular payments of both interest and principal	2 786
Real estate taxes and property insurance	1 713
With no other items	551
With other items	1 162
Real estate taxes only	271
Property insurance only	14
Other combinations or no other items	788
No regular payments of interest and principal	26

	Holder of first mortgage									
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate
Total										
1 087	109	21	602	24	39	3	62	113	—	43
34	7	4	15	6	—	—	—	—	—	4
31	7	—	16	6	3	—	—	—	—	—
1 010	92	17	569	12	34	3	62	113	—	39
6	3	—	3	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
5	—	—	—	—	3	—	—	—	—	2
697	83	6	339	9	12	6	40	94	3	34
9	—	3	—	3	—	—	—	—	—	—
40	—	—	22	3	3	—	—	—	—	—
152	—	—	9	—	3	6	40	94	—	—
495	83	3	308	3	6	—	—	—	3	34
—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
2 045	292	82	1 419	12	48	3	21	15	—	95
767	67	13	148	33	18	9	93	226	3	16
2 030	307	88	1 327	17	51	6	43	42	—	77
543	22	4	153	21	3	6	58	157	3	18
199	30	3	66	6	12	—	9	36	—	12
41	—	—	20	—	—	—	3	6	—	3
1 931	163	58	1 215	20	33	9	96	155	3	44
620	146	28	226	24	15	3	6	65	—	52
261	50	8	126	—	18	—	12	21	—	14
751	66	18	531	9	3	3	31	40	—	13
1 991	287	76	992	36	51	9	83	198	3	95
71	6	—	44	—	12	—	—	3	—	3
2 621	306	92	1 483	45	46	12	111	241	3	111
39	12	3	9	7	6	—	—	—	—	—
38	20	—	18	—	—	—	—	—	—	—
94	21	3	52	—	—	—	3	9	—	3
194	33	6	75	12	9	—	—	23	—	16
312	51	6	147	6	3	6	18	37	—	25
823	79	22	544	3	16	3	27	59	—	24
693	50	33	440	8	—	—	35	80	3	3
230	18	11	106	9	11	—	15	15	—	6
144	17	8	58	—	—	3	6	13	—	30
54	6	—	35	—	—	—	3	6	—	3
87	82	...	88	...	...	...	...	88	...	...
191	52	3	83	—	21	—	3	—	—	—
265	70	9	117	24	12	—	3	—	—	16
160	21	3	91	—	11	3	3	2	—	9
262	36	6	172	3	4	—	3	15	—	9
377	44	18	224	—	—	3	24	31	—	21
484	52	20	300	3	11	—	18	54	—	15
432	50	19	224	9	12	—	22	63	—	16
448	47	9	233	6	6	3	23	51	—	16
234	18	6	129	—	7	3	9	10	3	—
55	8	2	36	—	—	—	—	3	—	—
14	2	—	9	—	—	—	—	—	—	—
81	9	3	32	—	3	—	9	12	—	9
56	50	...	55	...	...	...	...	62	...	...
2 809	359	95	1 567	45	66	9	114	241	3	111
2 786	359	95	1 564	45	60	9	108	241	3	108
2 696	330	92	1 537	45	55	9	105	241	3	94
90	29	3	27	—	6	—	3	—	—	14
6	—	—	—	—	—	—	—	—	—	3
3	—	—	—	—	—	—	—	—	—	—
3	—	—	—	—	—	—	—	—	—	3
17	—	—	3	—	6	—	6	—	—	—
3	—	—	—	—	—	3	—	—	—	—
2 786	359	95	1 564	45	60	9	108	241	3	108
1 713	155	30	1 035	21	30	6	90	213	3	19
551	56	9	369	10	9	—	24	39	—	13
1 162	98	21	666	12	21	6	66	174	3	6
271	21	23	189	3	—	—	6	10	—	5
14	3	3	3	—	3	—	—	—	—	—
788	181	39	338	20	27	3	12	18	—	84
26	—	—	3	—	6	3	6	—	—	3

Table 8. Insured Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	2 809	359	95	1 567	45	66	9	114	241	3	111	201
Less than \$60	22	6	—	8	—	3	—	—	—	—	—	6
\$60 to \$79	34	—	—	11	5	—	3	—	—	—	12	3
\$80 to \$99	52	10	—	34	—	3	—	—	2	—	2	—
\$100 to \$149	254	43	9	142	10	12	—	—	12	—	18	9
\$150 to \$199	369	61	17	212	6	6	—	15	19	—	18	16
\$200 to \$249	438	40	25	270	9	12	3	14	20	—	15	30
\$250 to \$299	371	36	14	222	3	6	—	12	40	—	3	35
\$300 to \$399	540	68	17	300	3	12	3	39	49	—	14	35
\$400 to \$499	304	41	3	162	3	6	—	21	41	—	7	21
\$500 to \$599	207	21	7	98	—	3	—	6	49	—	6	17
\$600 to \$699	99	15	—	62	3	—	—	3	—	—	7	9
\$700 to \$799	42	3	3	19	—	4	—	—	4	3	—	6
\$800 or more	76	16	—	26	3	—	—	3	6	—	9	13
Median	\$282	\$279	...	\$274	...	...	...	...	\$357	...	...	\$303
Mean	\$323	\$326	...	\$313	...	...	...	...	\$373	...	...	\$369
No regular payments required	3	—	—	—	—	—	3	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	2 809	359	95	1 567	45	66	9	114	241	3	111	201
Current or ahead of schedule	2 652	344	88	1 484	41	62	9	104	226	3	95	195
Delinquent (30 days or more)	126	11	6	69	3	—	—	9	12	—	9	7
1 to 3 payments	117	11	6	66	3	—	—	6	12	—	6	7
4 or more payments	9	—	—	3	—	—	—	3	—	—	3	—
Foreclosure in process	3	—	—	3	—	—	—	—	—	—	—	—
Foreclosure not in process	6	—	—	—	—	—	—	3	—	—	3	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	31	4	—	14	—	4	—	—	3	—	6	—
No regular payments required	3	—	—	—	—	—	3	—	—	—	—	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	2 809	359	95	1 567	45	66	9	114	241	3	111	201
Less than 5 percent	173	36	3	92	16	9	—	3	6	—	3	6
5 to 9 percent	693	97	28	397	9	14	—	26	55	—	28	38
10 to 14 percent	752	91	25	444	6	15	3	27	77	—	12	51
15 to 19 percent	442	48	23	224	9	13	3	12	41	—	30	40
20 to 24 percent	258	22	6	158	—	3	—	12	33	—	—	24
25 to 29 percent	100	24	—	53	—	4	3	3	7	—	—	7
30 to 34 percent	77	3	3	41	—	3	—	3	3	—	16	5
35 to 39 percent	34	—	—	9	—	—	—	6	—	3	6	7
40 to 49 percent	31	7	—	33	3	2	—	6	3	—	6	7
50 percent or more	65	14	—	33	—	—	—	—	—	—	6	6
Not reported or not computed	183	18	6	110	2	4	—	16	15	—	—	15
Median	13	12	...	13	...	...	...	...	13	...	...	...
No regular payments required	3	—	—	—	—	—	3	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	2 350	305	81	1 352	39	53	9	96	213	—	86	117
Less than \$10	1 152	153	19	676	19	30	3	44	111	—	39	59
\$10 to \$14	535	40	22	330	12	8	3	24	53	—	15	27
\$15 to \$19	227	38	5	138	3	3	—	10	18	—	5	8
\$20 to \$24	169	36	8	103	—	—	—	7	9	—	3	3
\$25 to \$29	63	3	6	34	—	3	—	3	6	—	—	9
\$30 to \$39	38	8	9	13	—	—	—	—	5	—	3	—
\$40 to \$49	15	3	3	6	—	—	—	—	—	—	3	—
\$50 to \$59	20	3	3	3	—	3	—	—	—	—	3	6
\$60 or more	18	3	3	9	—	—	—	—	—	—	3	—
Not reported or not computed	113	18	3	40	5	6	3	9	12	—	12	5
Median	10	10	...	10	...	...	...	...	10	...	...	...
Acquired 1980 and 1981 (part)	462	54	14	214	6	13	3	18	28	3	25	84

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	2 350	305	81	1 352	39	53	9	96	213	—	86	117
Less than 5 percent	13	—	—	3	3	—	—	—	4	—	3	—
5 to 9 percent	119	20	—	80	7	3	3	—	—	—	—	6
10 to 14 percent	410	66	11	231	12	11	—	18	28	—	19	14
15 to 19 percent	506	64	14	298	6	15	—	24	42	—	11	33
20 to 24 percent	408	51	15	227	—	6	3	21	63	—	3	20
25 to 29 percent	228	36	9	156	—	3	—	—	9	—	6	10
30 to 34 percent	189	12	11	105	6	—	3	6	21	—	9	18
35 to 39 percent	92	9	9	50	—	3	—	—	15	—	6	—
40 to 49 percent	77	9	3	49	—	7	—	—	6	—	3	—
50 percent or more	124	18	3	55	—	2	—	12	6	—	15	12
Not reported or not computed	183	21	6	99	5	4	—	16	18	—	9	5
Median	20	19	...	20	...	...	...	...	22	...	...	...
Acquired 1980 and 1981 (part)	462	54	14	214	6	13	3	18	28	3	25	84

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	2 350	276	85	1 297	41	61	6	102	224	3	99	158
1,000,000 or more	96	9	3	64	—	—	—	3	11	—	3	4
250,000 to 999,999	224	24	6	101	6	6	—	18	24	—	18	20
50,000 to 249,999	561	41	21	330	15	15	3	24	50	—	20	42
10,000 to 49,999	666	75	23	373	15	10	—	32	68	3	25	41
Less than 10,000 and rural	802	126	32	428	5	31	3	23	71	—	32	50

Table 8. Insured Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
PROPERTY CHARACTERISTICS—Con.												
Location by Size of Place—Con.												
Outside SMSA's	462	83	10	270	4	6	6	12	17	—	12	43
10,000 or more	136	11	2	88	—	—	—	6	11	—	—	17
2,500 to 9,999	91	30	3	47	—	3	—	—	3	—	—	6
Less than 2,500 and rural	234	41	4	134	4	3	6	6	3	—	12	21
Year Structure Built												
1979 to March 1980	231	17	—	119	6	13	3	3	22	3	13	32
1977 and 1978	286	49	7	125	—	3	—	15	58	—	—	29
1975 and 1976	240	21	12	141	9	6	—	—	28	—	9	14
1970 to 1974	423	46	11	251	3	9	6	30	39	—	6	22
1960 to 1969	528	59	14	320	13	9	3	36	37	—	12	24
1950 to 1959	448	66	11	273	3	12	—	9	27	—	15	33
1940 to 1949	226	34	11	121	6	13	—	3	3	—	24	12
1939 or earlier	365	60	25	193	3	3	—	9	16	—	25	31
Not reported	65	7	3	24	2	—	—	9	12	—	6	3
Value												
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	3	3	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$14,999	21	7	—	6	—	—	—	—	—	—	8	—
\$15,000 to \$19,999	29	5	—	9	—	3	—	—	—	—	6	6
\$20,000 to \$24,999	53	3	6	39	—	—	—	—	—	—	6	—
\$25,000 to \$29,999	75	25	—	39	2	3	—	3	—	—	—	3
\$30,000 to \$34,999	118	2	5	71	—	10	—	4	8	—	—	17
\$35,000 to \$39,999	135	16	6	78	6	5	—	3	10	—	—	11
\$40,000 to \$49,999	445	49	22	283	3	9	—	4	23	—	15	38
\$50,000 to \$59,999	390	46	12	221	—	9	6	17	28	—	20	31
\$60,000 to \$79,999	640	54	26	357	10	10	3	45	79	—	19	39
\$80,000 to \$99,999	392	75	6	189	6	6	3	18	61	3	—	24
\$100,000 to \$149,999	267	37	3	147	9	6	—	9	17	—	15	25
\$150,000 or more	163	27	7	95	9	3	—	3	4	—	13	3
Not reported	81	9	3	32	—	3	—	9	12	—	9	5
Median	\$63000	\$66500	...	\$61200	...	...	...	...	\$71600	...	...	\$57600
Mean	\$71500	\$79400	...	\$70600	...	...	...	...	\$71700	...	...	\$64100
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)	1 735	207	69	919	20	28	9	75	185	3	71	150
Less than 1.0	163	29	8	87	3	—	—	6	17	—	4	10
1.0 to 1.4	473	59	25	247	3	12	—	21	57	—	27	22
1.5 to 1.9	410	39	17	248	—	3	6	15	50	—	3	30
2.0 to 2.4	229	30	6	101	6	9	—	9	15	—	12	40
2.5 to 2.9	133	12	3	63	6	3	—	—	22	—	6	18
3.0 to 3.4	90	12	—	37	—	—	—	12	6	3	10	10
3.5 to 3.9	53	3	3	37	—	—	—	3	—	—	—	7
4.0 or more	66	8	—	27	3	—	3	6	6	—	6	6
Not reported or not computed	118	15	6	72	—	—	—	3	13	—	3	6
Median	1.7	1.6	...	1.7	...	...	...	...	1.6	...	...	...
Other properties	1 077	152	26	648	24	39	3	39	56	—	39	51
OWNER CHARACTERISTICS												
Age of Owner												
Less than 25 years	112	6	—	70	3	—	—	9	7	—	—	18
25 to 34 years	1 124	137	45	604	12	25	3	38	116	—	39	106
35 to 44 years	825	102	25	504	12	12	6	37	60	—	39	28
45 to 54 years	451	74	15	230	12	17	3	24	22	3	21	29
55 to 64 years	202	29	6	111	2	8	—	3	22	—	6	15
65 years or over	70	8	3	33	4	4	—	—	7	—	6	6
Not reported	29	3	—	16	—	—	—	3	7	—	—	—
Median	37	38	...	37	...	...	...	...	35	...	...	33
Race of Owner												
White	2 553	334	92	1 439	39	51	6	95	207	3	98	189
Black	168	13	3	85	2	12	—	13	21	—	9	9
Asian and Pacific Islander	54	9	—	30	3	3	—	3	3	—	—	3
American Indian, Eskimo, and Aleut	6	—	—	—	—	—	6	—	—	—	—	—
Not reported	31	3	—	12	—	—	—	3	10	—	3	—
Sex of Owner												
Male	581	69	6	356	5	7	—	25	51	3	23	37
Female	270	25	14	131	9	12	3	11	26	—	16	23
Male and female co-owners	1 939	265	75	1 062	30	47	9	78	160	—	72	141
Not reported	21	—	—	18	—	—	—	—	4	—	—	—
Spanish Origin												
Spanish	142	6	—	84	3	—	—	24	16	—	—	10
Not Spanish	2 586	347	95	1 435	42	66	12	81	211	3	108	186
Not reported	84	6	—	48	—	—	—	9	14	—	3	6
Veteran Status												
Veteran	983	141	36	544	19	21	3	39	81	—	37	64
Vietnam conflict	432	54	11	243	6	3	—	23	42	—	25	24
Korean conflict	139	14	12	73	3	9	—	6	—	—	6	16
Korean conflict and World War II	37	6	3	19	—	3	—	3	3	—	—	—
World War II	175	37	3	84	—	6	—	6	18	—	6	14
World War I	3	—	—	3	—	—	—	—	—	—	—	—
Other	177	27	7	109	10	—	3	—	11	—	—	10
Not reported	21	3	—	12	—	—	—	—	7	—	—	—
Nonveteran	1 776	215	59	998	23	42	9	68	150	3	71	137
Not reported	54	3	—	25	2	4	—	7	10	—	3	—

Table 8. **Insured Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	46	6	—	19	—	2	3	—	—	—	15	—
\$5,000 to \$7,499	42	15	—	17	—	—	—	—	—	—	9	—
\$7,500 to \$9,999	59	11	3	27	—	3	—	6	—	—	3	6
\$10,000 to \$12,499	107	15	3	59	—	7	—	3	6	—	3	12
\$12,500 to \$14,999	84	3	6	42	3	—	3	—	9	—	6	13
\$15,000 to \$19,999	314	28	19	185	—	6	3	12	7	—	16	38
\$20,000 to \$24,999	386	39	5	241	3	—	—	3	38	—	18	38
\$25,000 to \$29,999	352	50	11	177	3	14	—	23	29	3	12	28
\$30,000 to \$34,999	385	57	20	192	10	9	3	27	49	—	3	18
\$35,000 to \$49,999	562	66	17	350	12	18	—	12	57	—	7	23
\$50,000 or more	297	50	4	151	12	4	—	12	31	—	14	19
Not reported	180	18	6	107	2	4	—	16	15	—	6	6
Median	\$29000	\$30300	...	\$28900	...	...	...	...	\$32400	...	...	\$23800
Mean	\$31100	\$33500	...	\$30400	...	...	...	...	\$37400	...	...	\$27600

Table 9. All Other Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage
2 mortgages
3 or more mortgages

Form of Debt of First Mortgage

Mortgage or deed of trust
Contract to purchase.....

Origin of First Mortgage

Mortgage made at time property acquired.....
Mortgage assumed at time property acquired.....
Mortgage placed later than acquisition of property.....
Refinanced mortgage:
 Same lender.....
 Different lender.....
Mortgage placed on property owned free and clear of debt.....

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property.....
Renew or extend loan that had fallen due, without increasing the outstanding balance.....
Secure better terms.....
Provide funds for additions, improvements, or repairs to this property.....
Provide funds for investment in other real estate.....
Provide funds for other types of investments.....
Provide funds for educational or medical expenses.....
Other reasons.....
Not reported.....
Other properties.....

Year First Mortgage Made or Assumed

1979 to 1981 (part).....
1977 and 1978.....
1975 and 1976.....
1970 to 1974.....
1965 to 1969.....
1960 to 1964.....
1959 or earlier.....

First Mortgage Loan

Less than \$5,000.....
\$5,000 to \$9,999.....
\$10,000 to \$14,999.....
\$15,000 to \$19,999.....
\$20,000 to \$24,999.....
\$25,000 to \$29,999.....
\$30,000 to \$34,999.....
\$35,000 to \$39,999.....
\$40,000 to \$49,999.....
\$50,000 to \$59,999.....
\$60,000 to \$79,999.....
\$80,000 to \$99,999.....
\$100,000 to \$149,999.....
\$150,000 or more.....
Median.....
Mean.....

First Mortgage Outstanding Debt

Less than \$5,000.....
\$5,000 to \$9,999.....
\$10,000 to \$14,999.....
\$15,000 to \$19,999.....
\$20,000 to \$24,999.....
\$25,000 to \$29,999.....
\$30,000 to \$34,999.....
\$35,000 to \$39,999.....
\$40,000 to \$49,999.....
\$50,000 to \$59,999.....
\$60,000 to \$79,999.....
\$80,000 to \$99,999.....
\$100,000 to \$149,999.....
\$150,000 or more.....
Median.....
Mean.....

Current Interest Rate on First Mortgage

Less than 5.0 percent.....
5.0 percent.....
5.1 to 5.9 percent.....
6.0 percent.....

	Total	Holder of first mortgage										
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
1-housing-unit mortgaged properties.....	14 981	2 949	1 270	7 321	416	164	258	702	108	49	1 029	715
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	13 550	2 681	1 179	6 541	386	145	246	626	86	46	959	654
2 mortgages	1 393	269	85	758	29	19	8	76	22	3	67	57
3 or more mortgages	38	—	6	23	—	—	3	—	—	—	3	3
Form of Debt of First Mortgage												
Mortgage or deed of trust	14 261	2 879	1 261	7 213	413	144	249	690	105	28	623	656
Contract to purchase.....	720	71	9	108	3	20	9	12	3	21	407	59
Origin of First Mortgage												
Mortgage made at time property acquired.....	11 372	2 052	1 025	5 606	300	97	183	604	85	40	880	498
Mortgage assumed at time property acquired.....	1 206	132	83	678	86	16	42	48	20	3	77	21
Mortgage placed later than acquisition of property.....	2 403	765	162	1 037	29	51	32	50	4	6	72	195
Refinanced mortgage:												
Same lender.....	1 068	291	111	513	15	11	6	18	4	3	41	57
Different lender.....	594	190	23	256	6	18	21	12	—	—	12	60
Mortgage placed on property owned free and clear of debt.....	738	284	28	268	8	22	6	20	—	3	20	78
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	2 403	765	162	1 037	29	51	32	50	4	6	72	195
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	176	80	11	54	3	—	3	2	—	3	8	12
Secure better terms.....	269	76	18	128	3	6	6	6	—	—	8	18
Provide funds for additions, improvements, or repairs to this property.....	1 033	341	77	440	9	25	5	26	4	—	21	85
Provide funds for investment in other real estate.....	205	63	17	106	—	2	—	3	—	—	3	11
Provide funds for other types of investments.....	113	35	6	64	3	—	—	3	—	—	—	3
Provide funds for educational or medical expenses.....	43	6	3	29	—	—	—	—	—	—	3	3
Other reasons.....	319	114	14	102	6	6	18	3	—	—	15	41
Not reported.....	244	50	17	114	6	11	—	7	—	3	14	22
Other properties.....	12 578	2 185	1 108	6 285	386	113	225	652	104	43	957	520
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	3 355	804	156	1 306	58	59	49	218	41	20	392	253
1977 and 1978.....	3 769	863	309	1 891	29	42	41	166	39	8	192	187
1975 and 1976.....	2 017	340	182	1 090	18	18	28	93	15	3	145	86
1970 to 1974.....	2 989	649	311	1 495	40	39	43	170	13	3	138	88
1965 to 1969.....	1 738	218	193	926	148	6	50	42	—	12	104	40
1960 to 1964.....	982	69	104	557	115	—	35	13	—	3	49	37
1959 or earlier.....	132	6	15	57	9	—	11	—	—	—	9	25
First Mortgage Loan												
Less than \$5,000.....	198	70	8	28	—	19	5	11	—	6	39	12
\$5,000 to \$9,999.....	1 240	329	91	403	15	21	63	34	—	11	195	78
\$10,000 to \$14,999.....	2 072	429	173	880	61	23	66	108	3	9	216	104
\$15,000 to \$19,999.....	2 174	416	194	1 034	113	13	39	108	—	6	141	111
\$20,000 to \$24,999.....	1 937	354	172	1 018	54	10	24	114	—	6	104	79
\$25,000 to \$29,999.....	1 557	302	156	774	48	11	28	113	6	9	62	47
\$30,000 to \$34,999.....	1 394	268	121	739	21	12	11	83	15	—	40	84
\$35,000 to \$39,999.....	1 076	178	97	602	12	14	9	50	21	—	35	58
\$40,000 to \$49,999.....	1 441	237	127	786	36	25	7	39	36	—	80	69
\$50,000 to \$59,999.....	760	114	58	428	18	6	5	22	12	3	54	41
\$60,000 to \$79,999.....	696	158	44	371	33	9	—	18	15	—	35	13
\$80,000 to \$99,999.....	215	54	18	125	—	—	—	—	—	—	15	3
\$100,000 to \$149,999.....	162	21	12	107	3	—	—	—	—	—	9	10
\$150,000 or more.....	59	18	—	25	3	—	—	—	—	—	7	6
Median.....	\$24700	\$23300	\$24900	\$26900	\$21800	...	\$14600	\$23900	...	...	\$17300	\$23300
Mean.....	\$29500	\$28500	\$28300	\$31600	\$29100	...	\$17900	\$25300	...	...	\$24600	\$28500
First Mortgage Outstanding Debt												
Less than \$5,000.....	1 883	422	151	776	69	39	60	25	3	14	209	116
\$5,000 to \$9,999.....	1 989	427	149	839	106	24	52	68	—	8	206	110
\$10,000 to \$14,999.....	1 790	369	156	803	78	15	53	106	3	6	137	63
\$15,000 to \$19,999.....	1 745	397	164	809	52	14	17	100	—	6	119	66
\$20,000 to \$24,999.....	1 443	275	165	727	9	3	19	104	—	6	68	67
\$25,000 to \$29,999.....	1 481	276	137	760	12	15	26	115	10	6	63	62
\$30,000 to \$34,999.....	1 078	173	80	605	3	11	8	81	12	—	32	74
\$35,000 to \$39,999.....	892	137	85	488	6	17	9	36	37	—	38	39
\$40,000 to \$49,999.....	1 097	172	79	615	30	13	7	37	17	—	68	60
\$50,000 to \$59,999.....	621	96	40	363	22	3	5	13	15	3	36	25
\$60,000 to \$79,999.....	577	123	35	313	23	9	—	18	12	—	29	13
\$80,000 to \$99,999.....	201	43	23	120	—	—	—	—	—	—	12	3
\$100,000 to \$149,999.....	142	30	6	81	3	—	—	—	—	—	6	17
\$150,000 or more.....	41	9	—	21	3	—	—	—	—	—	7	—
Median.....	\$20300	\$18200	\$20500	\$23000	\$12100	...	\$11600	\$22500	...	...	\$13600	\$20200
Mean.....	\$25300	\$24000	\$24100	\$27500	\$21100	...	\$15000	\$23600	...	...	\$20900	\$24500
Current Interest Rate on First Mortgage												
Less than 5.0 percent.....	208	6	3	6	—	—	41	30	—	—	31	91
5.0 percent.....	105	5	12	21	6	—	18	28	—	—	12	4
5.1 to 5.9 percent.....	840	83	142	325	184	3	51	12	—	—	29	12
6.0 percent.....	900	94	104	458	65	11	14	7	—	9	118	19

Table 9. All Other Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage—Con.

6.1 to 6.9 percent	816
7.0 percent	586
7.1 to 7.4 percent	452
7.5 to 7.9 percent	1 094
8.0 percent	862
8.1 to 8.4 percent	358
8.5 to 8.9 percent	2 495
9.0 percent	1 365
9.1 to 9.9 percent	1 634
10.0 percent	542

10.1 to 11.9 percent	1 435
12.0 percent	263
12.1 to 13.9 percent	584
14.0 percent or more	442
Median	8.8

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	5 147
Rate higher now than when mortgage made	847
Rate lower now than when mortgage made	48
Rate unchanged or same now as when mortgage made	4 130
Not reported	121
No, interest rate cannot be changed	9 668
Not reported	165

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	5 147
Rate renegotiated periodically	478
Rate changes tied to market index	304
When mortgage is assumed	3 540
When payments became delinquent	1 001
Other reason	808
Not reported	36
Interest rate cannot be changed	9 668

Term of First Mortgage

Less than 8 years	705
8 to 12 years	913
13 to 17 years	925
18 to 22 years	2 498
23 to 27 years	4 064
28 to 32 years	4 999
33 or more years	633
No stated term	218
Median	25.9

Unexpired Term of First Mortgage

Less than 4 years	1 088
4 to 7 years	1 551
8 to 12 years	1 925
13 to 17 years	2 287
18 to 22 years	2 236
23 to 27 years	2 936
28 to 32 years	1 432
33 or more years	42
No stated term or not computed	1 482
Median	17.8

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 483
Payments increase yearly for first five years of mortgage	15
Payments increase yearly for first ten years of mortgage	3
Payments change in some other way	1 368
Not reported	98
No, monthly payments cannot change	13 269
Not reported	229

Location of First Mortgage Holder

Property in Northeast Region	3 418
Lender in Northeast	3 289
Lender in North Central	8
Lender in South	112
Lender in West	3
Lender outside United States	—
Not reported	6
Property in North Central Region	4 455
Lender in Northeast	90
Lender in North Central	4 116
Lender in South	226
Lender in West	6
Lender outside United States	3
Not reported	14

	Holder of first mortgage										
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Total											
816	98	24	453	39	3	11	22	—	—	38	127
586	129	62	270	18	—	—	12	3	6	65	21
452	56	56	196	—	—	25	101	—	—	3	12
1 094	225	118	669	3	3	2	7	12	—	36	22
862	164	42	379	3	6	19	85	—	9	130	25
358	63	44	155	12	3	3	63	—	—	—	16
2 495	396	331	1 456	15	6	21	125	12	6	69	58
1 365	346	76	692	6	6	6	88	10	3	81	52
1 634	384	136	900	27	11	20	39	40	3	47	28
542	160	16	183	3	3	—	6	12	9	133	17
1 435	329	66	733	31	57	10	35	16	3	100	54
263	46	10	88	—	3	6	20	—	—	67	23
584	171	12	275	3	6	9	13	3	3	38	50
442	193	17	63	3	42	—	9	—	—	33	83
Median	9.0	8.5	8.8	6.0	...	6.4	8.4	...	...	8.9	8.6
5 147	748	374	3 244	71	29	29	162	32	—	103	353
847	159	35	388	—	6	4	12	—	—	14	229
48	8	3	30	—	—	—	9	—	—	—	—
4 130	555	330	2 766	68	21	26	139	32	—	75	119
121	25	6	61	3	3	—	2	—	—	14	6
9 668	2 175	882	4 007	342	126	228	534	77	49	894	355
165	27	14	69	3	9	—	6	—	—	32	6
5 147	748	374	3 244	71	29	29	162	32	—	103	353
478	215	25	150	—	3	4	16	—	—	14	51
304	75	20	146	—	—	—	—	—	—	20	40
3 540	327	268	2 528	53	9	17	124	32	—	28	154
1 001	112	93	721	20	9	5	10	—	—	13	17
808	95	31	423	3	3	11	20	—	—	23	198
36	11	—	6	—	3	—	2	—	—	12	2
9 668	2 175	882	4 007	342	126	228	534	77	49	894	355
705	341	11	59	3	37	—	3	—	3	169	79
913	360	39	179	—	25	—	3	—	9	208	90
925	335	42	341	6	41	6	3	—	3	126	23
2 498	718	232	1 173	59	6	24	14	—	6	164	103
4 064	586	501	2 416	191	6	54	26	—	3	84	196
4 999	548	437	3 098	156	49	83	141	105	21	165	196
633	—	6	12	—	—	91	512	3	—	3	7
26	3	—	9	—	—	—	—	—	—	12	3
218	58	3	35	—	—	—	—	—	5	99	18
Median	20.9	26.1	26.9	26.7	...	30.7	34.6	...	...	16.5	24.3
1 088	401	69	293	34	33	8	3	—	3	168	76
1 551	414	94	583	70	23	20	6	—	9	212	121
1 925	475	171	892	106	21	27	17	—	3	159	55
2 287	567	252	1 156	24	20	34	40	—	11	104	79
2 236	343	284	1 291	17	12	31	47	7	6	89	110
2 936	380	244	1 764	29	27	42	214	55	—	69	113
1 432	151	69	614	49	9	46	313	27	6	54	93
42	3	—	6	—	—	8	14	—	—	9	3
1 482	216	86	723	86	19	42	48	20	11	167	64
Median	13.7	18.1	19.5	10.8	...	21.2	28.0	...	...	9.6	17.6
1 483	142	71	637	20	9	34	363	9	6	67	126
15	3	3	6	—	—	—	3	—	—	—	—
3	3	—	—	—	—	—	—	—	—	—	—
1 368	121	66	585	20	9	34	344	6	6	59	120
98	15	3	47	—	—	—	16	3	—	8	6
13 269	2 764	1 181	6 605	393	141	224	333	99	40	908	580
229	44	17	79	3	14	—	6	—	3	54	9
3 418	710	1 130	1 194	26	8	42	53	—	6	147	103
3 289	707	1 127	1 191	26	3	—	—	—	6	133	97
8	—	—	—	—	5	—	—	—	—	3	—
112	3	—	—	—	—	42	53	—	—	11	3
3	—	—	—	—	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	—	—
6	—	3	3	—	—	—	—	—	—	—	—
4 455	1 184	26	2 429	127	28	50	136	17	8	351	99
90	—	—	3	84	—	—	—	—	—	—	4
4 116	1 178	23	2 419	32	28	—	—	—	8	333	95
226	—	—	3	9	—	50	136	17	—	12	—
6	—	—	—	—	—	—	—	—	—	6	—
3	—	—	—	3	—	—	—	—	—	—	—
14	6	3	5	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 9. All Other Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Property in South Region	4 203	645	38	2 258	177	90	129	342	28	23	297	175
Lender in Northeast	111	12	16	15	57	11	—	—	—	—	—	—
Lender in North Central	80	3	—	37	26	3	—	—	—	3	2	6
Lender in South	3 979	628	22	2 195	90	73	129	342	28	20	285	167
Lender in West	7	—	—	—	4	3	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	26	3	—	11	—	—	—	—	—	—	9	3
Property in West Region	2 904	410	76	1 440	86	37	37	170	63	12	234	337
Lender in Northeast	86	16	9	16	39	—	—	—	—	—	—	6
Lender in North Central	47	6	—	9	20	3	—	—	—	—	9	—
Lender in South	282	—	—	9	—	—	37	170	63	—	3	—
Lender in West	2 452	389	67	1 381	27	34	—	—	—	12	216	325
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	—	—	25	—	—	—	—	—	—	6	6

Servicing of First Mortgage

Holder	13 726	2 721	1 217	7 178	219	146	246	599	9	37	798	556
Agent	1 255	228	53	143	196	18	12	103	99	12	231	159

Holder's Acquisition of First Mortgage

Originated by holder	13 518	2 781	1 168	6 858	216	126	243	573	35	40	873	606
Purchased from present servicer	731	63	26	217	132	21	12	97	55	—	42	65
Purchased from someone else	425	35	56	144	58	11	—	26	15	6	44	29
Not reported	307	71	20	103	9	6	3	6	4	3	69	14

Mortgage Assumption

Lender's permission needed for assumption	8 673	1 316	617	5 171	122	43	117	599	66	20	316	286
Lender's permission not needed for assumption	4 531	1 210	487	1 518	255	81	132	29	28	20	421	350
Not reported	1 777	424	166	632	38	40	9	74	15	9	292	79

Prepayment Penalties

Yes	2 911	252	146	2 174	84	23	—	58	23	6	62	83
No	11 625	2 629	1 096	4 959	314	124	255	629	82	41	870	626
Not reported	445	68	28	189	17	17	3	15	3	3	97	6

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	12 551	2 185	1 102	6 272	386	107	225	652	104	43	954	520
Less than 40 percent	573	155	69	224	23	3	3	15	4	3	44	30
40 to 49 percent	580	121	56	298	24	3	2	12	3	—	26	33
50 to 59 percent	1 083	278	131	483	53	6	9	6	3	—	59	56
60 to 69 percent	1 796	354	217	921	67	16	—	33	23	—	110	56
70 to 79 percent	3 112	537	294	1 844	119	9	15	44	43	6	122	79
80 to 89 percent	2 570	394	181	1 534	45	12	25	68	14	9	184	103
90 to 94 percent	777	85	42	332	15	12	33	54	3	6	116	80
95 to 99 percent	462	51	14	103	8	11	43	115	3	9	76	29
100 percent or more	1 140	138	50	313	18	27	74	279	9	9	185	39
Not reported	459	72	49	219	15	8	20	25	—	3	32	14
Median	76	73	72	76	72	...	97	99	...	...	85	80
Other properties	2 430	765	168	1 050	29	57	32	50	4	6	75	195

Total Outstanding Debt as Percent of Value

Less than 20 percent	3 851	743	342	1 874	255	31	64	34	3	9	309	187
20 to 29 percent	2 095	511	231	1 010	27	26	47	36	6	9	91	102
30 to 39 percent	2 076	493	211	1 023	15	21	29	85	6	6	103	85
40 to 49 percent	2 128	432	197	1 115	32	14	15	98	26	5	110	82
50 to 59 percent	1 688	287	130	937	20	6	18	103	28	—	102	58
60 to 69 percent	1 223	181	67	599	27	20	27	107	20	3	123	50
70 to 79 percent	731	110	30	325	9	17	23	103	9	3	55	47
80 to 89 percent	280	52	6	69	—	9	8	47	6	5	50	29
90 to 99 percent	153	18	8	19	—	3	6	49	—	3	25	22
100 percent or more	106	22	3	29	6	3	3	15	—	—	11	14
Not reported	650	100	45	321	24	14	19	26	6	6	51	37
Median	36	33	32	36	20—	...	33	58	...	...	39	36

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	14 955	2 944	1 270	7 321	416	164	255	699	108	49	1 021	709
Interest and principal	14 858	2 929	1 267	7 301	416	164	255	699	108	46	970	703
Fully amortized	13 973	2 636	1 239	7 115	407	150	251	683	108	38	732	615
Partially amortized	885	293	29	187	9	14	4	16	—	8	238	88
Principal only	25	3	—	3	—	—	—	—	—	—	19	—
Fully amortized	19	—	—	3	—	—	—	—	—	—	17	—
Partially amortized	6	3	—	—	—	—	—	—	—	—	3	—
Interest only	72	12	3	17	—	—	—	—	—	3	31	6
No regular payments required	26	6	—	—	—	—	3	3	—	—	9	6

Items Included in First Mortgage Payment

Regular payments of both interest and principal	14 858	2 929	1 267	7 301	416	164	255	699	108	46	970	703
Real estate taxes and property insurance	4 044	473	180	2 566	141	36	137	121	75	14	118	182
With no other items	3 292	391	147	2 111	114	21	128	100	62	14	91	112
With other items	752	82	33	456	27	15	9	21	12	—	26	70
Real estate taxes only	2 628	344	554	1 522	36	6	5	24	3	6	33	94
Property insurance only	141	24	3	77	6	—	—	3	—	—	20	7
Other combinations or no other items	8 046	2 087	530	3 136	233	122	112	551	30	26	799	419
No regular payments of interest and principal	123	20	3	20	—	—	3	3	—	3	59	12

Table 9. All Other Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	14 955	2 944	1 270	7 321	416	164	255	699	108	49	1 021	709
Less than \$60	517	45	56	175	11	11	68	53	—	9	63	26
\$60 to \$79	805	136	91	289	35	12	40	55	—	11	84	52
\$80 to \$99	1 090	176	96	504	44	17	28	61	3	3	97	61
\$100 to \$149	2 806	553	228	1 307	142	13	54	165	—	6	230	108
\$150 to \$199	2 367	511	209	1 162	60	25	11	133	3	11	139	103
\$200 to \$249	1 815	399	180	877	26	26	27	76	7	3	100	96
\$250 to \$299	1 424	302	137	746	6	21	8	50	12	3	58	85
\$300 to \$399	1 802	335	126	1 008	34	20	9	42	43	—	105	79
\$400 to \$499	981	205	57	526	21	7	7	32	23	3	47	53
\$500 to \$599	535	97	34	301	15	6	—	19	6	—	42	16
\$600 to \$699	280	62	20	134	9	3	—	9	12	—	23	6
\$700 to \$799	171	35	17	95	3	3	—	3	—	—	12	3
\$800 or more	360	89	19	199	9	—	—	—	—	—	22	22
Median	\$198	\$206	\$189	\$213	\$141	...	\$93	\$156	...	...	\$163	\$202
Mean	\$253	\$266	\$228	\$267	\$219	...	\$128	\$189	...	...	\$229	\$257

No regular payments required 26 6 — — — — 3 3 — — 9 6

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	14 955	2 944	1 270	7 321	416	164	255	699	108	49	1 021	709
Current or ahead of schedule	13 937	2 780	1 189	6 956	401	144	224	604	105	35	848	650
Delinquent (30 days or more)	652	106	46	235	6	5	28	92	3	12	70	50
1 to 3 payments	505	82	46	194	6	3	20	67	—	9	38	39
4 or more payments	148	24	—	40	—	2	8	24	3	3	32	11
Foreclosure in process	29	3	—	—	—	—	—	—	3	—	2	6
Foreclosure not in process	116	18	—	26	—	2	8	24	—	3	29	6
Not reported	3	3	—	—	—	—	—	—	—	—	—	—
Not reported	366	58	35	131	9	14	3	3	—	3	103	8
No regular payments required	26	6	—	—	—	—	3	3	—	—	9	6

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	14 955	2 944	1 270	7 321	416	164	255	699	108	49	1 021	709
Less than 5 percent	2 648	416	278	1 277	208	17	93	66	3	17	153	119
5 to 9 percent	4 544	920	428	2 380	91	37	73	153	22	14	250	177
10 to 14 percent	2 927	590	248	1 452	60	20	23	175	21	3	205	131
15 to 19 percent	1 646	333	85	797	28	25	22	125	27	6	95	103
20 to 24 percent	771	184	37	334	9	26	8	45	12	6	56	54
25 to 29 percent	369	78	17	165	—	6	3	38	—	—	41	22
30 to 34 percent	252	57	—	102	—	11	6	22	6	—	30	19
35 to 39 percent	163	32	13	46	3	—	—	20	7	—	33	9
40 to 49 percent	138	41	15	47	—	3	3	11	—	—	12	6
50 percent or more	206	41	8	99	—	3	6	9	—	—	30	10
Not reported or not computed	1 291	252	140	623	17	16	19	35	10	3	115	59
Median	10	10	8	9	5	...	7	13	...	...	11	11
No regular payments required	26	6	—	—	—	—	3	3	—	—	9	6

Real Estate Tax Per \$1,000 Value

Acquired before 1980	13 600	2 701	1 211	6 752	398	142	236	612	85	46	773	644
Less than \$10	6 147	1 203	129	3 308	163	84	122	405	52	18	333	330
\$10 to \$14	2 685	545	215	1 383	110	22	52	77	9	12	145	115
\$15 to \$19	1 501	334	222	720	40	3	11	28	9	3	68	63
\$20 to \$24	995	189	214	454	32	5	15	16	—	3	33	35
\$25 to \$29	552	104	185	195	3	—	2	5	—	—	33	25
\$30 to \$39	397	79	121	144	12	—	6	—	3	5	20	6
\$40 to \$49	120	20	40	42	—	—	3	8	—	—	—	6
\$50 to \$59	51	6	20	25	—	—	—	—	—	—	—	—
\$60 or more	110	21	10	36	3	—	—	11	—	—	19	9
Not reported or not computed	1 041	200	54	443	36	27	25	61	12	6	121	55
Median	\$10	\$10	\$20	10	\$11	...	10	10	...	...	10	10
Acquired 1980 and 1981 (part)	1 381	248	59	569	18	22	22	90	23	3	256	71

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	13 600	2 701	1 211	6 752	398	142	236	612	85	46	773	644
Less than 5 percent	95	9	9	42	9	5	3	—	—	—	12	6
5 to 9 percent	1 220	183	66	645	102	6	40	41	3	3	71	60
10 to 14 percent	2 731	560	206	1 490	95	23	54	69	6	6	123	100
15 to 19 percent	2 677	570	257	1 373	65	20	44	88	29	11	123	96
20 to 24 percent	1 952	370	232	961	33	8	16	102	7	9	107	107
25 to 29 percent	1 162	249	70	565	26	17	14	79	12	6	58	66
30 to 34 percent	609	121	43	288	12	7	21	23	9	—	37	47
35 to 39 percent	445	83	57	195	9	3	5	62	3	—	6	21
40 to 49 percent	507	113	50	189	15	19	3	44	10	3	30	30
50 percent or more	698	172	60	290	—	12	10	47	—	3	76	27
Not reported or not computed	1 506	271	160	714	32	22	26	56	6	6	130	83
Median	19	19	20	18	14	...	16	24	...	...	20	21
Acquired 1980 and 1981 (part)	1 381	248	59	569	18	22	22	90	23	3	256	71

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	11 298	1 938	1 109	5 932	401	110	109	273	103	43	750	531
1,000,000 or more	526	71	66	299	9	3	5	10	—	3	41	20
250,000 to 999,999	1 091	126	35	598	61	23	11	20	16	11	94	95
50,000 to 249,999	2 051	300	168	1 177	93	14	21	24	24	9	145	77
10,000 to 49,999	3 069	454	330	1 733	148	15	14	63	24	12	149	127
Less than 10,000 and rural	4 562	987	510	2 125	90	55	58	156	39	9	321	213

Table 9. All Other Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. Far minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
PROPERTY CHARACTERISTICS—Con.												
Location by Size of Place—Con.												
Outside SMSA's	3 683	1 012	161	1 389	15	54	148	429	6	6	280	184
10,000 or more	782	160	29	397	6	3	24	54	—	—	63	47
2,500 to 9,999	705	201	22	258	9	6	47	102	—	6	34	20
Less than 2,500 and rural	2 196	651	109	735	—	45	78	274	6	—	182	117
Year Structure Built												
1979 to March 1980	650	124	33	305	19	21	9	57	13	3	33	34
1977 and 1978	1 108	274	60	569	3	8	15	82	20	—	36	40
1975 and 1976	913	173	53	472	17	26	—	78	23	6	16	48
1970 to 1974	2 139	387	162	1 142	18	25	45	177	22	—	75	86
1960 to 1969	3 475	567	280	1 954	210	20	72	117	12	6	120	117
1950 to 1959	2 316	440	245	1 117	83	15	53	58	3	8	186	109
1940 to 1949	1 210	233	111	502	27	18	19	43	6	3	173	74
1939 or earlier	2 729	691	291	1 039	23	23	36	66	3	14	357	185
Not reported	440	59	34	221	15	8	9	23	7	9	32	23
Value												
Less than \$5,000	24	—	—	12	—	—	—	3	—	—	3	6
\$5,000 to \$9,999	71	21	—	—	—	8	11	8	—	—	15	8
\$10,000 to \$14,999	188	47	3	25	6	12	6	3	—	6	67	15
\$15,000 to \$19,999	261	73	11	76	—	11	—	19	—	5	50	14
\$20,000 to \$24,999	340	78	5	94	—	14	17	31	—	—	77	25
\$25,000 to \$29,999	402	116	6	114	3	—	10	65	—	3	66	21
\$30,000 to \$34,999	626	100	23	234	9	8	27	103	—	3	83	37
\$35,000 to \$39,999	788	165	53	329	3	5	23	100	—	6	80	24
\$40,000 to \$49,999	1 845	405	195	744	19	34	83	168	6	6	109	77
\$50,000 to \$59,999	1 604	331	158	799	46	5	32	52	6	3	82	89
\$60,000 to \$79,999	3 098	579	313	1 717	82	15	20	46	34	3	140	150
\$80,000 to \$99,999	1 951	327	161	1 105	79	22	9	34	28	9	86	90
\$100,000 to \$149,999	1 897	355	210	1 058	87	9	—	37	18	—	53	69
\$150,000 or more	1 235	252	87	692	58	6	—	9	10	—	67	54
Not reported	650	100	45	321	24	14	19	26	6	6	51	37
Median	\$66600	\$63100	\$70100	\$72500	\$87100	...	\$43000	\$40400	...	...	\$44400	\$63200
Mean	\$77300	\$75200	\$78500	\$83900	\$104000	...	\$41300	\$46600	...	...	\$59900	\$74200
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)	5 849	1 199	397	2 761	87	54	72	355	77	25	540	283
Less than 1.0	635	172	30	225	3	9	10	12	—	14	122	38
1.0 to 1.4	1 142	241	95	564	15	9	6	61	11	3	108	29
1.5 to 1.9	1 185	222	93	621	24	—	9	78	15	3	71	49
2.0 to 2.4	901	188	70	442	22	6	12	66	9	6	33	47
2.5 to 2.9	541	95	31	236	12	9	6	38	22	—	50	43
3.0 to 3.4	307	41	11	156	3	4	5	38	3	—	34	12
3.5 to 3.9	182	43	11	66	3	3	9	19	3	—	8	16
4.0 or more	375	67	19	159	6	6	9	26	6	—	54	22
Not reported or not computed	580	129	36	292	—	9	5	17	7	—	59	26
Median	1.9	1.8	1.8	1.9	...	...	...	2.1	...	...	1.6	2.1
Other properties	9 132	1 750	873	4 561	329	110	186	347	32	24	490	432
OWNER CHARACTERISTICS												
Age of Owner												
Less than 25 years	261	51	11	87	—	3	11	50	3	6	37	3
25 to 34 years	3 575	735	273	1 692	44	45	38	248	36	11	282	171
35 to 44 years	4 340	906	406	2 141	74	30	85	206	47	3	266	170
45 to 54 years	3 431	583	312	1 819	102	38	57	106	9	17	220	166
55 to 64 years	2 216	437	183	1 030	155	37	50	58	10	8	124	123
65 years or over	848	172	66	386	41	8	8	30	—	3	73	61
Not reported	311	65	19	161	—	3	8	3	3	—	27	21
Median	43	42	43	43	54	...	44	37	...	...	42	45
Race of Owner												
White	13 780	2 755	1 224	6 788	400	126	217	585	96	34	913	641
Black	641	90	20	234	12	33	26	91	9	12	68	44
Asian and Pacific Islander	242	36	8	140	3	—	—	12	3	3	18	18
American Indian, Eskimo, and Aleut	50	8	—	24	—	3	3	10	—	—	3	—
Not reported	268	59	17	135	—	3	11	3	—	—	27	12
Sex of Owner												
Male	2 839	501	190	1 436	62	42	69	140	7	12	239	142
Female	1 639	296	157	710	44	28	37	129	6	8	139	83
Male and female co-owners	10 380	2 134	914	5 110	309	91	144	423	96	29	644	486
Not reported	123	18	8	66	—	3	9	9	—	—	7	3
Spanish Origin												
Spanish	441	49	15	234	—	3	5	43	—	12	56	25
Not Spanish	13 783	2 774	1 204	6 714	395	149	224	621	105	34	910	654
Not reported	756	127	51	373	21	12	29	38	3	3	64	36
Veteran Status												
Veteran	6 416	1 207	545	3 289	229	60	109	177	44	17	330	410
Vietnam conflict	1 841	288	150	941	55	21	25	106	28	—	98	128
Korean conflict	1 290	238	133	678	29	8	20	24	6	11	64	79
Korean conflict and World War II	126	30	20	52	15	5	—	—	—	—	3	—
World War II	1 939	389	142	971	105	13	42	15	4	3	106	149
World War I	9	—	—	3	—	—	—	3	—	—	—	3
Other	1 133	248	91	601	19	11	23	28	6	—	59	48
Not reported	80	14	9	43	6	—	—	2	—	3	—	3
Nonveteran	8 184	1 670	705	3 851	183	101	131	511	61	32	654	285
Not reported	381	73	20	182	4	3	17	14	3	—	45	20

Table 9. All Other Conventional First Mortgages by Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	377
\$5,000 to \$7,499	338
\$7,500 to \$9,999	415
\$10,000 to \$12,499	693
\$12,500 to \$14,999	503
\$15,000 to \$19,999	1 552
\$20,000 to \$24,999	1 973
\$25,000 to \$29,999	1 924
\$30,000 to \$34,999	1 651
\$35,000 to \$49,999	2 549
\$50,000 or more	1 782
Not reported	1 224
Median	\$27700
Mean	\$31300

Total	Holder of first mortgage										Other
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
377	82	27	147	—	9	8	29	—	—	56	19
338	69	3	120	—	8	12	45	—	—	48	31
415	83	10	136	4	19	29	77	—	—	36	23
693	111	40	267	18	20	20	90	3	6	88	31
503	122	36	150	3	5	23	81	7	12	43	22
1 552	309	130	635	29	23	41	126	9	11	147	92
1 973	410	148	968	49	17	42	81	13	8	129	108
1 924	361	198	994	45	13	23	39	9	—	130	111
1 651	376	155	855	27	9	17	35	19	6	78	75
2 549	449	212	1 440	100	15	20	55	32	—	114	109
1 782	346	172	1 015	124	8	7	9	7	—	53	41
1 224	232	140	594	17	16	17	35	10	3	107	53
\$27700	\$27400	\$29300	\$29700	\$38800	...	\$18500	\$15500	...	...	\$21600	\$25300
\$31300	\$30500	\$34200	\$33400	\$44600	...	\$20300	\$18000	...	...	\$23800	\$26800

Table 10. First Mortgage Loan, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Amount of first mortgage loan													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	
1-housing-unit mortgaged properties	10 414	566	520	752	886	1 144	2 281	1 710	1 111	946	254	185	59	35 900
MORTGAGE CHARACTERISTICS														
Number of Mortgages														
1 mortgage	9 562	539	484	687	848	1 043	2 119	1 571	1 000	850	214	155	50	35 600
2 mortgages	837	26	33	65	38	100	159	133	110	95	37	30	9	39 800
3 or more mortgages	15	—	3	—	—	—	3	6	—	—	3	—	—	...
Form of Debt of First Mortgage														
Mortgage or deed of trust	10 000	497	461	691	852	1 104	2 241	1 672	1 075	920	254	176	55	36 200
Contract to purchase	414	68	59	61	34	40	40	38	36	25	—	9	4	22 800
Origin of First Mortgage														
Mortgage made at time property acquired	8 786	262	323	557	705	1 001	2 057	1 558	1 046	866	206	158	47	37 500
Mortgage assumed at time property acquired	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Mortgage placed later than acquisition of property	1 627	303	197	195	182	143	224	153	65	80	48	27	12	23 300
Refinanced mortgage:														
Some lender	576	67	59	76	63	34	97	68	37	35	15	24	—	28 400
Different lender	466	46	44	57	51	62	77	57	9	30	20	3	9	27 800
Mortgage placed on property owned free and clear of debt	586	190	94	61	68	47	50	28	18	15	12	—	3	15 700
Purpose of First Mortgage Placed Later Than Acquisition of Property														
Mortgages placed later than acquisition of property	1 627	303	197	195	182	143	224	153	65	80	48	27	12	23 300
Renew or extend loan that had fallen due, without increasing the outstanding balance	129	32	11	25	22	5	14	8	3	—	6	3	—	...
Secure better terms	191	26	20	18	9	27	30	29	11	6	8	—	6	29 100
Provide funds for additions, improvements, or repairs to this property	676	160	107	83	85	37	83	56	24	20	8	12	—	19 300
Provide funds for investment in other real estate	149	6	3	23	23	18	20	9	10	12	10	12	3	...
Provide funds for other types of investments	97	6	10	6	6	6	20	15	5	14	6	—	3	...
Provide funds for educational or medical expenses	32	—	—	3	8	12	6	—	—	3	—	—	—	...
Other reasons	245	61	35	34	19	23	22	21	6	15	9	—	—	19 000
Not reported	108	13	12	3	9	14	28	15	6	9	—	—	—	...
Other properties	8 786	262	323	557	705	1 001	2 057	1 558	1 046	866	206	158	47	37 500
Current Interest Rate on First Mortgage														
Less than 5.0 percent	76	25	11	6	15	3	8	8	—	—	—	—	—	...
5.0 percent	13	4	3	—	3	3	—	—	—	—	—	—	—	...
5.1 to 5.9 percent	11	3	—	3	—	3	2	—	—	—	—	—	—	...
6.0 percent	30	10	5	—	6	—	3	3	—	3	—	—	—	...
6.1 to 6.9 percent	138	3	—	—	12	17	34	40	20	6	3	—	3	...
7.0 percent	41	6	—	9	6	6	12	3	—	—	—	—	—	...
7.1 to 7.4 percent	26	—	3	6	3	—	12	3	—	—	—	—	—	...
7.5 to 7.9 percent	91	—	3	11	4	12	37	17	2	3	—	—	—	...
8.0 percent	366	11	24	60	68	75	74	18	27	8	—	—	—	26 300
8.1 to 8.4 percent	206	6	18	11	28	35	62	14	20	6	3	3	—	30 900
8.5 to 8.9 percent	1 864	50	56	168	200	273	500	366	134	79	18	11	9	33 700
9.0 percent	1 013	50	61	99	96	131	257	159	61	67	15	15	3	32 700
9.1 to 9.9 percent	1 945	45	77	103	139	201	463	303	259	235	74	35	10	38 800
10.0 percent	796	50	55	75	59	76	162	116	52	21	12	3	3	35 100
10.1 to 11.9 percent	2 008	70	77	67	111	148	375	442	290	309	49	55	15	43 500
12.0 percent	367	31	18	20	30	23	75	64	37	30	13	22	3	38 100
12.1 to 13.9 percent	829	43	45	66	64	80	129	100	109	118	41	28	7	39 000
14.0 percent or more	594	160	63	49	39	57	76	53	35	31	17	6	7	23 200
Median	9.7	10.6	10.0	9.0	9.0	9.1	9.3	9.7	10.0	10.1	10.0	10.6	...	...
Variable Interest Rate on First Mortgage														
Yes, interest rate can be changed	3 223	84	135	179	252	311	759	556	368	348	118	85	28	38 600
Rate higher now than when mortgage made	445	43	30	44	25	32	89	81	55	17	7	16	6	35 400
Rate lower now than when mortgage made	17	—	5	—	5	6	—	—	—	—	—	—	—	...
Rate unchanged or same now as when mortgage made	2 673	39	90	135	211	259	661	458	299	328	111	61	22	39 100
Not reported	89	3	9	—	11	14	9	17	15	3	—	8	—	...
No, interest rate cannot be changed	7 125	472	380	573	628	827	1 519	1 149	726	582	136	100	31	34 500
Not reported	66	9	6	—	5	6	3	5	16	16	—	—	—	...
Reason for Change in First Mortgage Rate														
Interest rate can be changed ¹	3 223	84	135	179	252	311	759	556	368	348	118	85	28	38 600
Rate renegotiated periodically	392	32	30	46	47	30	81	29	26	42	18	9	3	31 300
Rate changes tied to market index	255	9	17	9	16	9	51	41	52	15	9	22	6	44 200
When mortgage is assumed	2 273	14	68	101	172	228	566	408	273	287	82	52	22	39 800
When payments become delinquent	462	14	9	56	55	65	86	81	43	34	9	12	—	33 900
Other reason	402	16	23	22	38	57	87	76	37	34	9	3	—	35 200
Not reported	26	3	5	—	—	6	3	10	—	—	—	—	—	...
Interest rate cannot be changed	7 125	472	380	573	628	827	1 519	1 149	726	582	136	100	31	34 500
Term of First Mortgage														
Less than 8 years	730	310	97	71	40	26	36	48	28	33	15	19	7	12 900
8 to 12 years	544	144	127	82	47	34	49	16	18	21	3	—	3	15 000
13 to 17 years	431	45	81	93	64	50	66	23	6	3	—	—	—	19 800
18 to 22 years	925	32	89	154	158	118	216	93	29	28	—	6	3	26 300
23 to 27 years	1 365	3	37	119	182	237	369	197	116	57	27	18	3	32 800
28 to 32 years	5 947	5	63	194	313	556	1 428	1 309	906	793	204	137	40	43 200
33 to 37 years	317	—	6	22	63	103	100	18	3	—	—	3	—	28 300
38 or more years	23	3	—	—	3	3	6	3	3	—	—	—	3	...
No stated term	132	24	20	17	17	17	12	3	3	11	5	3	—	...
Median	29.0	8—	14.6	21.9	26.4	28.9	29.4	29.8	30.0	30.1	30.0	29.8	...	...

¹Detail does not add to total because lenders reported more than one reason.

Table 10. **First Mortgage Loan, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate) 1 135
 Payments increase yearly for first five years of mortgage 209
 Payments increase yearly for first ten years of mortgage 6
 Payments change in some other way 860
 Not reported 61
 No, monthly payments cannot change 9 170
 Not reported 108

Location of First Mortgage Holder

Property in Northeast Region 1 703
 Lender in Northeast 1 524
 Lender in North Central 10
 Lender in South 167
 Lender in West
 Lender outside United States
 Not reported 3

Property in North Central Region 3 034
 Lender in Northeast 28
 Lender in North Central 2 576
 Lender in South 404
 Lender in West 12
 Lender outside United States 3
 Not reported 11

Property in South Region 3 379
 Lender in Northeast 100
 Lender in North Central 86
 Lender in South 3 154
 Lender in West 10
 Lender outside United States
 Not reported 28

Property in West Region 2 297
 Lender in Northeast 59
 Lender in North Central 25
 Lender in South 753
 Lender in West 1 454
 Lender outside United States
 Not reported 6

Servicing of First Mortgage

Holder 7 871
 Agent 2 542

Holder's Acquisition of First Mortgage

Originated by holder 8 008
 Purchased from present servicer 1 508
 Purchased from someone else 659
 Not reported 238

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made at time of purchase 8 786
 Less than 40 percent 250
 40 to 49 percent 226
 50 to 59 percent 516
 60 to 69 percent 754
 70 to 79 percent 1 338
 80 to 89 percent 1 848
 90 to 94 percent 1 170
 95 to 99 percent 894
 100 percent or more 1 598
 Not reported 193
 Median 87
Other properties 1 627

Total Outstanding Debt as Percent of Value

Less than 20 percent 580
 20 to 29 percent 534
 30 to 39 percent 954
 40 to 49 percent 1 572
 50 to 59 percent 1 710
 60 to 69 percent 1 690
 70 to 79 percent 1 594
 80 to 89 percent 986
 90 to 99 percent 388
 100 percent or more 93
 Not reported 313
 Median 58

MORTGAGE PAYMENTS AND OTHER EXPENSES

Items Included in First Mortgage Payment

Regular payments of both interest and principal 10 313
 Real estate taxes and property insurance 4 676
 With no other items 2 534
 With other items 2 142
 Real estate taxes only 1 218
 Property insurance only 66
 Other combinations or no other items 4 353
No regular payments of interest and principal 101

Amount of first mortgage loan													Median (dollars)
Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	
1 135	34	35	56	99	147	275	217	143	102	18	9	—	37 100
209	6	—	—	—	3	44	60	72	25	—	—	—	48 600
6	—	—	—	—	3	3	—	—	—	—	—	—	—
860	25	32	51	94	130	220	142	65	74	18	9	—	34 500
61	4	3	5	6	11	9	15	6	3	—	—	—	—
9 170	520	477	687	776	994	1 995	1 479	946	828	233	176	59	35 700
108	11	8	9	11	3	11	14	22	16	3	—	—	—
1 703	70	101	121	177	215	461	290	107	95	39	25	3	33 700
1 524	65	93	105	169	186	409	254	90	89	39	22	3	33 500
10	—	—	—	2	—	5	—	3	—	—	—	—	—
167	5	8	16	5	29	44	36	14	6	—	3	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—
3	—	—	—	—	—	3	—	—	—	—	—	—	—
3 034	199	170	317	332	400	658	424	274	205	26	30	—	31 500
28	—	—	—	3	3	3	6	3	8	—	3	—	—
2 576	190	164	280	275	302	567	355	224	171	20	27	—	31 300
404	6	6	36	51	93	82	61	43	23	3	—	—	31 200
12	3	—	—	3	—	3	3	—	—	—	—	—	—
3	—	—	—	—	—	—	—	—	3	—	—	—	—
11	—	—	—	—	2	3	—	3	—	3	—	—	—
3 379	267	198	243	279	409	732	536	284	311	68	33	18	34 000
100	3	3	3	9	20	13	12	6	25	3	—	3	—
86	8	3	9	—	14	12	6	11	18	—	3	3	—
3 154	253	190	226	270	372	699	509	267	265	62	31	12	33 800
10	—	—	—	—	—	4	—	—	3	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—
28	3	3	6	—	3	5	9	—	—	—	—	—	—
2 297	29	51	71	99	120	431	460	446	335	121	97	38	47 500
59	—	—	—	—	6	9	9	3	22	—	6	3	—
25	—	—	—	—	—	—	13	6	6	—	—	—	—
753	—	3	15	25	43	151	161	208	122	19	6	—	48 700
1 454	29	48	57	73	71	271	274	226	184	102	85	34	46 500
—	—	—	—	—	—	—	—	—	—	—	—	—	—
6	—	—	—	—	—	—	3	3	—	—	—	—	—
7 871	529	482	614	743	876	1 758	1 161	719	603	207	128	52	33 900
2 542	37	38	138	144	267	523	550	392	343	47	57	7	42 300
8 008	517	459	622	745	884	1 824	1 223	730	625	209	126	44	34 300
1 508	14	21	75	88	154	296	314	228	247	23	35	12	43 300
659	11	14	35	29	91	132	148	108	49	19	21	3	41 200
238	23	26	20	24	14	29	25	46	25	3	3	—	33 900
8 786	262	323	557	705	1 001	2 057	1 558	1 046	866	206	158	47	37 500
250	21	58	52	46	28	24	6	12	—	4	—	—	19 400
226	11	15	27	25	39	63	25	15	6	—	—	—	29 500
516	16	23	33	49	68	99	107	42	58	7	11	3	37 000
754	31	17	53	44	64	189	129	109	61	35	14	9	38 900
1 338	22	49	42	60	89	316	262	161	218	61	41	15	43 400
1 848	40	45	59	158	194	433	365	221	226	43	55	9	39 900
1 170	10	41	64	84	123	321	222	167	113	9	12	3	38 200
894	12	25	52	74	142	222	167	113	57	15	12	4	36 400
1 598	75	48	159	152	227	344	233	191	123	33	10	4	34 000
193	24	3	17	12	25	47	42	15	6	—	3	—	33 400
87	85	80	90	88	90	87	86	88	84	79	—	—	—
1 627	303	197	195	182	143	224	153	65	80	48	27	12	23 300
580	273	126	68	32	21	34	6	12	9	—	—	—	10 700
534	94	96	72	73	40	64	34	23	12	7	13	6	20 400
954	68	73	138	111	109	181	130	70	38	18	9	9	29 000
1 572	37	70	112	156	192	400	260	120	132	44	31	18	35 500
1 710	23	63	112	160	190	409	317	165	193	44	29	4	37 500
1 690	22	34	80	147	217	431	288	217	151	62	30	10	38 000
1 594	9	17	54	85	146	390	350	236	218	51	32	6	42 700
986	6	8	39	50	114	208	207	183	131	16	24	—	43 300
388	3	11	28	22	55	94	71	48	39	6	9	4	38 000
93	9	3	23	13	9	14	3	11	3	3	—	3	—
313	23	20	25	35	50	57	46	24	20	3	9	—	30 500
58	20	34	48	53	60	61	63	67	65	62	62	—	—
10 313	558	509	740	878	1 129	2 273	1 693	1 105	936	248	185	59	35 900
4 676	49	124	258	357	556	1 118	948	629	487	81	56	13	38 900
2 534	35	67	157	205	278	614	500	289	280	59	40	10	38 600
2 142	14	57	101	152	278	504	448	339	207	22	16	3	39 300
1 218	25	25	72	100	109	314	248	148	104	59	14	—	38 800
66	5	9	12	11	6	8	8	3	4	—	—	—	—
4 353	478	352	398	409	459	832	489	326	341	108	115	46	31 000
101	8	11	12	9	14	9	17	6	9	6	—	—	—

Table 10. **First Mortgage Loan, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Amount of first mortgage loan													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.														
Current Status of First Mortgage Payments														
Regular payments of interest and/or principal	10 388	560	520	749	884	1 141	2 278	1 707	1 108	943	254	185	59	35 900
Current or ahead of schedule	9 586	481	466	700	803	1 055	2 145	1 564	1 014	887	237	176	59	36 000
Delinquent (30 days or more)	608	48	29	37	67	80	107	118	63	36	14	9	—	34 000
1 to 3 payments	502	32	26	28	56	63	86	97	54	36	14	9	—	35 300
4 or more payments	107	16	3	9	11	17	22	20	9	—	—	—	—	—
Foreclosure in process	32	3	3	3	5	6	3	6	3	—	—	—	—	—
Foreclosure not in process	72	13	—	6	3	11	19	14	6	—	—	—	—	—
Not reported	3	—	—	—	3	—	—	—	—	—	—	—	—	—
Not reported	193	31	25	12	14	6	26	26	31	19	3	—	—	33 400
No regular payments required	26	8	—	3	3	3	3	3	3	3	—	—	—	—
Selected Monthly Owner Costs														
Acquired before 1980	8 374	524	450	634	733	947	1 910	1 384	829	618	173	127	46	34 700
Less than \$60	3	3	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	6	3	—	—	—	—	3	—	—	—	—	—	—	—
\$80 to \$99	8	8	—	—	—	—	—	—	—	—	—	—	—	—
\$100 to \$149	56	53	3	—	—	—	—	—	—	—	—	—	—	—
\$150 to \$199	135	93	25	5	—	—	9	3	—	—	—	—	—	—
\$200 to \$249	351	120	112	69	24	17	9	—	—	—	—	—	—	12 500
\$250 to \$299	544	94	128	164	98	47	14	—	—	—	—	—	—	16 500
\$300 to \$349	742	61	74	177	200	159	62	8	—	3	—	—	—	21 500
\$350 to \$399	777	26	52	82	172	237	198	9	3	—	—	—	—	26 200
\$400 to \$449	768	17	18	33	74	178	407	41	—	—	—	—	—	31 600
\$450 to \$499	778	8	12	34	54	132	434	96	8	—	—	—	—	33 400
\$500 to \$599	1 374	9	11	25	47	98	461	578	130	14	—	—	—	40 600
\$600 to \$699	900	—	2	8	10	26	163	357	289	44	—	—	—	46 700
\$700 to \$799	599	—	—	3	9	14	51	153	233	137	—	—	—	53 000
\$800 or more	1 050	—	—	6	5	8	60	81	157	402	167	117	46	70 300
Not reported	281	28	14	28	41	33	39	58	9	17	6	9	—	29 600
Median	\$492	\$237	\$281	\$318	\$357	\$400	\$477	\$588	\$693	800+	—	—	—	—
Acquired 1980 and 1981 (part)	2 040	42	70	118	154	196	371	326	282	328	81	58	13	42 100
Interest and Principal Payments on Total Mortgages as Percent of Income														
Regular payments of interest and/or principal	10 388	560	520	749	884	1 141	2 278	1 707	1 108	943	254	185	59	35 900
Less than 5 percent	260	84	36	44	23	8	25	22	5	6	3	3	—	16 100
5 to 9 percent	1 855	174	192	244	274	290	397	124	66	63	16	9	6	25 700
10 to 14 percent	2 708	82	103	219	266	324	711	503	243	178	58	18	3	35 100
15 to 19 percent	2 071	81	37	67	114	207	486	435	320	239	40	36	9	41 000
20 to 24 percent	1 167	34	35	37	49	80	256	227	182	187	49	22	10	44 100
25 to 29 percent	582	23	19	23	29	72	80	89	99	80	22	43	3	45 100
30 to 34 percent	352	6	23	17	16	41	61	80	31	53	9	9	7	41 600
35 to 39 percent	184	3	4	3	5	9	29	34	36	38	10	9	3	51 300
40 to 49 percent	229	15	9	17	11	14	37	46	39	20	10	6	6	42 800
50 percent or more	259	14	14	15	17	29	54	41	33	15	11	12	3	37 400
Not reported or not computed	721	44	49	63	78	67	143	106	55	64	25	19	9	34 200
Median	15	10	10	11	12	14	15	17	18	19	20	—	—	—
No regular payments required	26	6	—	3	3	3	3	3	3	3	—	—	—	—
Real Estate Tax Per \$1,000 Value														
Acquired before 1980	8 374	524	450	634	733	947	1 910	1 384	829	618	173	127	46	34 700
Less than \$10	4 074	250	235	294	319	439	922	670	434	317	96	61	37	35 400
\$10 to \$14	1 886	96	80	146	150	171	427	342	211	178	45	38	3	37 100
\$15 to \$19	885	51	52	68	85	132	225	115	98	37	9	10	3	32 400
\$20 to \$24	523	14	13	47	41	75	129	105	36	45	12	6	—	35 500
\$25 to \$29	214	9	9	6	31	25	67	54	9	6	—	—	—	34 200
\$30 to \$39	170	14	17	25	20	28	38	21	5	3	—	—	—	—
\$40 to \$49	34	—	3	3	11	3	6	9	—	—	—	—	—	—
\$50 to \$59	31	3	—	3	—	9	9	3	—	3	—	—	3	—
\$60 or more	41	8	3	3	3	—	6	—	6	6	—	—	—	—
Not reported or not computed	515	79	39	41	73	65	81	65	30	23	6	12	—	27 000
Median	10—	10—	10—	\$10	\$10	\$10	10—	10—	10—	10—	—	—	—	—
Acquired 1980 and 1981 (part)	2 040	42	70	118	154	196	371	326	282	328	81	58	13	42 100
Real Estate Tax as Percent of Income														
Acquired before 1980	8 374	524	450	634	733	947	1 910	1 384	829	618	173	127	46	34 700
Less than 1.0 percent	1 099	170	118	111	129	112	203	125	65	51	6	9	—	26 000
1.0 to 1.9 percent	2 009	93	97	197	203	237	517	295	196	117	37	18	3	33 400
2.0 to 2.9 percent	1 775	66	68	96	148	184	409	351	226	139	49	27	12	37 900
3.0 to 3.9 percent	1 059	39	41	57	40	156	262	184	113	116	27	12	12	37 500
4.0 to 4.9 percent	608	11	26	40	37	82	139	103	60	60	20	25	6	37 800
5.0 to 7.4 percent	628	14	27	19	55	51	152	143	75	74	—	12	6	39 700
7.5 to 9.9 percent	205	17	3	18	6	32	56	38	20	7	3	6	—	34 900
10.0 percent or more	196	17	17	20	23	26	35	29	17	7	6	—	—	29 300
Not reported or not computed	795	97	54	76	93	67	139	116	57	47	25	18	6	30 700
Median	2.4	1.5	1.8	1.9	1.9	2.5	2.4	2.6	2.8	—	—	—	—	—
Acquired 1980 and 1981 (part)	2 040	42	70	118	154	196	371	326	282	328	81	58	13	42 100
Selected Annual Owner Costs as Percent of Income														
Acquired before 1980	8 374	524	450	634	733	947	1 910	1 384	829	618	173	127	46	34 700
Less than 5 percent	22	—	—	3	6	3	3	—	2	—	3	3	—	—
5 to 9 percent	179	34	17	24	17	12	29	26	3	12	3	3	—	24 300
10 to 14 percent	959	103	98	135	83	128	217	78	48	44	10	12	3	27 400
15 to 19 percent	1 719	80	89	125	204	225	438	281	134	96	33	12	3	33 100
20 to 24 percent	1 728	47	60	119	149	179	445	315	231	132	30	12	9	37 000
25 to 29 percent	1 105	53	37	45	66	85	275	243	137	105	27	27	6	39 700
30 to 34 percent	625	31	20	32	33	86	121	116	82	74	15	12	3	39 100
35 to 39 percent	368	29	12	9	25	41	83	56	51	32	15	10	6	38 200
40 to 49 percent	397	27	26	21	32	48	77	67	36	47	4	12	—	35 900
50 percent or more	510	53	46	49	34	68	95	72	47	26	9	3	9	30 600
Not reported or not computed	761	67	46	73	84	74	127	131	57	51	25	21	6	32 900
Median	23	21	20	20	20	22	22	24	24	25	—	—	—	—
Acquired 1980 and 1981 (part)	2 040	42	70	118	154	196	371	326	282	328	81	58	13	42 100

Table 10. **First Mortgage Loan, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Amount of first mortgage loan													Median (dollars)	
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more		
PROPERTY CHARACTERISTICS															
Year Structure Built															
1979 to March 1980	1 160	12	6	20	36	54	210	237	241	247	51	33	14	50 200	
1977 and 1978	1 546	9	42	48	75	166	394	376	217	142	36	26	15	41 000	
1975 and 1976	607	14	13	26	34	105	141	120	71	46	13	22	3	37 900	
1970 to 1974	1 079	19	36	48	83	102	244	207	132	124	57	21	6	40 300	
1960 to 1969	1 568	37	57	108	143	154	410	265	172	150	33	32	9	37 000	
1950 to 1959	1 474	78	82	110	129	238	311	229	156	89	21	21	9	33 200	
1940 to 1949	868	75	73	120	109	110	182	95	39	47	6	12	—	27 600	
1939 or earlier	1 843	280	192	242	254	187	339	142	74	88	34	9	3	24 100	
Not reported	268	42	18	30	25	28	52	39	9	14	3	9	—	28 600	
Purchase Price															
Properties acquired by purchase 1977 to 1981 (part)	8 813	269	343	554	695	987	2 042	1 578	1 051	878	215	154	47	37 600	
Less than \$5,000	27	18	3	3	3	—	—	—	—	—	—	—	—	...	
\$5,000 to \$9,999	141	127	9	—	—	—	2	—	3	—	—	—	—	...	
\$10,000 to \$14,999	182	63	92	11	9	3	4	—	—	—	—	—	—	11 500	
\$15,000 to \$19,999	386	11	122	241	9	3	—	—	—	—	—	—	—	16 200	
\$20,000 to \$24,999	394	11	25	118	223	8	3	2	3	—	—	—	—	20 900	
\$25,000 to \$29,999	708	—	26	58	228	390	5	—	—	—	—	—	—	25 500	
\$30,000 to \$34,999	623	11	9	19	75	221	282	3	—	3	—	—	—	29 500	
\$35,000 to \$39,999	819	3	8	20	41	140	604	—	3	—	—	—	—	33 300	
\$40,000 to \$49,999	1 424	2	28	35	41	90	683	542	3	—	—	—	—	37 600	
\$50,000 to \$59,999	1 298	—	12	9	20	58	227	585	380	8	—	—	—	45 500	
\$60,000 to \$79,999	1 415	—	5	14	16	40	146	334	493	364	3	—	—	53 100	
\$80,000 to \$99,999	632	—	3	3	10	6	33	52	107	377	43	—	—	65 500	
\$100,000 to \$149,999	416	—	—	—	6	3	8	12	39	114	156	77	—	83 300	
\$150,000 or more	158	—	—	3	3	—	—	7	6	12	74	47	—	...	
Not reported	190	24	—	20	12	25	44	42	15	6	—	3	—	33 200	
Median	\$47200	\$9100	\$17700	\$20500	\$27100	\$31700	\$41400	\$53800	\$65100	\$83200	\$119700	...	...	...
Other properties	1 600	296	177	198	192	156	239	132	60	67	39	31	12	23 400	
Purchase Price as Percent of Value															
Acquired by purchase	10 287	523	503	738	878	1 140	2 267	1 700	1 102	943	254	182	56	36 000	
Purchased 1977 to 1981 (part)	8 813	269	343	554	695	987	2 042	1 578	1 051	878	215	154	47	37 600	
Less than 80 percent	4 582	207	243	347	421	515	1 105	736	468	343	108	61	27	35 000	
80 to 89 percent	2 108	14	42	87	135	230	475	418	329	268	56	44	10	41 700	
90 to 94 percent	785	5	16	35	23	104	159	169	110	116	27	14	6	42 900	
95 to 99 percent	425	—	6	9	20	39	125	74	67	70	6	7	4	41 900	
100 percent or more	548	11	28	45	62	45	106	103	50	62	15	22	—	37 900	
Not reported	365	32	8	31	33	55	71	78	27	20	3	6	—	33 300	
Median	80—	80—	80—	80—	80—	80—	80—	80	81	83	80—	...	...	...
Purchased 1970 to 1976	757	107	58	92	111	72	120	78	35	41	27	13	3	25 700	
Less than 60 percent	532	90	41	68	77	35	65	59	21	35	27	10	3	24 400	
60 to 79 percent	129	11	3	6	18	25	43	12	8	3	—	—	—	...	
80 to 89 percent	26	—	—	12	6	—	6	—	3	—	—	—	—	...	
90 to 99 percent	15	—	—	4	3	6	3	—	—	—	—	—	—	...	
100 percent or more	7	3	—	—	—	—	—	4	—	—	—	—	—	...	
Not reported	48	3	14	2	8	6	3	2	3	3	—	3	—	...	
Median	60—	...	...	...	...	...	...	...	...	...	...	...	...	...
Purchased 1969 or earlier	716	147	102	92	73	81	106	44	16	23	12	15	6	21 200	
Less than 40 percent	566	114	75	78	56	67	85	32	13	20	12	9	6	21 500	
40 to 59 percent	86	20	15	11	14	9	6	6	—	3	—	3	—	...	
60 to 79 percent	11	5	—	—	3	—	3	—	—	—	—	—	—	...	
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
100 percent or more	3	—	—	—	—	—	—	3	—	—	—	—	—	...	
Not reported	50	8	12	3	—	6	12	3	3	—	—	3	—	...	
Median	40—	...	...	...	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase	127	42	17	14	8	3	14	10	9	3	—	3	3	...	
Purchase Price-Income Ratio															
Properties acquired by purchase 1977 to 1981 (part)	8 813	269	343	554	695	987	2 042	1 578	1 051	878	215	154	47	37 600	
Less than 1.0	973	156	139	169	116	134	133	45	38	29	10	3	—	21 000	
1.0 to 1.4	1 948	25	60	160	207	319	539	298	169	123	33	12	3	33 800	
1.5 to 1.9	1 967	14	49	83	156	175	499	448	289	206	30	18	—	40 200	
2.0 to 2.4	1 372	11	26	18	51	99	350	289	217	219	44	42	6	44 600	
2.5 to 2.9	731	3	6	18	33	69	178	188	109	85	15	18	9	43 100	
3.0 to 3.4	414	2	10	17	22	46	63	59	54	80	27	27	6	47 800	
3.5 to 3.9	252	2	5	8	9	38	44	39	43	43	17	—	4	45 000	
4.0 or more	441	8	10	30	23	31	93	84	75	35	20	21	9	42 900	
Not reported or not computed	717	47	37	50	79	77	142	128	58	58	19	13	9	34 800	
Median	1.8	1.0—	1.1	1.3	1.5	1.5	1.8	1.9	2.0	2.1	2.3	...	...	...
Other properties	1 600	296	177	198	192	156	239	132	60	67	39	31	12	23 400	
OWNER CHARACTERISTICS															
Age of Owner															
Less than 25 years	456	30	31	42	38	89	125	36	49	12	6	—	—	29 900	
25 to 34 years	4 329	80	158	262	390	506	1 115	816	504	345	85	55	10	36 900	
35 to 44 years	2 857	100	110	174	184	267	555	541	355	364	112	73	21	40 700	
45 to 54 years	1 533	140	93	142	156	141	306	194	133	152	42	27	7	33 100	
55 to 64 years	838	124	91	87	72	105	122	98	42	53	9	21	15	27 100	
65 years or over	230	80	26	33	14	20	20	9	9	9	—	6	3	16 300	
Not reported	171	11	10	12	32	15	37	17	18	11	—	3	3	...	
Median	36	50	41	39	35	34	34	35	35	38	38	40	...	...
Race of Owner															
White	9 257	479	452	649	785	1 006	2 047	1 545	962	869	241	167	56	36 100	
Black	751	75	54	86	65	118	154	97	62	28	3	9	—	29 100	
Asian and Pacific Islander	191	—	3	3	6	—	30	39	63	28	10	6	3	52 400	
American Indian, Eskimo, and Aleut	32	6	3	3	—	—	7	3	6	6	—	—	—	...	
Not reported	182	5	8	12	32	20	43	27	18	14	—	3	—	33 300	

Table 10. **First Mortgage Loan, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**OWNER CHARACTERISTICS—Con.****Sex of Owner**

Male.....
 Female.....
 Male and female co-owners.....
 Not reported.....

Amount of first mortgage loan														Median (dollars)
Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more		
2 082	124	79	170	202	213	492	341	213	156	46	40	6	35 100	
970	128	116	118	131	118	203	94	21	24	9	8	—	24 700	
7 292	311	324	458	545	810	1 572	1 266	861	760	199	134	50	37 600	
70	3	—	6	8	2	14	9	16	6	—	3	3	...	
Spanish Origin														
Spanish.....	431	17	25	38	42	48	73	108	38	27	10	6	—	36 300
Not Spanish.....	9 637	520	487	687	795	1 066	2 134	1 547	1 041	891	241	173	56	35 900
Not reported.....	345	29	9	28	50	29	74	55	32	28	3	6	3	33 800
Income														
Less than \$5,000.....	199	58	16	23	17	17	23	15	5	9	9	3	3	20 700
\$5,000 to \$7,499.....	220	74	37	26	24	14	28	9	3	—	3	—	—	14 800
\$7,500 to \$9,999.....	265	62	35	20	24	51	45	17	11	—	—	—	—	23 200
\$10,000 to \$12,499.....	499	52	76	65	61	80	84	65	16	—	—	—	—	24 600
\$12,500 to \$14,999.....	417	50	38	61	51	69	84	35	29	—	—	—	—	25 600
\$15,000 to \$19,999.....	1 240	93	74	157	194	194	302	143	51	26	5	—	—	27 600
\$20,000 to \$24,999.....	1 518	48	99	134	162	198	425	257	123	60	6	3	3	32 800
\$25,000 to \$29,999.....	1 419	44	47	81	156	171	377	262	155	109	10	6	—	35 600
\$30,000 to \$34,999.....	1 266	23	23	57	60	149	343	340	143	109	12	6	—	39 300
\$35,000 to \$49,999.....	1 703	13	13	48	42	116	343	354	363	307	62	37	4	47 800
\$50,000 or more.....	997	9	11	20	23	17	95	115	157	264	131	111	43	63 800
Not reported.....	672	38	49	60	72	67	134	97	55	61	16	16	6	33 700
Median.....	\$26800	\$13400	\$17200	\$19800	\$21100	\$22900	\$26100	\$30000	\$34700	\$41300	50000+	...	...	...
Mean.....	\$29500	\$15100	\$18400	\$21300	\$22500	\$23000	\$26900	\$30400	\$35100	\$43300	\$58500	...	...	...

Table 11. First Mortgage Loan as Percent of Purchase Price, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

First Mortgage Loan

Less than \$5,000	42	8	3	7	—	6	—	—	7	9	3	...
\$5,000 to \$9,999	271	43	14	17	37	22	40	10	8	58	20	76
\$10,000 to \$14,999	421	101	20	29	22	58	59	38	38	42	12	75
\$15,000 to \$19,999	641	77	28	50	61	51	75	73	58	142	26	85
\$20,000 to \$24,999	808	54	41	75	69	84	166	94	71	134	18	84
\$25,000 to \$29,999	1 130	47	56	94	90	134	200	128	138	208	36	86
\$30,000 to \$34,999	1 214	24	60	58	142	210	280	129	130	142	39	83
\$35,000 to \$39,999	1 145	15	36	86	135	200	242	179	106	138	8	84
\$40,000 to \$49,999	1 796	19	37	140	176	360	440	239	166	185	45	84
\$50,000 to \$59,999	1 189	24	19	57	162	220	256	173	119	145	15	84
\$60,000 to \$79,999	946	3	6	73	88	258	250	114	64	85	6	82
\$80,000 to \$99,999	223	4	6	11	45	67	53	9	11	18	—	77
\$100,000 to \$149,999	160	—	—	14	17	47	61	3	12	3	3	...
\$150,000 or more	50	—	—	3	18	18	3	—	4	4	—	...
Median	\$37100	\$18700	\$30100	\$36200	\$39000	\$42900	\$40000	\$38400	\$35700	\$32200	\$30000	...
Mean	\$40200	\$21800	\$30900	\$38500	\$43700	\$47000	\$43300	\$39800	\$38800	\$35500	\$30600	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	47	8	—	—	6	—	3	8	14	6	...	
5.0 percent	7	—	—	—	—	—	4	—	3	—	...	
5.1 to 5.9 percent	48	28	3	3	8	6	—	—	6	2	...	
6.0 percent	50	11	5	3	8	6	5	—	—	8	3	
6.1 to 6.9 percent	120	15	3	6	3	9	23	30	6	3	...	
7.0 percent	90	17	9	4	15	9	3	10	8	9	6	
7.1 to 7.4 percent	39	11	5	3	—	—	9	6	3	—	...	
7.5 to 7.9 percent	159	22	9	12	20	17	18	15	20	8	...	
8.0 percent	454	10	21	33	33	61	59	31	69	121	15	
8.1 to 8.4 percent	191	15	18	29	37	28	20	12	12	15	5	
8.5 to 8.9 percent	1 900	54	83	149	221	382	372	175	144	284	37	
9.0 percent	955	43	27	80	103	189	217	112	67	92	26	
9.1 to 9.9 percent	1 914	60	56	113	190	348	473	282	147	213	33	
10.0 percent	780	28	7	39	81	71	153	119	102	139	40	
10.1 to 11.9 percent	1 889	47	52	149	193	372	437	245	162	199	34	
12.0 percent	329	7	8	12	42	54	69	29	46	58	3	
12.1 to 13.9 percent	740	25	19	61	69	132	193	86	71	82	3	
14.0 percent or more	323	17	4	11	39	52	66	41	38	46	9	
Median	9.5	9.0	9.0	9.3	9.4	9.5	9.7	9.7	9.7	9.4	9.2	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	3 012	117	124	248	368	693	761	349	139	161	54	79
Rate higher now than when mortgage made	439	11	18	55	75	92	100	32	25	19	11	76
Rate lower now than when mortgage made	20	—	—	—	6	6	3	3	—	3	—	...
Rate unchanged or same now as when mortgage made	2 470	100	97	179	279	583	641	306	111	133	43	80
Not reported	83	6	9	14	9	11	17	9	2	6	—	...
No, interest rate cannot be changed	6 959	295	204	457	683	1 030	1 344	838	792	1 138	176	85
Not reported	63	6	—	—	11	13	19	2	—	12	—	...

Reason for Change in First Mortgage Rate

Interest rate can be changed	3 012	117	124	248	368	693	761	349	139	161	54	79
Rate renegotiated periodically	270	14	8	25	25	67	38	38	17	26	12	78
Rate changes tied to market index	206	9	14	27	17	54	56	6	12	11	—	77
When mortgage is assumed	2 268	73	71	168	283	542	608	287	98	98	40	80
When payments became delinquent	435	29	18	45	56	84	101	46	15	30	11	78
Other reason	336	11	18	36	43	57	87	31	29	24	—	80
Not reported	21	3	—	3	—	6	—	4	2	3	—	...
Interest rate cannot be changed	6 959	295	204	457	683	1 030	1 344	838	792	1 138	176	85

Term of First Mortgage

Less than 8 years	401	31	20	46	43	52	56	33	25	74	21	80
8 to 12 years	351	44	17	27	28	68	60	11	8	73	14	78
13 to 17 years	264	24	9	35	20	39	64	14	17	25	18	79
18 to 22 years	748	33	47	83	101	153	163	61	27	65	14	77
23 to 27 years	1 349	77	71	102	214	267	242	140	80	115	42	77
28 to 32 years	6 485	195	153	401	641	1 133	1 483	886	698	778	116	84
33 to 37 years	326	6	9	6	3	9	27	27	66	168	6	100+
38 or more years	17	—	3	—	3	3	3	6	—	—	—	...
No stated term	93	8	—	5	9	11	25	12	9	13	—	...
Median	29.4	27.8	28.0	28.7	28.9	29.2	29.6	29.9	30.2	29.9	28.3	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 040	29	21	31	67	155	237	203	130	155	12	89
Payments increase yearly for first five years of mortgage	221	3	—	—	3	27	58	85	33	12	—	91
Payments increase yearly for first ten years of mortgage	3	—	—	—	—	—	—	—	—	—	—	...
Payments change in some other way	750	24	13	31	58	119	167	103	90	132	12	87
Not reported	66	3	9	—	5	5	11	15	6	11	—	...
No, monthly payments cannot change	8 885	380	304	665	981	1 562	1 859	982	796	1 138	219	82
Not reported	109	8	3	9	14	19	28	5	6	18	—	...

Total Mortgage Loan as Percent of Purchase Price

Less than 40 percent	340	340	—	—	—	—	—	—	—	—	—	40—
40 to 49 percent	303	19	284	—	—	—	—	—	—	—	—	45
50 to 59 percent	642	7	6	629	—	—	—	—	—	—	—	55
60 to 69 percent	981	12	10	24	937	—	—	—	—	—	—	65
70 to 79 percent	1 611	11	8	28	41	523	—	—	—	—	—	75
80 to 89 percent	2 095	13	6	15	45	75	1 942	—	—	—	—	85
90 to 94 percent	1 227	11	—	—	9	39	42	1 126	—	—	—	92
95 to 99 percent	1 939	—	6	3	12	12	28	3	876	—	—	97
100 percent or more	1 666	6	9	6	18	88	112	61	55	1 311	—	100+
Not reported	230	—	—	—	—	—	—	—	—	—	230	...
Median	85	40—	46	56	66	76	85	93	98	100+	...	...

¹Detail does not add to total because lenders reported more than one reason.

Table 11. **First Mortgage Loan as Percent of Purchase Price, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	First mortgage loan as percent of purchase price											Median
	Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	Not reported	
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	10 020	415	328	704	1 062	1 736	2 121	1 190	931	1 306	227	83
Current or ahead of schedule	9 292	393	322	680	1 021	1 606	1 997	1 112	823	1 124	213	83
Delinquent (30 days or more)	524	8	6	12	21	77	90	64	93	141	12	93
1 to 3 payments	427	8	6	5	18	63	77	49	70	119	12	93
4 or more payments	97	—	—	7	3	14	13	15	23	22	—	...
Foreclosure in process	34	—	—	—	3	6	8	3	6	9	—	...
Foreclosure not in process	60	—	—	7	—	8	5	12	14	14	—	...
Not reported	3	—	—	—	—	—	—	—	3	—	—	...
Not reported	203	14	—	12	20	53	33	14	14	40	3	80
No regular payments required	14	3	—	—	—	—	3	—	—	5	3	...
Selected Monthly Owner Costs												
Acquired before 1980	7 456	302	243	524	752	1 334	1 558	937	630	963	213	83
Less than \$60	3	—	—	—	—	—	—	—	—	—	3	...
\$60 to \$79	6	—	—	—	3	—	—	—	—	3	—	...
\$80 to \$99	3	—	—	—	—	—	—	—	—	3	—	...
\$100 to \$149	38	—	3	—	—	3	3	3	4	23	—	...
\$150 to \$199	79	16	—	4	17	6	9	5	3	14	6	...
\$200 to \$249	264	31	17	9	15	54	36	16	25	60	2	82
\$250 to \$299	442	36	27	34	43	41	60	48	37	94	20	85
\$300 to \$349	612	28	6	41	44	85	102	67	60	152	28	89
\$350 to \$399	712	33	23	53	78	59	138	87	106	120	14	87
\$400 to \$449	724	34	35	36	56	97	193	116	79	65	14	85
\$450 to \$499	734	22	26	50	79	118	137	114	75	92	18	84
\$500 to \$599	1 290	42	33	88	133	279	302	167	93	120	32	82
\$600 to \$699	865	19	40	78	82	189	162	114	70	94	17	81
\$700 to \$799	539	12	6	44	66	104	154	56	31	55	11	82
\$800 or more	910	26	24	74	111	278	224	87	35	48	3	78
Not reported	237	2	3	14	26	20	38	58	13	19	45	88
Median	\$500	\$410	\$467	\$532	\$522	\$569	\$527	\$493	\$447	\$402	...	...
Acquired 1980 and 1981 (part)	2 578	116	85	180	309	402	566	253	301	348	17	83
PROPERTY CHARACTERISTICS												
Year Structure Built												
1979 to March 1980	1 206	55	38	93	121	220	250	156	108	148	17	83
1977 and 1978	1 643	64	69	123	207	317	319	179	109	185	70	80
1975 and 1976	635	40	32	64	62	138	140	54	29	64	11	78
1970 to 1974	1 191	53	52	92	161	244	213	112	126	120	18	79
1960 to 1969	1 554	92	48	121	168	245	330	177	159	193	23	83
1950 to 1959	1 380	51	29	72	117	220	296	176	153	243	23	86
1940 to 1949	769	22	29	33	76	123	154	105	89	113	27	86
1939 or earlier	1 383	37	28	82	120	200	366	173	133	224	20	86
Not reported	273	4	3	24	30	30	55	59	26	22	20	86
Purchase Price												
Less than \$5,000	21	—	—	—	—	—	—	—	4	17	—	...
\$5,000 to \$9,999	139	—	3	7	8	16	28	8	11	58	—	...
\$10,000 to \$14,999	192	—	6	12	26	23	33	10	30	53	—	89
\$15,000 to \$19,999	415	4	6	11	11	49	73	71	51	139	—	94
\$20,000 to \$24,999	418	8	8	5	22	37	68	75	61	135	—	94
\$25,000 to \$29,999	773	16	9	30	59	57	139	112	147	205	—	93
\$30,000 to \$34,999	690	19	6	28	31	58	185	108	117	139	—	91
\$35,000 to \$39,999	928	26	15	47	55	144	251	141	118	133	—	87
\$40,000 to \$49,999	1 635	71	35	85	149	299	405	254	157	180	—	84
\$50,000 to \$59,999	1 492	51	46	78	175	297	351	214	130	147	—	83
\$60,000 to \$79,999	1 674	83	104	200	238	377	348	166	76	80	—	76
\$80,000 to \$99,999	747	52	42	76	172	219	129	25	14	18	—	71
\$100,000 to \$149,999	489	56	36	98	74	120	84	6	12	3	—	67
\$150,000 or more	190	32	12	27	41	40	30	—	4	4	—	66
Not reported	230	—	—	—	—	—	—	—	—	—	230	...
Median	\$48100	\$63300	\$65900	\$65000	\$59700	\$56200	\$47000	\$42800	\$36900	\$31700	...	...
OWNER CHARACTERISTICS												
Race of Owner												
White	8 977	411	325	658	969	1 580	1 931	1 006	792	1 095	210	82
Black	648	2	3	6	37	83	101	123	101	176	15	93
Asian and Pacific Islander	205	—	—	19	42	63	51	15	5	10	—	77
American Indian, Eskima, and Aleut	27	3	—	—	—	—	—	3	6	15	—	...
Not reported	177	1	—	21	14	10	40	43	27	14	6	...
Sex of Owner												
Male	2 038	51	51	122	192	316	491	253	211	294	57	85
Female	879	62	41	70	73	116	158	131	105	97	26	84
Male and female co-owners	7 034	303	236	493	787	1 301	1 466	788	606	909	144	82
Not reported	82	1	—	19	9	3	9	18	9	11	3	...
Spanish Origin												
Spanish	442	29	13	13	18	43	101	75	50	86	15	90
Not Spanish	9 245	365	304	655	996	1 657	1 968	1 057	851	1 186	207	83
Not reported	347	23	12	37	48	36	55	58	30	40	9	82

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

OWNER CHARACTERISTICS—Con.

1-UNIT HOMEOWNER PROPERTIES 67

Table 12. Value, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	22 650	103	248	417	1 369	2 613	3 268	2 852	4 766	2 666	2 177	1 192	978	59 900
2 mortgages	2 392	6	6	26	94	180	295	276	464	342	378	276	47	72 500
3 or more mortgages	75	—	—	—	—	2	—	3	20	12	15	22	—	...

Form of Debt of First Mortgage

Mortgage or deed of trust	24 292	100	205	398	1 317	2 671	3 446	3 077	5 124	2 953	2 537	1 480	984	61 700
Contract to purchase	824	10	49	45	147	125	118	54	126	68	34	10	42	41 500

Holder's Acquisition of First Mortgage

Originated by holder	18 167	89	189	311	1 003	1 937	2 541	2 183	3 831	2 188	1 971	1 210	714	62 500
Purchased from present servicer	4 056	3	36	66	271	474	556	545	833	536	379	172	183	59 700
Purchased from someone else	2 274	18	18	40	149	313	360	324	487	239	156	83	87	56 100
Not reported	620	—	11	26	40	72	107	78	100	57	64	25	41	54 500

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	6 116	21	51	103	299	665	806	738	1 315	783	719	617	—	65 700
20 to 29 percent	3 294	5	37	75	192	356	444	359	646	420	462	299	—	65 500
30 to 39 percent	3 175	3	38	77	182	333	418	389	707	405	406	218	—	64 200
40 to 49 percent	3 216	9	27	39	195	325	432	394	749	470	390	184	—	65 200
50 to 59 percent	2 852	12	34	46	192	282	476	367	677	347	333	87	—	60 500
60 to 69 percent	2 209	14	19	21	135	331	384	369	423	308	148	59	—	55 500
70 to 79 percent	1 764	12	14	29	100	228	333	319	419	218	80	13	—	55 200
80 to 89 percent	983	9	6	25	85	175	189	152	260	55	22	6	—	50 200
90 to 99 percent	372	6	8	8	65	92	71	43	52	12	8	6	—	40 900
100 percent or more	110	20	20	21	18	8	12	2	3	3	3	—	—	...
Not reported	1 025	—	—	—	—	—	—	—	—	—	—	—	1 025	...
Median	38	...	40	36	43	41	43	42	39	38	33	24	...	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	5 784	18	51	100	285	646	771	710	1 258	721	664	561	—	65 000
20 to 29 percent	3 091	5	37	71	181	332	421	335	603	397	420	288	—	65 400
30 to 39 percent	3 046	3	35	74	174	328	393	357	656	407	395	224	—	64 900
40 to 49 percent	3 183	12	27	42	198	318	410	393	731	481	386	185	—	65 200
50 to 59 percent	2 901	12	34	49	185	273	470	366	711	347	357	96	—	61 700
60 to 69 percent	2 371	14	19	21	141	350	420	380	462	316	182	67	—	55 800
70 to 79 percent	1 973	9	14	26	106	232	369	349	452	259	114	44	—	56 600
80 to 89 percent	1 138	9	9	25	85	190	214	184	297	74	34	18	—	52 100
90 to 99 percent	428	6	5	8	80	106	73	46	71	12	14	6	—	41 200
100 percent or more	177	23	23	27	29	21	23	11	9	6	6	—	—	25 600
Not reported	1 025	—	—	—	—	—	—	—	—	—	—	—	1 025	...
Median	40	...	41	37	45	43	45	44	41	40	35	26	...	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Selected Monthly Owner Costs

Acquired before 1980	22 467	101	226	401	1 289	2 494	3 194	2 753	4 669	2 670	2 296	1 368	1 008	61 200
Less than \$60	3	—	—	—	—	—	—	—	—	—	—	—	3	...
\$60 to \$79	6	—	—	—	3	—	3	—	—	—	—	—	—	...
\$80 to \$99	32	—	—	6	3	6	5	—	—	6	—	—	7	...
\$100 to \$149	334	27	42	22	56	52	42	15	19	12	6	3	37	30 100
\$150 to \$199	1 089	17	53	84	229	248	147	114	79	29	34	6	51	35 500
\$200 to \$249	2 174	21	53	100	331	481	374	275	237	107	79	18	99	41 400
\$250 to \$299	2 512	17	19	80	276	501	528	330	378	142	111	38	91	46 000
\$300 to \$349	2 563	8	15	46	127	486	537	401	517	199	115	48	66	50 800
\$350 to \$399	2 412	—	12	17	112	326	487	350	626	231	107	56	87	55 900
\$400 to \$449	1 950	—	6	8	44	154	398	355	521	248	134	45	37	59 800
\$450 to \$499	1 791	—	3	9	40	79	249	312	526	262	176	86	48	66 800
\$500 to \$599	2 640	—	3	8	20	67	232	379	871	504	338	151	67	73 300
\$600 to \$699	1 547	3	3	3	2	23	57	98	467	383	345	139	24	85 500
\$700 to \$799	956	—	—	—	—	3	22	52	225	261	272	102	19	92 700
\$800 or more	1 591	—	—	—	—	25	24	115	221	547	630	29	136 200	...
Not reported	867	8	18	16	44	67	88	49	87	63	33	48	345	53 900
Median	\$393	...	\$209	\$239	\$250	\$293	\$342	\$381	\$442	\$513	\$609	\$770	\$334	...
Acquired 1980 and 1981 (part)	2 649	9	27	42	174	302	370	379	582	351	274	122	17	60 400

Real Estate Tax Per \$1,000 Value

Acquired before 1980	22 467	101	226	401	1 289	2 494	3 194	2 753	4 669	2 670	2 296	1 368	1 008	61 200
Less than \$10	10 411	18	71	116	525	1 115	1 383	1 210	2 261	1 396	1 340	977	—	66 800
\$10 to \$14	4 629	14	28	80	242	582	652	624	1 080	678	472	178	—	61 700
\$15 to \$19	2 344	9	17	39	176	252	402	354	554	241	210	90	—	57 800
\$20 to \$24	1 553	3	15	38	105	167	284	245	326	164	138	69	—	56 800
\$25 to \$29	879	5	16	28	65	128	141	160	176	91	60	8	—	53 500
\$30 to \$39	684	3	28	31	76	108	155	92	106	43	40	3	—	46 200
\$40 to \$49	196	6	3	22	17	23	42	20	37	14	6	6	—	46 400
\$50 to \$59	105	—	3	8	9	20	31	6	23	3	3	—	—	...
\$60 or more	183	26	14	17	31	20	34	11	14	6	7	3	—	31 900
Not reported or not computed	1 484	18	32	22	45	79	68	31	91	34	21	35	1 008	46 100
Median	\$10	...	\$15	\$15	\$12	\$11	\$11	\$11	\$10	10—	10—	10—	...	...
Acquired 1980 and 1981 (part)	2 649	9	27	42	174	302	370	379	582	351	274	122	17	60 400

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	22 467	101	226	401	1 289	2 494	3 194	2 753	4 669	2 670	2 296	1 368	1 008	61 200
Less than 5 percent	2 159	—	—	—	5	17	28	11	16	20	30	31	—	...
5 to 9 percent	2 093	5	18	42	108	252	302	242	418	271	222	168	47	62 600
10 to 14 percent	4 444	15	40	62	302	512	588	618	942	533	455	272	106	60 700
15 to 19 percent	4 293	8	30	74	204	512	668	602	950	510	431	243	61	60 400
20 to 24 percent	3 323	7	17	61	165	348	444	420	884	437	349	141	50	64 000
25 to 29 percent	1 955	3	12	36	90	175	289	231	396	324	220	136	43	66 100
30 to 34 percent	1 160	3	12	11	51	107	200	119	287	149	138	54	28	64 400
35 to 39 percent	753	14	5	17	46	93	112	97	155	45	86	60	22	58 100
40 to 49 percent	612	8	31	20	52	90	124	73	131	121	101	45	14	60 000
50 percent or more	1 186	15	32	37	122	170	177	157	180	83	105	54	53	50 900
Not reported or not computed	2 289	22	30	42	145	217	262	182	310	175	158	163	584	57 500
Median	19	...	23	20	19	18	19	18	19	19	19	18	20	...
Acquired 1980 and 1981 (part)	2 649	9	27	42	174	302	370	379	582	351	274	122	17	60 400

Table 12. Value, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Value													Not re-ported	Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more			
PROPERTY CHARACTERISTICS															
Source of Downpayment															
Purchased 1975 to 1981 (part)	13 399	29	122	203	653	1 384	1 821	1 744	3 043	1 760	1 509	752	378	63 600	
Sale of previous home	4 343	—	7	11	67	142	305	477	1 075	879	844	442	95	80 900	
Sale of other real property or other investment	391	—	—	—	6	28	45	56	91	68	64	24	10	72 200	
Savings	5 181	—	61	91	276	671	852	730	1 203	573	412	210	101	58 100	
Borrowing other than mortgage on this property	568	2	9	12	49	70	93	87	98	62	59	27	—	55 600	
Gift	271	—	—	3	11	33	72	52	63	16	21	—	—	53 200	
Land on which structure was built	110	—	3	—	6	11	22	12	35	14	5	3	—	—	
Other	192	—	3	8	6	35	28	33	38	22	15	3	3	54 700	
No downpayment required	1 283	15	30	52	124	273	256	187	229	74	21	3	18	45 400	
Not reported	1 060	11	11	27	108	121	147	111	212	53	67	41	151	52 700	
Other properties	11 718	81	131	240	810	1 412	1 742	1 387	2 207	1 261	1 062	738	648	58 100	
Year Structure Built															
1979 to March 1980	1 238	—	—	—	9	50	107	153	340	253	211	106	9	77 400	
1977 and 1978	1 696	—	—	—	9	50	196	202	502	330	220	145	42	74 700	
1975 and 1976	1 409	—	3	3	23	106	158	180	346	243	210	103	33	72 400	
1970 to 1974	3 422	—	14	11	114	243	429	432	875	513	451	222	117	69 300	
1960 to 1969	5 867	15	17	47	205	546	851	842	1 351	743	688	379	182	64 700	
1950 to 1959	4 648	12	54	57	322	684	797	623	928	460	363	218	130	55 400	
1940 to 1949	2 086	15	34	73	188	437	311	191	334	172	163	97	70	48 400	
1939 or earlier	3 986	54	109	237	521	590	657	452	513	256	234	213	149	46 200	
Not reported	765	13	24	14	72	89	57	55	62	51	30	6	292	44 200	
Rooms															
4 or less rooms	1 048	17	62	70	148	221	131	124	112	72	28	21	43	39 300	
5 rooms	4 579	17	69	111	428	868	1 037	622	746	301	151	64	165	46 900	
6 rooms	5 700	21	53	103	376	726	1 000	904	1 267	526	397	159	170	55 400	
7 rooms	4 400	3	9	42	162	399	473	584	1 201	689	493	223	124	67 800	
8 or more rooms	5 101	14	19	45	91	180	345	413	1 079	1 014	1 022	757	123	86 000	
Not reported	4 287	37	42	73	259	402	578	485	847	419	480	266	400	61 600	
Median	6.3	...	5.1	5.5	5.6	5.6	5.8	6.1	6.6	7.1	7.5	8+	6.1	...	
Purchase Price as Percent of Value															
Acquired by purchase	24 906	101	235	421	1 449	2 779	3 539	3 120	5 231	3 002	2 559	1 465	1 005	61 200	
Purchased 1977 to 1981 (part)	10 278	18	93	148	508	1 020	1 358	1 361	2 378	1 420	1 156	549	270	64 200	
Less than 80 percent	5 166	4	64	81	257	489	607	612	1 171	761	723	398	—	68 000	
80 to 89 percent	2 452	3	8	22	105	256	360	391	643	368	221	75	—	62 500	
90 to 94 percent	969	3	3	14	28	110	160	169	243	126	91	21	—	59 800	
95 to 99 percent	549	—	—	3	22	60	92	70	151	85	51	14	—	63 600	
100 percent or more	716	9	15	26	86	91	111	95	148	44	61	31	—	52 200	
Not reported	426	—	3	3	9	14	28	23	22	36	9	9	270	...	
Median	80—	...	...	...	80—	81	82	81	80	80—	80—	80—	...	...
Purchased 1970 to 1976	7 997	37	82	137	481	935	1 210	976	1 578	882	844	490	345	59 700	
Less than 60 percent	5 096	8	31	70	207	550	705	620	1 118	670	676	441	—	66 400	
60 to 79 percent	1 934	9	26	42	181	247	407	272	376	184	157	32	—	52 000	
80 to 89 percent	278	4	15	14	31	83	62	29	26	11	—	3	—	39 100	
90 to 99 percent	74	3	—	6	20	15	6	9	9	3	3	—	—	...	
100 percent or more	71	14	11	3	5	8	6	10	9	3	—	3	—	...	
Not reported	544	—	—	3	36	31	23	35	40	11	8	11	345	51 900	
Median	60—	...	...	...	62	60—	60—	60—	60—	60—	60—	60—	...	...
Purchased 1969 or earlier	6 631	46	59	136	460	825	972	784	1 275	699	559	426	391	57 900	
Less than 40 percent	4 413	6	8	22	176	465	635	593	1 021	599	490	396	—	65 900	
40 to 59 percent	1 273	8	8	57	185	280	263	153	197	67	44	9	—	43 700	
60 to 79 percent	218	8	23	42	54	34	28	5	12	6	3	3	—	26 600	
80 to 99 percent	47	—	6	3	17	9	3	—	3	3	3	—	—	...	
100 percent or more	45	17	5	6	3	5	6	—	—	3	—	—	—	...	
Not reported	636	6	8	6	25	31	37	32	42	21	19	18	391	53 100	
Median	40—	...	...	...	45	40—	40—	40—	40—	40—	40—	40—	...	...
Not acquired by purchase	210	8	19	22	14	17	24	11	19	19	11	25	20	46 200	
OWNER CHARACTERISTICS															
Age of Owner															
Less than 25 years	568	—	14	25	69	110	119	72	104	21	18	9	5	45 200	
25 to 34 years	6 639	9	61	95	355	809	1 141	970	1 572	799	508	191	128	58 100	
35 to 44 years	7 064	20	62	90	332	707	916	837	1 501	986	892	512	210	66 200	
45 to 54 years	5 617	20	55	106	340	541	703	669	1 157	686	687	403	251	64 300	
55 to 64 years	3 458	32	36	73	238	405	466	386	613	389	331	271	219	59 600	
65 years or over	1 312	14	26	52	85	173	172	154	255	98	109	82	94	55 700	
Not reported	459	14	—	3	44	51	46	44	49	41	25	23	119	52 700	
Median	42	...	43	46	44	41	40	41	41	42	43	46	49	...	
Race of Owner															
White	22 340	67	194	322	1 130	2 403	3 181	2 848	4 883	2 794	2 403	1 348	767	62 600	
Black	1 853	31	51	113	293	314	298	178	259	82	57	36	140	41 800	
Asian and Pacific Islander	372	—	—	3	5	17	20	17	39	87	83	89	12	98 100	
American Indian, Eskimo, and Aleut	88	3	8	—	—	9	13	11	14	18	6	—	6	...	
Not reported	463	8	—	6	35	53	51	77	55	39	21	17	101	53 600	
Sex of Owner															
Male	4 981	23	64	124	376	654	741	540	1 015	537	425	272	209	57 500	
Female	2 884	33	51	103	250	465	504	331	462	217	209	107	153	49 200	
Male and female co-owners	17 035	47	138	206	820	1 651	2 294	2 229	3 751	2 245	1 922	1 096	636	64 300	
Not reported	216	5	—	9	17	26	25	32	23	21	15	14	27	53 400	
Spanish Origin															
Spanish	1 011	8	16	21	74	98	131	125	215	111	103	60	51	60 800	
Not Spanish	22 886	84	219	384	1 283	2 503	3 290	2 885	4 845	2 802	2 399	1 372	821	61 600	
Not reported	1 218	17	18	38	107	195	142	121	191	108	69	58	154	51 200	

Table 12. **Value, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**OWNER CHARACTERISTICS—Con.****Income**

less than \$5,000	621	20	38	38	99	108	75	58	73	24	17	21	49	38 300
\$5,000 to \$7,499	576	24	37	29	87	103	98	77	61	13	15	6	26	39 600
\$7,500 to \$9,999	663	8	25	50	109	163	100	55	63	38	15	6	31	37 600
\$10,000 to \$12,499	1 237	6	26	58	147	204	252	169	189	82	39	3	62	45 800
\$12,500 to \$14,999	925	11	27	33	115	199	222	103	95	59	34	3	26	42 900
\$15,000 to \$19,999	2 802	8	37	73	278	531	591	433	495	175	95	24	62	47 500
\$20,000 to \$24,999	3 593	8	13	78	273	611	642	528	797	342	193	49	59	52 700
\$25,000 to \$29,999	3 321	3	27	29	126	294	550	567	889	418	283	67	67	60 700
\$30,000 to \$34,999	2 929	—	5	14	64	197	411	451	827	485	309	89	77	66 900
\$35,000 to \$49,999	4 187	—	3	8	36	185	333	453	1 192	813	724	358	82	77 400
\$50,000 or more	2 392	—	—	3	14	20	68	86	298	431	701	725	47	118 000
Not reported	1 871	20	15	31	116	181	223	152	270	140	146	139	438	58 600
Median	\$26800	...	\$11900	\$14900	\$17100	\$20000	\$22600	\$25600	\$29000	\$33000	\$39400	50000+	\$23200	...
Mean	\$29600	...	\$12900	\$15400	\$18900	\$20100	\$23400	\$25600	\$29200	\$34700	\$42500	\$61800	\$23800	...

Table 13. Value, 1-Unit Homeowner Nonmortgaged Properties: 1981

(Number of nonmortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Value													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported	
1-housing-unit nonmortgaged properties	16 093	749	751	776	2 057	2 582	2 074	1 696	2 143	874	712	494	1 185	42 600
RECURRING EXPENSES														
Selected Monthly Owner Costs														
Acquired before 1980	15 614	706	726	756	1 997	2 527	2 014	1 644	2 079	846	683	473	1 164	42 600
Less than \$60	963	205	119	99	159	114	58	33	21	20	6	3	127	19 800
\$60 to \$79	1 188	113	146	120	246	187	95	70	63	29	14	—	105	26 600
\$80 to \$99	1 589	104	126	130	318	333	154	129	129	49	27	3	87	32 200
\$100 to \$149	4 464	148	151	244	737	936	680	514	492	182	131	64	187	39 200
\$150 to \$199	2 888	42	68	71	264	550	483	414	548	184	88	53	124	48 000
\$200 to \$249	1 510	20	26	22	93	157	240	206	363	118	145	74	45	58 400
\$250 to \$299	705	—	15	5	23	53	96	82	158	93	84	71	25	68 400
\$300 to \$349	380	3	—	5	9	28	28	54	101	40	55	41	17	70 900
\$350 to \$399	250	—	5	—	6	17	23	14	64	45	43	28	5	77 900
\$400 to \$449	102	—	—	3	3	14	3	6	25	14	11	11	12	—
\$450 to \$499	89	—	—	—	—	3	19	6	6	9	25	17	6	—
\$500 to \$599	45	—	3	—	3	—	—	3	2	3	3	26	3	—
\$600 to \$699	57	—	—	—	—	—	3	3	9	3	6	25	9	—
\$700 to \$799	3	—	—	—	—	—	—	—	—	—	3	—	—	—
\$800 or more	38	—	—	—	—	—	—	—	3	—	6	27	3	—
Not reported	1 343	72	68	57	137	135	133	112	95	57	37	30	411	39 800
Median	\$138	\$80	\$90	\$100	\$114	\$130	\$147	\$152	\$176	\$181	\$220	\$267	\$116	—
Acquired 1980 and 1981 (part)	478	43	25	20	60	56	60	52	64	28	29	21	21	44 200
Real Estate Tax Per \$1,000 Value														
Acquired before 1980	15 614	706	726	756	1 997	2 527	2 014	1 644	2 079	846	683	473	1 164	42 600
Less than \$10	6 254	163	246	269	801	1 067	866	730	972	440	408	292	—	46 700
\$10 to \$14	2 496	70	60	105	262	489	359	329	461	164	126	71	—	47 300
\$15 to \$19	1 535	40	55	88	219	241	276	196	221	93	61	46	—	44 500
\$20 to \$24	979	48	67	38	179	180	128	127	136	42	26	9	—	38 800
\$25 to \$29	464	17	42	17	86	84	76	35	74	17	9	8	—	38 400
\$30 to \$39	481	21	38	49	78	100	74	54	40	12	6	11	—	35 500
\$40 to \$49	138	20	17	9	28	37	8	12	6	—	3	—	—	—
\$50 to \$59	74	17	15	5	11	12	3	5	6	—	—	—	—	—
\$60 or more	251	127	20	16	26	23	11	3	14	3	6	3	—	10000—
Not reported or not computed	2 943	185	167	161	308	294	213	153	149	75	39	33	1 164	32 300
Median	\$10	\$18	\$13	\$11	\$11	\$10	\$10	\$10	10—	10—	10—	10—	—	—
Acquired 1980 and 1981 (part)	478	43	25	20	60	56	60	52	64	28	29	21	21	44 200
Selected Annual Owner Costs as Percent of Income														
Acquired before 1980	15 614	706	726	756	1 997	2 527	2 014	1 644	2 079	846	683	473	1 164	42 600
Less than 5 percent	1 580	56	55	62	165	249	183	165	261	160	111	76	36	50 100
5 to 9 percent	3 903	128	150	158	473	668	503	474	597	258	221	163	110	46 300
10 to 14 percent	2 718	76	96	113	409	483	415	299	424	140	123	56	81	43 400
15 to 19 percent	1 448	93	84	99	209	248	206	162	165	65	31	25	60	38 400
20 to 24 percent	918	51	67	51	142	183	119	115	91	24	26	21	28	37 300
25 to 29 percent	567	37	44	36	81	77	80	28	87	26	30	3	39	38 700
30 to 34 percent	407	35	25	49	55	62	59	40	38	5	9	4	25	34 300
35 to 39 percent	307	29	17	25	51	55	50	14	29	9	3	9	17	34 200
40 to 49 percent	308	12	23	21	56	54	38	29	33	13	6	4	18	36 100
50 percent or more	569	47	39	22	71	105	89	49	54	32	12	14	34	38 500
Not reported or not computed	2 890	141	126	119	285	342	271	267	298	115	110	99	716	42 700
Median	12	16	15	14	13	12	12	11	10	9	9	8	15	—
Acquired 1980 and 1981 (part)	478	43	25	20	60	56	60	52	64	28	29	21	21	44 200
PROPERTY CHARACTERISTICS														
Source of Downpayment														
Purchased 1975 to 1981 (part)	1 769	80	74	67	175	251	199	210	296	151	94	73	99	49 400
Sale of previous home	756	12	6	27	49	87	96	87	162	81	62	42	45	59 100
Sale of other real property or other investment	105	9	—	3	6	23	11	16	17	10	4	9	—	—
Savings	553	27	33	22	60	104	58	73	90	30	14	17	24	43 100
Borrowing other than mortgage on this property	58	3	6	—	14	7	3	6	3	3	3	6	5	—
Gift	25	—	—	—	3	—	5	6	5	3	—	—	3	—
Land on which structure was built	3	—	—	—	3	—	—	—	—	—	—	—	—	—
Other	20	3	3	—	3	5	4	—	3	—	—	—	—	—
No downpayment required	42	6	9	2	11	6	2	—	—	3	—	—	3	—
Not reported	208	21	18	12	27	20	20	22	15	23	10	—	20	37 800
Other properties	14 324	669	677	709	1 882	2 331	1 875	1 487	1 847	723	618	420	1 086	41 900
Year Structure Built														
1979 to March 1980	115	3	—	—	6	8	8	28	34	14	2	9	3	—
1977 and 1978	203	8	—	4	3	19	18	20	41	30	14	24	23	69 000
1975 and 1976	233	—	9	6	3	15	29	55	49	22	24	15	8	59 300
1970 to 1974	764	15	13	12	37	107	99	106	158	71	59	54	32	57 800
1960 to 1969	2 146	47	65	64	162	285	270	291	462	165	126	93	116	54 200
1950 to 1959	3 759	104	99	92	371	589	581	500	616	279	204	111	213	48 900
1940 to 1949	2 449	124	138	125	334	458	306	224	307	118	112	52	152	39 300
1939 or earlier	5 731	382	392	433	1 025	1 014	689	439	434	155	165	128	475	33 900
Not reported	693	65	36	39	116	86	75	34	44	20	5	9	162	31 000
Rooms														
4 or less rooms	1 847	202	224	153	340	342	192	109	89	22	21	12	141	28 000
5 rooms	3 722	176	187	216	562	711	514	465	383	137	81	30	261	38 300
6 rooms	3 686	117	122	146	471	636	567	464	569	179	171	57	186	44 500
7 rooms	1 876	45	43	71	161	243	227	192	391	177	119	98	111	54 800
8 or more rooms	1 600	42	47	48	123	150	158	135	262	158	178	203	95	63 700
Not reported	3 363	166	128	142	400	500	416	331	450	202	143	94	391	43 600
Median	5.7	5.0	5.0	5.3	5.4	5.5	5.7	5.7	6.2	6.5	6.6	8+	5.5	—

Table 13. Value, 1-Unit Homeowner Nonmortgaged Properties: 1981—Con.

(Number of nonmortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Value													Not re-ported	Medion (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more			
PROPERTY CHARACTERISTICS—Con.															
Purchase Price as Percent of Value															
Acquired by purchase															
Purchased 1977 to 1981 (part)	13 885	576	638	646	1 730	2 233	1 794	1 534	1 938	796	633	442	926	43 700	
Less than 80 percent	1 223	62	46	44	115	184	138	127	205	105	71	65	60	49 400	
80 to 89 percent	563	18	25	14	61	99	54	50	81	68	48	44	—	52 000	
90 to 94 percent	233	8	7	10	23	22	47	26	61	9	11	9	—	50 000	
95 to 99 percent	114	5	—	5	9	23	16	21	23	6	—	6	—	—	
100 percent or more	79	—	5	4	—	11	18	12	18	6	6	—	—	—	
Not reported	155	31	9	9	19	20	3	17	18	16	6	6	—	—	
Median	79	—	—	3	3	8	—	—	5	—	—	—	60	—	
80	—	—	—	—	—	80	—	—	83	—	—	—	—	—	
Purchased 1970 to 1976															
Less than 60 percent	2 130	81	97	106	236	321	256	254	318	134	117	74	137	46 100	
60 to 79 percent	1 313	27	68	76	152	229	162	160	191	95	97	56	—	46 500	
80 to 89 percent	463	19	17	11	63	68	56	68	101	31	17	12	—	49 400	
90 to 99 percent	94	10	6	7	6	8	23	14	17	3	—	—	—	—	
100 percent or more	26	—	3	3	3	6	4	5	3	—	—	—	—	—	
Not reported	42	22	—	6	2	5	3	4	—	—	—	—	—	—	
Median	192	3	3	3	11	6	8	3	6	5	2	6	137	—	
60	—	—	—	—	60	60	60	60	60	—	—	—	—	—	
Purchased 1969 or earlier															
Less than 40 percent	10 533	432	495	497	1 379	1 728	1 400	1 153	1 414	557	445	303	729	42 600	
40 to 59 percent	7 024	187	259	294	939	1 227	1 019	846	1 108	474	402	270	—	46 000	
60 to 79 percent	1 622	61	103	104	266	338	255	220	171	61	26	18	—	38 200	
80 to 99 percent	374	48	74	42	66	43	32	19	32	6	6	3	—	23 300	
100 percent or more	86	30	20	8	8	10	—	7	—	2	—	—	—	—	
Not reported	117	74	16	3	5	3	8	5	—	—	—	3	—	—	
Median	1 311	32	24	45	94	107	86	55	103	14	12	9	729	38 900	
40	—	44	40	40	40	40	40	40	40	40	40	40	—	—	
Not acquired by purchase	2 208	173	113	129	327	350	280	162	205	79	79	52	259	36 600	
OWNER CHARACTERISTICS															
Age of Owner															
Less than 25 years	50	8	6	—	6	14	3	9	6	—	—	—	—	—	
25 to 34 years	473	42	36	24	50	84	46	40	48	12	26	12	53	36 900	
35 to 44 years	1 080	56	62	49	146	171	149	100	136	62	56	43	50	42 100	
45 to 54 years	2 202	91	116	78	264	347	263	237	363	107	114	84	138	45 200	
55 to 64 years	4 325	148	156	219	484	674	582	507	643	320	202	119	273	45 900	
65 years or over	7 519	390	356	388	1 052	1 211	992	777	906	348	296	222	581	40 700	
Not reported	445	14	20	18	56	81	39	28	41	26	18	13	91	38 500	
Median	64	65+	64	65+	65+	64	65	64	63	63	62	63	65+	—	
Race of Owner															
White	14 602	586	597	646	1 826	2 394	1 939	1 620	2 050	829	658	471	985	43 900	
Black	995	151	137	103	172	119	73	52	46	9	17	—	116	22 900	
Asian and Pacific Islander	58	—	—	—	3	—	6	—	9	12	13	9	6	—	
American Indian, Eskimo, and Aleut	47	4	3	3	3	6	3	6	3	—	6	—	12	—	
Not reported	391	9	14	24	54	64	53	18	35	24	17	13	66	39 700	
Sex of Owner															
Male	3 057	204	154	169	447	475	405	305	325	119	126	115	215	39 400	
Female	4 976	295	289	276	757	796	626	465	567	208	154	88	455	38 100	
Male and female co-owners	7 898	245	297	322	841	1 281	1 034	918	1 237	526	429	285	481	47 000	
Not reported	162	6	11	9	12	30	8	9	14	21	2	6	34	—	
Spanish Origin															
Spanish	493	58	49	35	74	73	49	14	42	42	21	9	26	32 300	
Not Spanish	14 260	590	640	661	1 765	2 298	1 863	1 566	1 956	787	659	461	1 015	43 600	
Not reported	1 339	101	62	79	218	211	162	116	145	45	32	24	145	36 500	
Income															
Less than \$5,000	1 956	291	212	190	355	300	181	102	90	30	25	6	174	25 600	
\$5,000 to \$7,999	1 527	113	131	124	242	291	249	126	101	24	31	12	82	33 900	
\$7,500 to \$9,999	1 264	84	87	86	234	235	202	104	101	48	25	8	51	34 900	
\$10,000 to \$12,999	1 452	48	69	92	249	302	164	166	206	53	37	12	54	38 000	
\$12,500 to \$14,999	842	31	28	36	152	167	135	108	88	53	12	6	26	39 700	
\$15,000 to \$19,999	1 743	49	81	63	239	344	268	203	276	81	52	21	66	42 400	
\$20,000 to \$24,999	1 514	27	38	38	172	270	266	199	269	115	33	36	52	47 000	
\$25,000 to \$29,999	1 092	3	15	44	77	166	176	180	212	98	75	33	13	53 300	
\$30,000 to \$34,999	749	11	—	17	51	107	90	94	148	92	67	50	22	59 300	
\$35,000 to \$49,999	1 088	6	9	6	61	126	119	147	269	101	140	79	25	64 300	
\$50,000 or more	622	5	3	3	11	22	34	45	133	89	124	151	3	92 300	
Not reported	2 243	82	79	77	215	252	188	221	250	90	91	80	617	45 700	
Median	\$14700	\$5900	\$7400	\$8500	\$10900	\$13100	\$15200	\$18200	\$21600	\$24500	\$31600	\$39400	\$8900	—	
Mean	\$18800	\$8400	\$9800	\$10800	\$13000	\$15500	\$16900	\$20300	\$23900	\$27500	\$34700	\$56700	\$11900	—	

Table 14. **Total Outstanding Debt as Percent of Value, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Total outstanding debt as percent of value												Median
	Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more	Not reported	
PROPERTY CHARACTERISTICS													
Source of Downpayment													
Purchased 1975 to 1981 (part)	13 399	562	890	1 483	2 156	2 431	2 107	1 832	1 077	387	95	378	56
Sale of previous home	4 343	218	431	636	873	875	557	452	161	34	11	95	50
Sale of other real property or other investment	391	18	32	58	53	60	49	50	42	18	—	10	55
Savings	5 181	172	240	496	834	922	924	801	493	165	34	101	59
Borrowing other than mortgage on this property	568	20	40	50	86	103	119	82	55	9	3	—	58
Gift	271	9	6	28	22	56	54	59	20	14	3	—	63
Land on which structure was built	110	5	3	8	25	22	14	11	17	—	5	—	...
Other	192	15	6	12	29	48	35	15	26	4	—	3	57
No downpayment required	1 283	29	38	61	112	188	247	247	191	118	33	18	68
Not reported	1 060	77	95	133	124	157	107	115	71	25	6	151	52
Other properties	11 718	5 222	2 201	1 564	1 027	470	264	140	61	41	82	648	21
Year Structure Built													
1979 to March 1980	1 238	30	31	62	135	185	235	269	220	56	5	9	67
1977 and 1978	1 696	74	76	153	324	346	292	274	84	24	6	42	56
1975 and 1976	1 409	82	140	206	247	302	167	129	64	30	10	33	50
1970 to 1974	3 422	316	515	648	595	457	324	245	136	44	26	117	43
1960 to 1969	5 867	1 950	939	667	602	518	368	371	190	48	32	182	30
1950 to 1959	4 648	1 592	549	514	483	396	380	303	181	92	29	130	32
1940 to 1949	2 086	536	231	247	255	238	209	153	88	43	18	70	40
1939 or earlier	3 986	1 074	566	463	484	415	360	202	145	75	52	149	36
Not reported	765	130	45	87	58	44	37	26	30	16	—	292	37
OWNER CHARACTERISTICS													
Age of Owner													
Less than 25 years	568	18	15	40	40	79	91	134	95	39	12	5	70
25 to 34 years	6 439	282	403	664	1 020	1 194	1 116	990	591	195	56	128	57
35 to 44 years	7 064	1 097	1 015	1 130	1 122	925	627	537	253	103	46	210	42
45 to 54 years	5 617	2 014	884	703	635	408	315	209	117	45	37	251	28
55 to 64 years	3 458	1 587	505	364	273	193	143	72	48	34	20	219	21
65 years or over	1 312	680	224	126	56	62	35	19	12	3	3	94	20—
Not reported	459	107	45	20	38	40	44	11	22	9	3	119	39
Median	42	52	46	42	40	37	35	34	33	34	39	49	...
Race of Owner													
White	22 340	5 308	2 820	2 760	2 875	2 560	2 047	1 749	972	342	139	767	40
Black	1 853	276	184	218	204	224	217	180	117	62	32	140	49
Asian and Pacific Islander	372	78	36	33	48	66	58	18	15	8	—	12	47
American Indian, Eskimo, and Aleut	88	29	6	9	9	3	6	7	6	3	6	6	...
Not reported	463	94	45	26	47	48	43	20	27	13	—	101	43
Sex of Owner													
Male	4 981	1 088	570	594	605	577	508	444	245	97	44	209	42
Female	2 884	827	439	325	325	260	209	174	97	42	33	153	33
Male and female co-owners	17 035	3 823	2 057	2 107	2 228	2 044	1 630	1 340	789	281	99	636	41
Not reported	216	46	26	20	25	20	23	15	7	7	—	27	41
Spanish Origin													
Spanish	1 011	183	107	138	129	124	72	93	85	20	9	51	44
Not Spanish	22 886	5 252	2 817	2 797	2 923	2 675	2 215	1 831	1 014	382	159	821	41
Not reported	1 218	349	167	111	130	102	83	48	39	25	9	154	31
Veteran Status													
Veteran	11 471	3 140	1 456	1 452	1 333	1 160	918	813	534	187	64	413	36
Vietnam conflict	3 945	315	359	541	596	615	509	476	302	103	29	100	52
Korean conflict	2 171	835	363	258	199	169	97	92	62	18	12	66	26
Korean conflict and World War II	339	150	50	42	32	23	18	3	6	—	3	11	23
World War II	2 944	1 401	397	335	220	160	142	69	45	32	8	135	20
World War I	15	9	4	—	—	3	—	—	—	—	—	—	...
Other	1 904	413	255	264	266	168	143	164	109	35	5	81	39
Not reported	154	17	29	12	20	22	9	8	10	—	7	21	...
Nonveteran	13 057	2 492	1 576	1 558	1 798	1 693	1 411	1 135	583	234	103	475	44
Not reported	588	152	59	36	53	48	42	25	21	7	9	138	34

Table 15. Income, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	22 650	584	541	620	1 128	845	2 522	3 270	2 978	2 610	3 751	2 058	1 743	26 600
2 mortgages	2 392	34	35	43	102	78	274	318	337	309	418	322	122	28 700
3 or more mortgages	75	3	—	—	6	3	6	5	6	9	17	13	6	...

Form of Debt of First Mortgage

Mortgage or deed of trust	24 292	565	526	624	1 144	891	2 687	3 479	3 246	2 868	4 084	2 377	1 800	27 000
Contract to purchase	824	56	50	38	93	34	115	114	75	61	102	16	71	19 600

Origin of First Mortgage

Mortgage made at time property acquired	19 245	419	399	445	899	708	2 076	2 794	2 569	2 268	3 363	1 865	1 439	27 300
Mortgage assumed at time property acquired	3 078	84	76	118	167	103	378	423	404	380	475	233	238	25 900
Mortgage placed later than acquisition of property	2 794	118	101	100	170	114	348	376	348	281	348	294	194	24 600
Refinanced mortgage:														
Same lender	1 187	46	26	36	81	32	127	158	156	107	166	161	90	26 400
Different lender	736	14	33	26	28	18	91	103	83	95	124	83	37	27 100
Mortgage placed on property owned free and clear of debt	871	59	42	38	61	64	130	114	109	79	58	50	67	20 400

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	2 794	118	101	100	170	114	348	376	348	281	348	294	194	24 600
Renew or extend loan that had fallen due, without increasing the outstanding balance	201	11	12	12	11	8	23	26	17	19	25	18	20	22 600
Secure better terms	344	6	16	18	20	20	66	48	28	34	49	33	6	22 400
Provide funds for additions, improvements, or repairs to this property	1 156	50	40	30	66	50	151	159	163	125	133	106	83	24 700
Provide funds for investment in other real estate	229	14	3	5	5	9	12	9	32	15	34	63	29	34 000
Provide funds for other types of investments	134	6	3	2	9	6	15	19	17	18	11	18	11	...
Provide funds for educational or medical expenses	49	—	—	—	—	—	11	3	9	9	14	—	3	...
Other reasons	362	20	22	20	34	12	33	72	45	32	38	14	20	22 100
Not reported	318	11	6	13	25	9	37	40	39	30	44	43	22	26 000

Other properties

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	1 954	28	29	35	77	59	227	254	284	252	361	248	161	28 800
Provide funds for additions, improvements or repairs to this property	899	3	21	17	26	24	84	142	127	105	179	121	50	29 200
Provide funds for investment in other real estate	159	3	—	—	9	—	14	4	25	15	23	53	12	...
Provide funds for other types of investments	150	3	—	—	3	3	10	18	17	30	46	9	12	...
Provide funds for educational or medical expenses	82	—	—	—	12	—	3	27	12	17	—	9	—	...
Other reasons	476	11	6	9	24	23	71	70	73	60	72	36	20	25 900
Not reported	188	8	3	9	3	6	48	17	14	29	24	20	6	24 300

Other properties

Total Mortgage Outstanding Debt

Less than \$5,000	2 664	180	132	147	182	140	344	349	283	216	262	127	302	20 800
\$5,000 to \$9,999	3 310	146	142	137	200	143	369	467	383	355	437	187	343	23 700
\$10,000 to \$14,999	2 768	69	109	87	190	140	349	501	306	237	377	207	196	23 400
\$15,000 to \$19,999	2 732	63	67	78	178	123	394	439	404	289	324	161	212	24 100
\$20,000 to \$24,999	2 372	46	27	65	123	123	309	364	388	308	345	151	151	25 800
\$25,000 to \$29,999	2 369	21	30	73	132	93	319	378	366	299	361	153	145	25 900
\$30,000 to \$34,999	1 916	26	40	28	66	55	266	308	301	243	349	125	108	26 900
\$35,000 to \$39,999	1 676	9	13	27	50	30	166	235	245	269	374	154	104	30 200
\$40,000 to \$49,999	2 131	26	5	15	74	33	169	319	302	366	456	223	144	30 700
\$50,000 to \$59,999	1 358	9	3	5	23	35	68	145	190	192	383	234	70	34 300
\$60,000 to \$79,999	1 188	15	—	—	18	7	46	76	131	122	383	319	71	40 600
\$80,000 to \$99,999	325	3	3	—	—	3	3	6	13	21	86	166	21	50000+
\$100,000 to \$149,999	252	6	3	—	—	—	—	3	9	12	46	153	19	50000+
\$150,000 or more	56	3	—	—	—	—	—	3	—	—	4	40	6	...
Median	\$22300	\$9500	\$10600	\$12700	\$16300	\$16600	\$19300	\$20600	\$23700	\$26000	\$29800	\$38000	\$17200	...
Mean	\$27000	\$17000	\$14300	\$15400	\$18900	\$19200	\$21400	\$23500	\$26200	\$28400	\$33000	\$46400	\$23900	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	5 784	175	165	178	294	192	612	725	706	645	957	704	432	27 400
20 to 29 percent	3 091	83	84	95	114	123	299	440	420	358	542	324	210	27 400
30 to 39 percent	3 046	76	64	75	132	111	299	459	387	365	579	315	184	27 800
40 to 49 percent	3 183	67	73	57	148	101	315	503	406	434	591	333	154	28 100
50 to 59 percent	2 901	40	76	66	110	106	373	409	448	338	512	263	159	27 100
60 to 69 percent	2 371	48	32	44	160	83	296	378	377	267	406	152	127	26 100
70 to 79 percent	1 973	32	22	60	92	65	272	297	271	271	351	161	81	27 000
80 to 89 percent	1 138	24	20	34	37	71	168	249	171	122	124	57	60	23 700
90 to 99 percent	428	8	8	16	62	29	84	53	53	40	34	28	12	20 000
100 percent or more	1 177	18	6	5	26	18	23	21	15	11	11	15	9	...
Not reported	1 025	49	26	31	62	26	62	59	67	77	82	47	38	23 200
Median	40	34	34	36	43	42	45	43	41	40	40	35	43	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	25 088	618	570	663	1 237	922	2 799	3 588	3 321	2 926	4 187	2 390	1 868	26 800
Current or ahead of schedule	23 354	556	515	548	1 077	810	2 558	3 360	3 138	2 803	3 978	2 280	1 732	27 200
Delinquent (30 days or more)	1 184	60	44	103	114	80	175	159	129	73	133	57	57	19 600
1 to 3 payments	971	40	30	86	84	69	142	142	106	64	116	54	39	20 600
4 or more payments	213	20	14	17	31	11	34	17	23	9	17	3	18	15 800
Foreclosure in process	60	—	6	—	14	3	9	9	5	3	8	—	3	...
Foreclosure not in process	148	20	8	17	16	8	22	8	15	6	9	3	15	...
Not reported	6	—	—	—	—	—	3	—	3	—	—	—	—	...
Not reported	549	3	11	11	46	32	66	69	54	50	75	53	79	24 800
No regular payments required	29	3	6	—	—	3	3	6	—	3	—	3	3	...

Table 15. Income, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	Income													Median (dollars)
	Total	Less than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or more	Not reported	
Acquired before 1980	22 467	574	528	586	1 069	806	2 432	3 235	2 965	2 636	3 783	2 153	1 700	26 900
Less than \$60	3	—	—	—	—	—	—	—	—	—	—	—	3	...
\$60 to \$79	6	—	—	—	—	—	—	3	—	—	—	—	3	...
\$80 to \$99	32	3	9	3	3	6	—	—	—	—	—	—	—	...
\$100 to \$149	334	43	53	34	22	17	36	37	18	6	9	—	60	10 800
\$150 to \$199	1 089	75	85	82	137	70	158	173	87	92	53	11	67	17 000
\$200 to \$249	2 174	109	92	93	199	137	346	374	251	152	155	71	197	20 200
\$250 to \$299	2 512	62	59	108	156	165	359	405	355	245	346	80	172	23 200
\$300 to \$349	2 563	56	57	78	133	111	388	437	426	275	377	96	130	24 500
\$350 to \$399	2 412	54	50	64	150	87	281	433	359	313	348	139	134	25 300
\$400 to \$449	1 950	42	34	17	50	60	212	358	312	279	353	133	100	27 400
\$450 to \$499	1 791	22	19	22	59	30	209	258	331	261	356	139	86	28 500
\$500 to \$599	2 640	23	24	33	68	53	204	364	359	445	654	283	130	31 400
\$600 to \$699	1 547	9	12	14	27	14	98	154	209	257	399	259	94	33 700
\$700 to \$799	956	6	—	5	23	26	36	103	92	138	283	182	62	35 900
\$800 or more	1 591	24	3	—	15	—	54	75	115	120	397	702	86	48 100
Not reported	867	47	30	34	28	29	51	61	52	53	54	59	368	22 500
Median	\$393	\$278	\$259	\$280	\$301	\$298	\$338	\$368	\$395	\$438	\$481	\$637	\$359	...
Acquired 1980 and 1981 (part)	2 649	47	48	77	168	119	370	358	356	292	403	240	171	25 700

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal	25 088	618	570	663	1 237	922	2 799	3 588	3 321	2 926	4 187	2 390	1 868	26 800
Less than 5 percent	4 262	—	3	3	26	51	245	547	659	624	1 198	906	—	34 800
5 to 9 percent	6 653	8	41	103	271	257	770	1 068	997	1 353	748	—	—	28 900
10 to 14 percent	4 853	14	109	156	252	208	607	816	738	658	866	409	—	26 700
15 to 19 percent	3 091	65	93	113	188	166	479	539	419	405	441	184	—	24 100
20 to 24 percent	1 677	38	47	58	127	100	315	319	250	140	211	72	—	22 400
25 to 29 percent	882	53	64	76	101	40	154	140	95	53	58	47	—	18 500
30 to 34 percent	551	38	37	56	98	30	95	80	52	17	37	9	—	15 800
35 to 39 percent	328	47	38	30	38	22	51	34	35	15	9	9	—	13 800
40 to 49 percent	360	37	60	35	75	32	54	31	9	12	10	6	—	11 600
50 percent or more	445	201	78	32	61	17	29	12	6	6	3	—	—	5 700
Not reported or not computed	1 985	117	—	—	—	—	—	—	—	—	—	—	1 868	...
Median	11	39	24	18	17	14	13	11	10	9	8	7	...	...
No regular payments required	29	3	6	—	—	3	3	6	—	3	—	3	3	...

Real Estate Tax as Percent of Income

Acquired before 1980	22 467	574	528	586	1 069	806	2 432	3 235	2 965	2 636	3 783	2 153	1 700	26 900
Less than 1.0 percent	2 881	17	47	63	67	106	289	459	433	390	581	429	—	29 500
1.0 to 1.9 percent	5 522	20	44	76	193	168	523	834	871	793	1 263	736	—	30 200
2.0 to 2.9 percent	4 410	36	63	81	163	143	550	703	648	629	904	491	—	28 600
3.0 to 3.9 percent	2 693	20	40	93	156	107	393	470	407	298	483	224	—	25 800
4.0 to 4.9 percent	1 500	15	35	43	93	72	183	255	259	221	212	112	—	22 100
5.0 to 7.4 percent	1 802	40	98	93	190	83	273	293	203	206	234	89	—	22 100
7.5 to 9.9 percent	656	51	62	48	89	56	101	91	57	43	41	18	—	16 100
10.0 percent or more	756	233	101	59	75	28	91	61	38	32	21	18	—	9 400
Not reported or not computed	2 247	141	38	31	43	43	29	69	49	23	44	36	1 700	13 700
Median	2.4	10+	5.4	3.6	3.6	2.8	2.7	2.4	2.2	2.2	2.0	1.9	...	...
Acquired 1980 and 1981 (part)	2 649	47	48	77	168	119	370	358	356	292	403	240	171	25 700

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	22 467	574	528	586	1 069	806	2 432	3 235	2 965	2 636	3 783	2 153	1 700	26 900
Less than 5 percent	159	—	—	—	—	—	—	3	—	—	20	136	—	...
5 to 9 percent	2 093	—	—	—	3	6	14	137	213	314	769	638	—	42 000
10 to 14 percent	4 444	—	—	5	19	45	301	643	816	733	1 203	680	—	32 700
15 to 19 percent	4 293	—	17	25	103	122	501	797	768	699	909	351	—	28 800
20 to 24 percent	3 323	—	19	66	162	185	502	685	575	487	501	141	—	25 400
25 to 29 percent	1 955	—	29	57	165	124	389	403	296	209	186	97	—	22 600
30 to 34 percent	1 160	3	21	56	127	118	270	231	143	89	57	36	—	19 500
35 to 39 percent	753	8	35	88	130	63	170	124	36	24	43	10	—	15 900
40 to 49 percent	812	39	99	110	157	54	142	114	43	26	28	—	—	12 500
50 percent or more	1 186	386	247	146	176	60	92	36	24	3	11	6	—	7 100
Not reported or not computed	2 289	138	30	34	28	29	51	61	52	53	54	59	1 700	18 500
Median	19	50+	50	39	33	26	24	20	18	17	14	12	...	...
Acquired 1980 and 1981 (part)	2 649	47	48	77	168	119	370	358	356	292	403	240	171	25 700

PROPERTY CHARACTERISTICS

Source of Downpayment

Purchased 1975 to 1981 (part)	13 399	191	230	319	622	519	1 593	2 020	1 919	1 629	2 273	1 201	883	27 000
Sale of previous home	4 343	29	35	62	132	85	368	535	619	642	988	596	252	31 400
Sale of other real property or other investment	391	3	6	6	17	9	44	89	50	51	56	40	20	26 200
Savings	5 181	112	94	91	253	168	670	884	765	606	820	425	294	26 100
Borrowing other than mortgage on this property	568	—	15	12	32	32	85	104	83	54	88	49	14	24 900
Gift	271	3	6	5	23	31	55	15	16	18	14	12	8	21 300
Land on which structure was built	110	—	—	13	9	6	15	6	15	16	17	—	—	...
Other	192	3	6	—	23	12	43	21	21	22	12	16	14	20 600
No downpayment required	1 283	18	39	86	92	125	206	195	184	117	144	24	51	21 300
Not reported	1 060	23	31	44	40	52	111	125	135	96	134	39	229	24 600
Other properties	11 718	430	346	344	615	406	1 209	1 573	1 402	1 300	1 914	1 191	988	26 600

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	10 278	145	184	249	493	405	1 231	1 518	1 443	1 305	1 714	916	676	27 000
Less than 1.0	1 075	—	6	17	30	39	111	177	142	128	217	209	—	30 600
1.0 to 1.4	2 215	—	5	12	32	55	190	276	357	404	555	328	—	32 200
1.5 to 1.9	2 212	3	20	10	79	68	229	358	394	370	485	195	—	29 300
2.0 to 2.4	1 585	3	12	21	43	82	239	317	270	214	276	109	—	26 400
2.5 to 2.9	909	3	8	21	77	46	199	201	147	103	69	35	—	22 500
3.0 to 3.4	514	3	15	41	34	58	111	68	67	37	67	18	—	20 000
3.5 to 3.9	310	2	11	34	64	33	62	57	16	15	9	7	—	15 900
4.0 or more	600	81	92	91	112	41	69	53	18	12	22	9	—	10 800
Not reported or not computed	857	50	12	3	—	11	22	11	31	21	14	6	676	18 300
Median	1.8	...	...	3.5	2.9	2.2	2.2	1.9	1.8	1.6	1.6	1.4	...	...
Other properties	14 838	476	392	413	744	521	1 571	2 075	1 878	1 624	2 472	1 477	1 195	26 700

Table 15. **Income, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Income													Median (dollars)
	Total	Less than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or more	Not reported	
OWNER CHARACTERISTICS														
Age of Owner														
Less than 25 years	568	20	9	33	32	41	144	87	72	60	48	3	19	19 900
25 to 34 years	6 639	108	93	137	322	263	945	1 250	1 033	862	1 010	358	258	25 300
35 to 44 years	7 064	111	80	119	314	224	678	986	1 022	944	1 361	766	460	28 900
45 to 54 years	5 617	95	120	111	217	171	491	708	715	665	1 175	784	365	30 000
55 to 64 years	3 458	149	124	147	198	136	386	435	372	336	488	406	281	25 200
65 years or over	1 312	132	147	117	149	90	146	109	90	52	77	65	137	13 700
Not reported	459	6	3	—	6	—	12	18	17	10	28	9	350	...
Median	42	52	54	49	43	42	40	40	40	41	43	46	46	...
Race of Owner														
White	22 340	457	429	553	1 050	808	2 577	3 278	3 014	2 644	3 855	2 306	1 367	27 200
Black	1 853	144	126	92	157	99	166	231	224	188	210	54	162	21 300
Asian and Pacific Islander	372	6	9	6	12	9	29	55	53	63	89	24	18	29 900
American Indian, Eskimo, and Aleut	88	6	3	9	—	6	13	6	12	3	11	6	14	...
Not reported	463	9	9	3	18	3	17	23	18	30	21	3	309	...
Sex of Owner														
Male	4 981	145	102	128	240	169	647	761	683	514	711	427	455	25 500
Female	2 884	262	225	209	292	210	409	367	228	148	138	153	243	16 500
Male and female co-owners	17 035	214	250	318	693	544	1 746	2 448	2 404	2 255	3 322	1 809	1 032	28 700
Not reported	216	—	—	7	12	3	—	18	6	12	15	3	141	...
Spanish Origin														
Spanish	1 011	37	33	37	105	62	122	154	126	73	151	61	50	22 700
Not Spanish	22 886	529	503	574	1 076	815	2 592	3 300	3 071	2 767	3 925	2 281	1 453	27 200
Not reported	1 218	55	39	52	55	48	88	139	124	89	111	51	368	23 200
Veteran Status														
Veteran	11 471	172	151	211	417	372	1 191	1 682	1 647	1 474	2 164	1 307	682	28 600
Vietnam conflict	3 945	41	25	63	126	144	447	672	653	556	698	326	196	27 700
Korean conflict	2 171	35	25	23	40	19	148	309	338	282	489	316	147	31 300
Korean conflict and World War II	339	—	3	3	28	15	38	49	26	55	75	38	10	30 300
World War II	2 944	76	68	97	151	129	321	390	346	313	462	390	201	27 000
World War I	15	—	3	—	3	—	3	4	—	—	—	—	3	...
Other	1 904	17	20	26	65	54	214	237	279	247	431	211	104	29 800
Not reported	154	3	6	—	6	12	21	23	6	21	9	26	21	...
Nonveteran	13 057	438	413	432	802	553	1 582	1 902	1 654	1 439	2 011	1 076	754	25 100
Not reported	588	11	12	19	17	—	28	9	20	15	12	10	436	...

Table 16. **Income, 1-Unit Homeowner Nonmortgaged Properties: 1981—Con.**

[Number of nonmortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

OWNER CHARACTERISTICS—Con.

Race of Owner

	Total	Less than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or more	Not reported	Median (dollars)
White	14 602	1 623	1 386	1 140	1 342	817	1 639	1 435	1 041	728	1 054	599	1 797	15 300
Black	995	318	114	99	95	17	77	58	42	6	16	9	144	7 300
Asian and Pacific Islander	58	—	6	—	3	—	16	6	6	3	6	9	3	...
American Indian, Eskimo, and Aleut	47	6	3	7	6	3	3	9	—	3	—	—	9	...
Not reported	391	9	17	18	5	6	8	7	3	10	12	6	291	...

Sex of Owner

Male	3 057	302	286	258	255	153	386	292	194	156	182	139	454	15 600
Female	4 976	1 228	769	432	451	201	399	264	160	88	135	61	789	8 100
Male and female co-owners	7 898	420	463	566	744	489	956	947	726	500	766	417	905	19 300
Not reported	162	6	9	7	2	—	3	11	12	6	6	6	95	...

Spanish Origin

Spanish	493	86	43	57	39	40	79	33	17	20	19	5	54	12 100
Not Spanish	14 260	1 665	1 355	1 114	1 287	759	1 559	1 393	1 005	709	1 035	583	1 797	15 200
Not reported	1 339	205	128	93	126	44	105	87	70	20	34	34	392	10 900

Veteran Status

Veteran	5 426	290	268	279	391	262	726	764	514	435	589	326	584	21 400
Vietnam conflict	307	11	9	11	21	15	74	60	27	—	30	11	38	19 600
Korean conflict	628	20	6	6	38	14	71	96	91	81	89	40	76	26 400
Korean conflict and World War II	181	9	3	5	7	9	9	24	21	21	39	20	13	...
World War II	3 634	182	168	213	260	208	493	521	334	301	388	209	357	21 100
World War I	205	27	41	15	36	4	17	9	3	3	11	3	37	...
Other	394	29	34	25	25	8	48	55	31	26	26	38	51	20 200
Not reported	78	11	8	3	5	3	14	—	6	3	6	6	12	...
Nonveteran	9 988	1 613	1 214	946	1 026	557	988	735	570	309	494	294	1 244	11 500
Not reported	678	53	45	39	35	23	29	14	9	5	6	3	415	9 600

Table 17. Income, 1-Unit Homeowner Mortgaged Properties Acquired 1977 to 1981 (Part): 1981

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part). Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Income													Median (dollars)
	Total	Less than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or more	Not reported	
1-housing-unit mortgaged properties	10 338	148	189	257	493	410	1 245	1 527	1 443	1 308	1 717	919	682	26 900
MORTGAGE CHARACTERISTICS														
Number of Mortgages														
1 mortgage	9 312	130	181	241	444	371	1 119	1 405	1 298	1 189	1 534	759	641	26 700
2 mortgages	1 005	17	9	17	49	36	123	121	145	116	177	157	39	28 800
3 or more mortgages	21	—	—	—	—	3	3	—	—	3	6	3	3	...
Total Mortgage Outstanding Debt														
Less than \$5,000	216	25	19	22	15	22	37	17	20	3	11	—	26	14 100
\$5,000 to \$9,999	314	14	21	27	43	36	51	35	30	12	12	5	28	15 200
\$10,000 to \$14,999	452	6	43	21	44	25	83	96	29	26	18	6	56	18 600
\$15,000 to \$19,999	728	12	20	34	57	50	165	134	95	61	46	12	43	20 200
\$20,000 to \$24,999	842	18	19	33	42	72	128	148	142	109	45	17	71	22 500
\$25,000 to \$29,999	1 190	11	19	52	94	64	191	209	196	144	105	37	69	23 100
\$30,000 to \$34,999	1 178	6	31	28	63	49	212	220	184	156	144	24	60	23 800
\$35,000 to \$39,999	1 161	9	3	24	35	30	141	183	190	206	221	53	67	28 200
\$40,000 to \$49,999	1 674	23	5	15	71	22	138	271	246	296	340	124	121	29 700
\$50,000 to \$59,999	1 130	6	3	3	19	32	57	136	174	161	339	149	52	33 400
\$60,000 to \$79,999	980	9	—	—	9	3	40	67	119	113	339	223	56	39 500
\$80,000 to \$99,999	246	3	3	—	—	3	3	6	13	13	66	124	12	50000+
\$100,000 to \$149,999	184	3	3	—	—	—	—	3	6	9	28	114	16	...
\$150,000 or more	44	3	—	—	—	—	—	—	—	—	4	31	6	...
Median	\$36100	...	\$17900	\$23900	\$27400	\$25000	\$29200	\$32800	\$35700	\$38500	\$47600	\$63000	\$34100	...
Mean	\$39900	...	\$22500	\$22900	\$27500	\$26600	\$29800	\$34000	\$37700	\$40500	\$49300	\$71100	\$38600	...
Total Mortgage Loan as Percent of Purchase Price														
Properties acquired by purchase with first mortgage made or assumed at time of purchase														
Less than 40 percent	340	2	6	7	18	17	46	29	55	56	44	37	25	28 100
40 to 49 percent	303	6	6	20	6	6	22	45	33	48	60	24	27	29 100
50 to 59 percent	642	11	3	18	21	23	53	75	61	123	115	95	46	31 400
60 to 69 percent	981	18	8	22	29	8	91	150	109	113	223	130	80	30 700
70 to 79 percent	1 611	24	31	28	47	34	161	213	224	216	336	192	108	29 800
80 to 89 percent	2 095	16	35	32	78	56	242	352	331	276	385	196	95	27 900
90 to 94 percent	1 227	12	16	17	85	44	155	211	188	165	199	78	56	26 200
95 to 99 percent	939	9	15	31	52	66	148	153	151	111	110	42	49	24 000
100 percent or more	1 666	36	48	56	141	124	247	256	206	158	212	98	83	22 700
Not reported	230	9	12	3	—	11	22	11	31	21	14	6	90	...
Median	85	...	...	87	92	95	89	87	86	83	82	78	80	...
Other properties	304	6	9	23	18	21	58	31	53	21	19	21	24	20 900
MORTGAGE PAYMENTS AND OTHER EXPENSES														
Current Status of First Mortgage Payments														
Regular payments of interest and/or principal														
Current or ahead of schedule	9 564	127	168	204	427	355	1 127	1 418	1 362	1 266	1 638	848	679	27 000
Delinquent (30 days or more)	554	17	16	45	46	37	81	77	72	27	57	44	24	21 100
1 to 3 payments	448	8	13	40	29	32	56	71	61	24	48	42	35	22 400
4 or more payments	105	9	3	5	17	5	25	6	11	3	9	3	10	...
Foreclosure in process	37	—	—	—	9	3	6	3	2	3	6	—	3	...
Foreclosure not in process	66	9	—	5	8	2	16	3	9	—	3	3	7	...
Not reported	3	—	—	—	—	—	3	—	—	—	—	—	—	...
No regular payments required	203	—	6	8	20	18	34	26	9	16	22	23	22	20 900
Interest and Principal Payments on Total Mortgages as Percent of Income	17	3	—	—	—	—	3	6	—	—	—	3	3	...
Regular payments of interest and/or principal														
Less than 5 percent	208	—	—	—	—	15	8	8	46	17	43	71	—	38 300
5 to 9 percent	1 703	—	—	6	21	32	135	236	239	312	429	294	—	32 900
10 to 14 percent	2 698	—	15	33	72	85	260	399	458	481	597	298	—	30 300
15 to 19 percent	2 084	3	23	34	73	95	315	395	329	303	376	138	—	26 600
20 to 24 percent	1 233	8	9	22	69	73	238	237	214	122	187	54	—	24 100
25 to 29 percent	599	8	26	53	57	34	112	111	67	40	52	37	—	20 400
30 to 34 percent	383	3	14	40	75	22	68	71	46	9	25	9	—	18 800
35 to 39 percent	197	—	12	21	32	12	36	28	35	9	3	9	—	18 100
40 to 49 percent	253	8	34	29	56	29	43	29	6	9	4	6	—	12 500
50 percent or more	242	73	56	21	38	13	26	6	3	6	—	—	—	7 100
Not reported or not computed	721	41	—	—	—	—	—	—	—	—	—	—	679	...
Median	15	...	38	28	26	19	18	16	15	13	13	12	...	...
No regular payments required	17	3	—	—	—	—	3	6	—	—	—	3	3	...
Selected Annual Owner Costs as Percent of Income														
Acquired before 1980														
Less than 5 percent	7 689	101	141	181	326	291	875	1 169	1 087	1 015	1 314	679	511	27 300
5 to 9 percent	14	—	—	—	—	—	—	3	—	—	—	11	—	...
10 to 14 percent	855	—	—	—	—	—	3	6	6	3	40	87	—	...
15 to 19 percent	1 609	—	—	3	20	14	36	78	138	134	242	211	—	36 600
20 to 24 percent	1 629	—	3	8	29	8	114	204	275	362	448	176	—	32 500
25 to 29 percent	1 023	—	6	4	39	59	163	334	302	302	345	85	—	28 600
30 to 34 percent	620	—	5	19	31	60	189	230	196	108	143	55	—	24 800
35 to 39 percent	330	—	12	24	34	60	165	136	82	54	36	30	—	21 100
40 to 49 percent	343	—	17	44	73	38	71	75	25	16	30	6	—	19 000
50 percent or more	445	65	88	74	85	30	69	64	34	9	13	—	—	16 300
Not reported or not computed	677	36	9	5	14	6	52	25	15	3	3	6	—	9 900
Median	23	...	...	47	40	31	28	16	15	24	15	12	511	...
Acquired 1980 and 1981 (part)														
Less than 5 percent	2 649	47	48	77	168	119	370	358	356	292	403	240	171	25 700

Table 17. **Income, 1-Unit Homeowner Mortgaged Properties Acquired 1977 to 1981 (Part): 1981—Con.**

(Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part). Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Income													Not reported	Median (dollars)
	Total	Less than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or more			
PROPERTY CHARACTERISTICS															
Manner of Acquisition															
By purchase	10 278	145	184	249	493	405	1 231	1 518	1 443	1 305	1 714	916	676	27 000	
Placed one new mortgage	8 625	110	152	189	396	342	1 013	1 312	1 217	1 080	1 491	785	540	27 200	
Placed two or more new mortgages	185	—	—	3	11	6	23	3	14	32	33	48	12	34 100	
Assumed mortgage(s) already on property	1 213	27	29	49	72	35	173	164	174	155	170	63	101	25 200	
Assumed mortgage already on property and placed new mortgage	200	8	3	5	11	18	15	31	28	36	17	20	8	25 900	
All cash	41	—	—	3	3	4	3	8	4	3	3	—	10	—	
Borrowed other than with mortgage	14	—	—	—	—	—	3	—	6	—	—	—	6	—	
Inheritance or gift	48	3	6	8	—	5	11	6	—	3	—	—	6	—	
Other	6	—	—	—	—	—	—	3	—	—	—	3	—	—	
Not reported	6	—	—	—	—	—	3	—	—	—	3	—	—	—	
Source of Downpayment¹															
Sale of previous home	3 412	23	35	57	111	58	289	414	469	536	773	449	198	31 400	
Sale of other real property or other investment	304	3	6	6	12	6	24	68	42	41	48	36	14	27 600	
Savings	3 928	80	70	61	195	139	515	657	582	487	606	323	214	26 200	
Borrowing other than mortgage on this property	436	—	12	12	23	23	73	87	57	45	62	35	6	24 100	
Gift	225	3	6	5	23	25	40	40	33	23	14	5	8	20 800	
Land on which structure was built	79	—	—	8	6	6	12	16	12	11	8	—	—	—	
Other	154	3	3	—	20	10	38	14	18	12	9	16	11	—	
No downpayment required	980	15	30	63	73	97	155	147	146	85	105	20	43	21 200	
Not reported	759	17	22	39	31	42	85	73	84	65	89	30	181	23 600	
Purchase Price															
Properties acquired by purchase	10 278	145	184	249	493	405	1 231	1 518	1 443	1 305	1 714	916	676	27 000	
Less than \$5,000	30	—	4	8	—	—	9	3	—	—	3	—	3	—	
\$5,000 to \$9,999	158	11	11	12	21	30	26	2	17	6	2	3	15	—	
\$10,000 to \$14,999	216	9	25	14	28	15	35	54	23	—	2	—	8	16 600	
\$15,000 to \$19,999	428	14	18	16	56	40	87	91	34	11	18	3	40	17 800	
\$20,000 to \$24,999	441	12	16	21	46	40	112	72	37	21	22	3	41	18 000	
\$25,000 to \$29,999	794	11	16	53	62	77	153	152	123	74	22	12	39	20 200	
\$30,000 to \$34,999	705	6	25	28	55	43	133	136	108	82	51	9	28	21 800	
\$35,000 to \$39,999	943	3	20	29	66	31	162	167	182	98	106	15	65	23 900	
\$40,000 to \$49,999	1 663	23	18	33	81	53	207	304	271	299	264	38	71	26 400	
\$50,000 to \$59,999	1 515	17	6	14	45	38	155	288	231	263	308	85	65	28 500	
\$60,000 to \$79,999	1 706	17	6	12	26	18	95	163	283	290	466	227	102	33 100	
\$80,000 to \$99,999	761	6	—	3	6	6	24	46	75	88	259	185	62	40 500	
\$100,000 to \$149,999	493	3	6	3	—	—	8	22	21	49	147	212	20	47 500	
\$150,000 or more	193	3	—	—	—	—	3	6	6	3	29	119	25	—	
Not reported	233	9	12	3	—	11	22	11	31	21	14	6	93	—	
Median	\$47900	...	...	\$29800	\$33000	\$29600	\$36500	\$42500	\$46700	\$52000	\$62200	\$86600	\$47500	...
Other properties	60	3	6	8	—	5	14	9	—	3	3	3	6	...	
Value															
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
\$5,000 to \$9,999	21	—	3	3	4	6	—	—	—	—	—	—	6	...	
\$10,000 to \$14,999	98	12	15	6	15	19	17	3	9	—	—	—	4	...	
\$15,000 to \$19,999	156	16	11	20	14	12	33	28	6	3	3	—	8	...	
\$20,000 to \$24,999	224	5	12	9	38	20	61	39	14	6	2	—	18	16 600	
\$25,000 to \$29,999	290	9	20	32	35	27	55	49	20	8	—	6	29	15 700	
\$30,000 to \$34,999	465	9	14	31	43	35	114	101	52	20	20	—	26	18 800	
\$35,000 to \$39,999	558	5	19	33	49	46	123	121	67	36	33	3	23	19 700	
\$40,000 to \$49,999	1 371	21	35	42	116	109	265	263	224	146	64	9	79	21 100	
\$50,000 to \$59,999	1 364	23	17	32	71	40	202	267	239	227	167	26	52	25 100	
\$60,000 to \$79,999	2 386	26	18	21	64	54	235	394	431	428	507	86	121	28 700	
\$80,000 to \$99,999	1 423	9	7	17	27	19	78	153	216	222	402	198	75	33 300	
\$100,000 to \$149,999	1 156	—	3	9	6	10	41	86	123	139	357	313	69	40 300	
\$150,000 or more	555	9	3	—	—	—	3	15	24	41	146	264	49	50000+	
Not reported	273	3	12	3	11	12	17	9	19	33	15	15	124	—	
Median	\$64100	...	\$38500	\$39100	\$43700	\$43100	\$47900	\$55800	\$63800	\$69000	\$82700	\$119900	\$65800	...	
Mean	\$71700	...	\$41600	\$43300	\$44400	\$44200	\$50100	\$58100	\$65800	\$72600	\$89200	\$136300	\$81900	...	
Purchase Price-Income Ratio															
Properties acquired by purchase	10 278	145	184	249	493	405	1 231	1 518	1 443	1 305	1 714	916	676	27 000	
Less than 1.0	1 075	—	6	17	30	39	111	177	142	128	217	209	—	30 600	
1.0 to 1.4	2 215	—	5	12	32	55	190	276	357	404	555	328	—	32 200	
1.5 to 1.9	2 212	3	20	10	79	68	229	358	394	370	485	195	—	29 300	
2.0 to 2.4	1 585	3	12	21	43	82	239	317	270	214	276	109	—	26 400	
2.5 to 2.9	909	3	8	21	77	46	199	201	147	103	69	35	—	22 500	
3.0 to 3.4	514	3	15	41	58	30	111	68	67	37	67	18	—	20 000	
3.5 to 3.9	310	2	11	34	64	33	62	57	16	15	9	7	—	15 900	
4.0 or more	600	81	92	91	112	41	69	53	18	12	22	9	—	10 800	
Not reported or not computed	857	50	12	3	—	11	22	11	31	21	14	6	676	18 300	
Median	1.8	...	...	3.5	2.9	2.2	2.2	1.9	1.8	1.6	1.6	1.4	...	...
Other properties	60	3	6	8	—	5	14	9	—	3	3	3	6	...	
OWNER CHARACTERISTICS															
Age of Owner															
Less than 25 years	524	17	9	30	29	36	138	81	64	57	42	3	19	19 800	
25 to 34 years	4 674	56	54	108	212	177	632	841	726	634	762	290	183	26 100	
35 to 44 years	2 799	30	27	34	125	90	249	304	433	382	578	363	184	30 200	
45 to 54 years	1 308	21	30	31	63	55	124	181	158	138	237	179	91	28 300	
55 to 64 years	670	13	43	30	46	36	71	96	46	75	79	75	61	23 400	
65 years or over	189	11	24	25	19	16	22	18	9	15	9	9	12	14 000	
Not reported	174	—	3	—	—	—	9	6	8	7	10	—	132	—	
Median	35	...	46	34	36	35	33	33	34	34	36	40	39	...	

¹Excludes properties not acquired by purchase.

Table 17. **Income, 1-Unit Homeowner Mortgaged Properties Acquired 1977 to 1981 (Part): 1981—Con.**

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part). Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**OWNER CHARACTERISTICS—Con.****Race of Owner**

	Total	Less than \$5,000	\$5,000 to \$7,499	\$7,500 to \$9,999	\$10,000 to \$12,499	\$12,500 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$49,999	\$50,000 or more	Not reported	Median (dollars)
White	9 247	113	141	225	428	364	1 153	1 407	1 279	1 180	1 580	882	494	27 100
Black	659	17	34	24	41	34	61	81	117	82	87	25	57	25 400
Asian and Pacific Islander	211	6	6	6	9	6	15	33	35	33	47	6	9	27 900
American Indian, Eskimo, and Aleut	30	6	3	3	—	3	4	—	3	—	—	—	3	...
Not reported	191	6	6	—	15	3	11	6	9	12	3	—	119	...

Sex of Owner

Male	2 125	40	38	57	114	92	315	283	283	261	296	158	189	25 500
Female	922	45	59	71	111	63	150	139	94	67	43	29	51	17 900
Male and female co-owners	7 208	62	92	129	262	253	780	1 099	1 066	973	1 370	729	392	28 400
Not reported	84	—	—	—	6	3	—	6	—	7	9	3	51	...

Spanish Origin

Spanish	468	14	13	11	52	39	64	76	66	37	53	27	15	22 200
Not Spanish	9 510	127	171	235	428	357	1 151	1 413	1 337	1 243	1 628	876	545	27 200
Not reported	360	6	6	12	12	14	30	37	41	28	36	15	123	25 100

Veteran Status

Veteran	4 005	41	43	72	164	159	442	633	568	507	706	417	254	27 800
Vietnam conflict	2 159	15	19	40	79	92	234	370	347	290	384	180	109	27 500
Korean conflict	456	5	8	—	11	10	41	68	60	69	70	74	38	30 400
Korean conflict and World War II	53	—	—	—	6	3	3	6	3	9	12	9	2	...
World War II	598	14	15	20	32	31	57	99	55	69	87	74	45	25 800
World War I	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Other	697	3	—	12	34	18	104	85	100	63	153	78	48	28 400
Not reported	42	3	—	—	3	4	3	6	3	7	—	3	12	...
Nonveteran	6 133	107	144	186	326	251	790	890	875	798	1 012	498	257	26 400
Not reported	200	—	3	—	3	—	13	3	—	3	—	3	171	...

Table 18. Purchase Price, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	9 258	179	192	397	414	727	1 524	1 514	1 382	1 499	650	564	216	47 200
2 mortgages	999	9	24	31	27	67	124	143	133	198	111	115	17	55 000
3 or more mortgages	21	-	-	-	-	-	-	6	-	9	-	6	-	...

Origin of First Mortgage

Mortgage made at time property acquired	8 637	144	164	382	371	698	1 426	1 403	1 280	1 388	621	570	190	47 400
Mortgage assumed at time property acquired	1 397	17	29	33	47	76	192	232	212	285	125	109	41	52 500
Mortgage placed later than acquisition of property	244	27	23	13	23	21	29	28	24	32	14	6	3	34 600
Refinanced mortgage:														
Same lender	78	15	3	3	9	9	9	12	6	9	6	-	-	...
Different lender	71	4	8	3	6	3	9	5	12	12	5	4	-	...
Mortgage placed on property owned free and clear of debt	95	9	12	7	9	9	11	11	6	12	3	3	3	...

First Mortgage Loan

Less than \$5,000	42	30	-	2	2	-	3	-	-	-	-	-	3	...
\$5,000 to \$9,999	292	134	74	16	11	11	16	6	3	-	-	-	20	10 100
\$10,000 to \$14,999	444	12	112	137	31	33	31	45	15	11	3	3	12	18 400
\$15,000 to \$19,999	661	3	14	260	132	76	56	40	23	20	5	3	29	21 500
\$20,000 to \$24,999	841	3	9	9	244	256	161	67	31	25	10	9	18	27 900
\$25,000 to \$29,999	1 152	-	3	3	8	413	414	122	75	61	9	9	36	33 200
\$30,000 to \$34,999	1 236	-	4	-	6	5	658	316	94	86	21	5	39	38 900
\$35,000 to \$39,999	1 171	2	-	-	2	-	298	490	203	131	26	9	8	45 700
\$40,000 to \$49,999	1 829	-	-	-	2	-	3	574	675	421	72	36	45	54 600
\$50,000 to \$59,999	1 203	3	-	-	3	-	3	389	566	155	67	15	66	900
\$60,000 to \$79,999	964	-	-	-	-	-	3	-	8	382	416	148	6	84 100
\$80,000 to \$99,999	234	-	-	-	-	-	-	-	3	43	188	-	-	100000+
\$100,000 to \$149,999	160	-	-	-	-	-	-	-	-	-	157	3	-	...
\$150,000 or more	50	-	-	-	-	-	-	-	-	-	50	-	-	...
Median	\$37000	\$7400	\$11500	\$16100	\$20900	\$25300	\$31100	\$37400	\$44700	\$51700	\$63800	\$85600	\$29800	...
Mean	\$40100	\$8400	\$11600	\$15600	\$20300	\$23900	\$29900	\$35800	\$43300	\$49800	\$60500	\$88400	\$30500	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	51	3	3	9	8	-	11	6	6	-	-	-	6	...
5.0 percent	7	-	7	-	-	-	-	-	-	-	-	-	-	...
5.1 to 5.9 percent	48	3	6	6	-	7	12	9	-	3	-	3	-	...
6.0 percent	50	8	11	-	4	-	5	8	6	5	-	-	3	...
6.1 to 6.9 percent	129	3	-	-	10	14	27	23	20	21	6	3	3	...
7.0 percent	92	3	3	3	6	6	27	9	21	3	-	6	6	...
7.1 to 7.4 percent	39	-	-	3	-	6	11	6	5	9	-	-	-	...
7.5 to 7.9 percent	159	-	3	15	-	10	36	36	19	28	6	-	8	...
8.0 percent	456	6	8	51	65	59	91	64	38	43	15	3	15	33 600
8.1 to 8.4 percent	191	3	-	3	3	17	47	43	23	26	14	6	5	44 500
8.5 to 8.9 percent	1 918	20	33	79	92	203	339	338	315	276	104	82	37	45 200
9.0 percent	969	26	23	39	51	94	191	178	86	168	41	47	26	42 700
9.1 to 9.9 percent	1 951	19	42	53	72	113	319	337	302	337	191	134	33	50 200
10.0 percent	791	23	17	44	20	73	134	109	122	116	52	42	40	46 000
10.1 to 11.9 percent	1 950	15	26	52	49	93	200	306	340	439	199	195	37	56 300
12.0 percent	344	11	12	17	8	20	51	52	51	52	22	43	3	49 700
12.1 to 13.9 percent	776	11	6	36	27	60	95	91	120	147	85	95	3	55 000
14.0 percent or more	355	34	17	19	26	20	53	49	40	34	27	27	9	40 800
Median	9.5	10.0	9.3	9.1	9.0	9.0	9.1	9.3	9.7	9.8	10.0	10.2	9.2	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	3 120	31	38	76	112	164	433	519	495	587	311	297	57	53 200
Rate higher now than when mortgage made	470	9	9	13	26	17	59	65	101	86	46	28	11	53 200
Rate lower now than when mortgage made	23	-	-	3	8	-	6	-	4	3	-	-	-	...
Rate unchanged or same now as when mortgage made	2 543	22	29	60	78	133	357	448	377	480	262	251	46	53 200
Not reported	83	-	-	-	-	14	11	6	14	17	3	18	-	...
No, interest rate cannot be changed	7 093	148	178	349	326	631	1 209	1 144	1 015	1 088	443	386	176	45 400
Not reported	66	9	-	3	3	-	6	-	5	31	6	3	-	...

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	3 120	31	38	76	112	164	433	519	495	587	311	297	57	53 200
Rate renegotiated periodically	298	2	11	17	40	16	31	40	24	46	29	25	15	45 900
Rate changes tied to market index	212	-	-	9	-	11	27	17	35	58	20	34	-	62 100
When mortgage is assumed	2 333	17	24	42	64	119	331	404	399	426	255	213	40	53 700
When payments become delinquent	453	5	11	12	26	26	84	65	62	79	40	33	11	48 800
Other reason	354	9	-	18	18	23	62	64	60	46	35	19	-	47 400
Not reported	24	-	3	-	-	6	-	7	3	3	-	3	-	...
Interest rate cannot be changed	7 093	148	178	349	326	631	1 209	1 144	1 015	1 088	443	386	176	45 400

Term of First Mortgage

Less than 8 years	437	78	40	35	22	25	35	35	27	54	17	48	21	32 300
8 to 12 years	368	59	47	47	36	27	38	40	13	17	21	9	14	23 300
13 to 17 years	287	14	20	39	25	39	62	38	8	15	6	-	21	29 500
18 to 22 years	775	6	35	72	55	90	173	122	85	23	18	14	37	100
23 to 27 years	1 378	11	28	56	89	125	248	239	167	229	69	74	42	44 600
28 to 32 years	6 585	8	40	145	148	384	975	1 141	1 203	1 297	608	520	116	53 300
33 to 37 years	332	-	3	14	51	98	106	33	9	3	3	9	6	29 800
38 or more years	17	3	3	-	-	-	3	6	-	3	3	9	-	...
No stated term	98	8	3	19	15	6	9	9	5	7	10	9	-	...
Median	29.4	9.0	17.9	24.0	27.2	29.1	29.4	29.5	29.9	29.7	30.0	29.8	28.2	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 065	8	16	24	52	114	208	151	193	174	73	39	12	46 900
Payments increase yearly for first five years of mortgage	224	-	-	-	-	3	29	44	71	68	6	3	-	55 100
Payments increase yearly for first ten years of mortgage	3	-	-	-	-	-	3	-	-	-	-	-	-	...
Payments change in some other way	771	8	16	18	50	101	159	101	115	94	61	36	12	42 800
Not reported	66	-	-	5	3	11	18	6	6	12	6	-	-	...
No, monthly payments cannot change	9 099	168	196	393	386	680	1 428	1 497	1 315	1 501	672	641	222	47 900
Not reported	115	11	3	11	3	-	11	15	8	31	15	6	-	...

¹Detail does not add to total because lenders reported more than one reason.

Table 18. Purchase Price, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Purchase Price												Median (dollars)	
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 or more	Not reported	
MORTGAGE CHARACTERISTICS—Con.														
Total Mortgage Loan as Percent of Purchase Price														
Properties acquired by purchase with first mortgage made or assumed at time of purchase	10 034	160	192	415	418	773	1 618	1 635	1 492	1 674	747	679	230	48 100
Less than 40 percent	340	—	—	4	8	12	39	55	43	74	40	66	—	62 700
40 to 49 percent	303	—	6	6	8	9	15	32	43	96	43	45	—	66 800
50 to 59 percent	642	7	9	8	5	26	69	82	69	183	59	126	—	65 100
60 to 69 percent	981	8	26	8	22	52	83	126	164	218	174	101	—	60 100
70 to 79 percent	1 611	16	23	52	34	55	187	275	269	337	206	157	—	56 100
80 to 89 percent	2 095	25	36	67	57	142	413	383	358	365	130	119	—	48 000
90 to 94 percent	1 227	8	10	74	67	106	260	260	218	162	44	18	—	43 400
95 to 99 percent	939	15	28	47	61	139	233	169	136	72	17	22	—	37 700
100 percent or more	1 666	81	56	149	157	232	319	253	192	167	35	25	—	34 900
Not reported	230	—	—	—	—	—	—	—	—	—	—	—	230	—
Median	85	—	89	94	96	94	90	86	84	78	73	70	—	—
Other properties	244	27	23	13	23	21	29	28	24	32	14	6	3	34 600
MORTGAGE PAYMENTS AND OTHER EXPENSES														
Selected Monthly Owner Costs														
Acquired before 1980	7 652	156	170	334	333	631	1 314	1 248	1 105	1 226	505	414	216	46 200
Less than \$60	3	—	—	—	—	—	—	—	—	—	—	—	3	—
\$60 to \$79	6	—	—	3	—	—	3	—	—	—	—	—	—	—
\$80 to \$99	3	—	—	—	—	—	—	—	—	—	—	—	—	—
\$100 to \$149	41	35	6	9	5	—	3	5	—	—	—	—	—	—
\$150 to \$199	81	23	22	7	—	—	—	—	8	—	—	—	6	—
\$200 to \$249	282	34	65	77	32	22	27	16	4	2	—	—	2	17 700
\$250 to \$299	445	9	35	124	65	71	74	26	5	12	—	3	20	23 400
\$300 to \$349	631	14	17	58	124	183	123	55	19	9	—	—	28	27 400
\$350 to \$399	735	15	3	40	43	175	270	102	36	32	3	3	14	33 100
\$400 to \$449	748	3	—	8	9	86	311	190	85	36	4	—	14	38 400
\$450 to \$499	743	3	3	9	16	52	205	242	119	64	8	3	18	43 100
\$500 to \$599	1 325	12	5	3	14	23	179	359	382	262	39	17	32	51 400
\$600 to \$699	879	—	3	—	—	—	40	131	278	319	83	9	17	59 300
\$700 to \$799	555	—	4	—	2	3	17	60	96	219	113	30	11	68 200
\$800 or more	934	—	—	—	5	—	11	28	53	243	243	347	3	90 200
Not reported	243	5	9	3	15	16	50	34	21	27	12	3	48	40 100
Median	\$499	—	—	\$281	\$323	\$359	\$421	\$494	\$570	\$657	\$797	800+	—	—
Acquired 1980 and 1981 (part)	2 626	31	46	94	108	164	333	415	411	480	256	271	17	52 800
Real Estate Tax Per \$1,000 Value														
Acquired before 1980	7 652	156	170	334	333	631	1 314	1 248	1 105	1 226	505	414	216	46 200
Less than \$10	3 733	83	82	143	163	336	574	604	575	593	274	207	98	47 200
\$10 to \$14	1 820	29	32	79	87	119	313	290	281	340	117	114	21	48 300
\$15 to \$19	787	12	25	39	30	42	167	127	106	127	60	36	16	45 500
\$20 to \$24	507	6	3	27	14	52	91	85	76	62	36	50	6	46 800
\$25 to \$29	212	9	3	6	6	23	51	43	35	32	3	—	3	41 800
\$30 to \$39	140	5	8	17	11	25	26	29	6	11	3	—	—	—
\$40 to \$49	29	—	—	6	—	5	3	9	3	3	—	—	—	—
\$50 to \$59	17	—	—	3	—	—	3	6	3	3	—	—	—	—
\$60 or more	33	—	3	—	2	3	9	3	3	6	—	3	—	—
Not reported or not computed	374	13	14	15	20	24	78	53	18	47	12	6	72	38 200
Median	10—	—	—	\$11	10—	10—	\$11	10—	10—	10—	10—	10—	—	—
Acquired 1980 and 1981 (part)	2 626	31	46	94	108	164	333	415	411	480	256	271	17	52 800
Real Estate Tax as Percent of Income														
Acquired before 1980	7 652	156	170	334	333	631	1 314	1 248	1 105	1 226	505	414	216	46 200
Less than 1.0 percent	902	68	43	68	60	116	177	121	81	90	31	12	34	34 500
1.0 to 1.9 percent	1 834	29	43	108	131	189	312	340	292	219	79	66	28	42 700
2.0 to 2.9 percent	1 732	20	36	56	53	127	286	279	308	332	124	90	20	49 900
3.0 to 3.9 percent	971	8	14	24	24	67	195	177	132	156	99	68	17	48 800
4.0 to 4.9 percent	595	3	6	20	20	39	81	101	81	123	43	68	9	52 700
5.0 to 7.4 percent	610	3	—	—	—	35	83	112	100	151	60	55	5	56 300
7.5 to 9.9 percent	188	3	—	12	3	14	47	15	24	29	17	24	—	50 000
10.0 percent or more	173	3	6	12	10	5	35	32	17	33	6	6	6	—
Not reported or not computed	649	20	20	41	32	38	97	71	71	91	46	25	97	44 100
Median	2.4	—	—	1.7	1.7	2.0	2.4	2.5	2.5	2.8	3.0	3.4	—	—
Acquired 1980 and 1981 (part)	2 626	31	46	94	108	164	333	415	411	480	256	271	17	52 800
Selected Annual Owner Costs as Percent of Income														
Acquired before 1980	7 652	156	170	334	333	631	1 314	1 248	1 105	1 226	505	414	216	46 200
Less than 5 percent	14	—	—	—	3	—	3	—	—	5	—	3	—	—
5 to 9 percent	145	9	5	8	6	6	30	19	15	9	9	9	3	—
10 to 14 percent	852	41	45	70	52	82	171	128	90	94	33	37	9	37 700
15 to 19 percent	1 609	22	40	70	76	154	281	287	253	233	101	74	17	45 300
20 to 24 percent	1 626	14	17	67	61	120	261	308	282	262	119	69	45	48 100
25 to 29 percent	1 023	15	6	15	26	63	170	183	142	222	78	82	22	51 700
30 to 34 percent	611	15	6	12	25	75	104	81	113	99	35	41	6	48 200
35 to 39 percent	327	3	5	12	6	28	57	58	50	45	34	29	—	49 700
40 to 49 percent	332	3	9	12	20	23	69	33	46	77	25	12	3	48 100
50 percent or more	445	17	21	26	27	37	80	71	38	70	21	27	9	41 300
Not reported or not computed	667	17	17	41	32	43	88	80	77	91	49	28	103	45 500
Median	23	—	—	20	21	22	22	22	23	24	24	25	—	—
Acquired 1980 and 1981 (part)	2 626	31	46	94	108	164	333	415	411	480	256	271	17	52 800
PROPERTY CHARACTERISTICS														
Manner of Acquisition														
Placed one new mortgage	8 625	156	171	380	391	703	1 429	1 402	1 289	1 373	601	540	190	47 000
Placed two or more new mortgages	185	3	3	11	—	6	15	23	15	42	31	37	—	68 400
Assumed mortgage(s) already on property	1 213	20	26	25	45	69	167	198	180	254	111	81	38	52 100
Assumed mortgage already on property and placed new mortgage	200	—	3	8	2	9	25	37	32	38	14	28	3	54 200
All cash	41	9	10	4	3	7	6	—	—	—	—	—	—	—
Borrowed other than with mortgage	14	—	3	—	—	—	6	3	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Table 18. Purchase Price, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Purchase Price													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 or more	Not reported	
PROPERTY CHARACTERISTICS—Con.														
Source of Downpayment														
Sale of previous home	3 412	16	24	39	70	101	305	458	603	838	461	433	63	61 400
Sale of other real property or other investment	304	—	—	3	6	6	43	66	47	78	30	27	—	56 200
Savings	3 928	59	90	205	181	379	795	712	554	564	189	157	44	43 300
Borrowing other than mortgage on this property	436	11	18	33	11	38	74	82	65	45	27	30	3	43 900
Gift	225	—	6	6	14	28	45	53	38	26	6	3	—	42 600
Land on which structure was built	79	—	—	3	5	3	30	22	11	—	—	—	6	...
Other	154	3	5	21	11	15	26	21	12	22	9	9	—	...
No downpayment required	980	59	33	84	91	168	204	156	91	70	15	—	9	32 400
Not reported	759	40	40	34	51	57	126	93	94	63	24	27	110	38 100
Year Structure Built														
1979 to March 1980	1 235	6	—	4	7	25	111	171	249	309	162	174	17	62 300
1977 and 1978	1 687	8	19	16	36	104	217	317	323	295	154	128	70	52 800
1975 and 1976	640	3	—	8	8	41	91	129	110	134	60	46	11	53 200
1970 to 1974	1 215	3	11	20	26	77	188	202	196	283	108	83	18	53 700
1960 to 1969	1 578	3	27	32	76	96	273	306	244	269	132	96	23	48 800
1950 to 1959	1 416	30	42	94	62	179	262	203	206	185	60	68	23	41 300
1940 to 1949	787	34	26	62	77	89	143	117	84	67	25	36	27	36 400
1939 or earlier	1 445	74	84	175	131	169	305	178	80	124	55	46	23	32 500
Not reported	277	26	6	17	18	14	57	41	23	40	6	9	20	38 400
Rooms														
4 or less rooms	542	50	30	61	53	79	86	90	25	38	13	6	12	29 500
5 rooms	1 859	52	52	119	115	238	416	347	234	180	37	24	46	38 000
6 rooms	2 270	28	52	112	121	177	464	396	348	325	103	83	60	43 800
7 rooms	1 907	12	28	50	55	118	250	361	351	413	148	91	29	51 900
8 or more rooms	2 155	17	21	28	25	71	191	239	325	532	314	360	32	65 400
Not reported	1 545	29	34	58	73	110	241	230	232	218	145	121	55	48 700
Median	6.4	...	5.7	5.5	5.6	5.6	5.9	6.2	6.6	7.0	8+	8+	6.0	...
Value														
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—	—	...
\$5,000 to \$9,999	18	18	—	—	—	—	—	—	—	—	—	—	—	...
\$10,000 to \$14,999	93	70	14	6	—	—	—	—	—	—	—	—	3	...
\$15,000 to \$19,999	148	32	60	50	4	—	—	—	—	—	—	—	—	...
\$20,000 to \$24,999	224	20	38	114	49	—	—	—	2	—	—	—	—	17 400
\$25,000 to \$29,999	285	14	28	90	70	64	10	—	—	—	—	—	9	20 400
\$30,000 to \$34,999	462	5	14	56	120	204	54	3	—	—	—	—	6	25 800
\$35,000 to \$39,999	558	—	14	46	72	192	225	—	—	—	—	—	8	28 700
\$40,000 to \$49,999	1 358	3	20	37	74	211	661	321	—	—	—	3	28	34 800
\$50,000 to \$59,999	1 361	—	11	9	28	68	370	609	240	—	—	3	23	43 000
\$60,000 to \$79,999	2 378	7	3	9	7	32	249	561	895	589	3	—	22	53 500
\$80,000 to \$99,999	1 420	8	3	3	—	6	20	109	299	725	212	—	36	66 700
\$100,000 to \$149,999	1 156	3	4	—	6	—	9	24	60	304	437	299	9	87 400
\$150,000 or more	549	—	—	3	—	—	9	—	3	50	100	375	9	100000+
Not reported	270	8	6	6	12	16	41	36	15	38	9	6	77	42 200
Median	\$64200	\$15300	\$24100	\$27300	\$33900	\$38100	\$47800	\$58000	\$71300	\$86800	\$118400	\$150000+	...	...
Mean	\$71700	\$21300	\$28500	\$29500	\$34900	\$38800	\$49000	\$58900	\$71900	\$88500	\$116400	\$178900	...	...
Purchase Price-Income Ratio														
Less than 1.0	1 075	147	131	196	109	139	157	68	46	49	16	15	—	22 900
1.0 to 1.4	2 215	9	36	98	154	287	534	477	271	225	66	59	—	39 800
1.5 to 1.9	2 212	6	23	49	78	146	372	461	436	402	161	80	—	49 400
2.0 to 2.4	1 585	3	8	15	20	73	211	239	280	405	193	139	—	58 000
2.5 to 2.9	909	—	3	6	12	42	91	135	207	226	104	83	—	58 000
3.0 to 3.4	514	—	—	12	6	25	71	54	72	101	63	109	—	63 200
3.5 to 3.9	310	—	—	2	6	25	40	49	39	84	25	41	—	58 500
4.0 or more	600	3	3	9	15	19	77	103	90	104	67	110	—	57 900
Not reported or not computed	857	21	11	40	41	39	95	77	74	111	65	51	233	48 500
Median	1.8	...	1.0—	1.0—	1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.7	...	...
OWNER CHARACTERISTICS														
Race of Owner														
White	9 194	157	184	351	373	675	1 464	1 508	1 393	1 549	679	648	213	48 500
Black	657	23	23	67	54	94	127	98	78	45	22	12	15	34 700
Asian and Pacific Islander	211	—	3	—	5	3	11	21	15	75	54	23	—	72 400
American Indian, Eskimo, and Aleut	30	3	3	—	—	—	4	8	3	9	—	—	—	...
Not reported	187	5	3	10	9	22	41	28	27	28	6	3	6	40 300
Sex of Owner														
Male	2 106	51	45	108	89	151	401	328	314	317	147	98	57	45 500
Female	899	30	33	75	78	90	196	134	95	83	31	24	29	36 500
Male and female co-owners	7 191	104	137	245	268	550	1 033	1 188	1 092	1 295	574	559	144	50 000
Not reported	82	3	—	—	6	3	16	12	14	11	9	6	3	...
Spanish Origin														
Spanish	465	15	9	29	23	57	58	82	79	56	9	33	15	44 200
Not Spanish	9 460	167	199	389	402	703	1 521	1 511	1 399	1 598	722	637	210	48 200
Not reported	354	5	7	9	17	34	69	70	37	52	29	15	9	44 400
Veteran Status														
Veteran	3 990	58	55	134	131	277	615	648	632	715	317	314	94	50 500
Vietnam conflict	2 156	12	11	74	78	170	373	372	359	363	157	156	30	49 300
Korean conflict	453	17	15	20	14	27	64	57	60	80	44	41	14	50 900
Korean conflict and World War II	53	—	—	5	—	3	11	6	6	12	3	6	—	...
World War II	595	14	19	18	28	40	77	92	77	115	44	48	24	49 800
World War I	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Other	691	15	10	17	5	37	86	117	118	146	62	59	18	54 100
Not reported	42	—	—	—	7	—	3	3	12	—	6	3	9	...
Nonveteran	6 092	122	152	276	294	509	991	991	869	969	432	363	125	46 500
Not reported	196	8	8	18	16	8	42	24	15	22	12	9	15	37 700

Table 19. **Holder of First Mortgage Made 1977 to 1981 (Part), 1-Unit Homeowner Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Excludes properties with first mortgage assumed. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
1-housing-unit mortgaged properties.....	10 414	1 956	620	3 885	128	309	350	1 297	533	28	611	697
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust	10 000	1 922	614	3 837	125	294	344	1 288	530	20	348	679
Contract to purchase.....	414	33	6	48	3	15	6	9	3	9	263	18
Origin of First Mortgage												
Mortgage made at time property acquired.....	8 786	1 386	555	3 317	125	237	309	1 239	515	26	563	515
Mortgage assumed at time property acquired.....	—	—	—	—	—	—	—	—	—	—	—	—
Mortgage placed later than acquisition of property	1 627	570	65	568	3	72	41	57	19	3	47	182
Refinanced mortgage:												
Same lender.....	576	180	37	243	3	14	9	14	4	—	27	46
Different lender.....	466	149	17	156	—	27	15	29	9	—	6	57
Mortgage placed on property owned free and clear of debt.....	586	241	11	169	—	31	17	14	6	3	15	78
First Mortgage Loan												
Less than \$5,000.....	123	68	2	—	—	14	—	5	—	3	16	15
\$5,000 to \$9,999.....	443	192	8	65	3	12	5	3	—	8	86	61
\$10,000 to \$14,999.....	520	189	21	155	—	18	6	17	9	—	79	27
\$15,000 to \$19,999.....	752	202	48	235	9	12	31	68	28	3	65	52
\$20,000 to \$24,999.....	886	167	66	364	6	19	25	111	18	3	64	44
\$25,000 to \$29,999.....	1 144	194	75	397	12	40	52	209	44	6	42	73
\$30,000 to \$34,999.....	1 162	195	86	472	9	37	40	135	47	—	34	108
\$35,000 to \$39,999.....	1 119	149	82	487	10	26	41	137	85	—	29	72
\$40,000 to \$49,999.....	1 710	222	113	648	24	57	50	287	111	—	77	122
\$50,000 to \$59,999.....	1 111	127	50	399	18	43	63	190	115	3	48	55
\$60,000 to \$79,999.....	946	150	45	407	30	24	34	104	68	3	40	41
\$80,000 to \$99,999.....	254	62	18	128	3	3	4	12	9	—	12	3
\$100,000 to \$149,999.....	185	21	6	105	3	3	—	18	—	—	15	14
\$150,000 or more.....	59	18	—	25	3	—	—	—	—	—	4	9
Median.....	\$35800	\$29100	\$35200	\$37600	...	\$35400	\$37000	\$38600	\$43300	...	\$24600	\$33500
Mean.....	\$39000	\$33900	\$37900	\$42100	...	\$37300	\$39600	\$40200	\$43800	...	\$31700	\$36700
Current Interest Rate on First Mortgage												
Less than 5.0 percent.....	76	8	—	3	—	—	20	13	—	—	14	17
5.0 percent.....	13	—	—	3	—	—	3	—	—	—	7	—
5.1 to 5.9 percent.....	11	6	—	—	—	—	—	5	—	—	—	—
6.0 percent.....	30	2	—	—	3	—	—	4	—	—	18	3
6.1 to 6.9 percent.....	138	3	—	3	—	3	6	—	—	—	8	115
7.0 percent.....	41	12	—	12	—	—	—	3	—	3	9	3
7.1 to 7.4 percent.....	26	3	3	—	—	—	3	—	—	—	—	17
7.5 to 7.9 percent.....	91	11	6	22	—	3	8	—	6	—	1	34
8.0 percent.....	366	22	20	35	3	12	22	149	24	6	52	22
8.1 to 8.4 percent.....	206	45	29	68	14	3	3	21	—	—	—	22
8.5 to 8.9 percent.....	1 864	269	210	833	12	30	54	249	92	3	38	75
9.0 percent.....	1 013	268	66	434	3	17	13	86	15	—	66	44
9.1 to 9.9 percent.....	1 945	352	125	835	36	31	55	213	179	3	45	70
10.0 percent.....	796	151	31	208	3	43	54	118	51	6	117	15
10.1 to 11.9 percent.....	2 008	351	74	865	43	74	70	234	105	6	105	81
12.0 percent.....	367	48	16	102	—	9	21	63	19	—	59	30
12.1 to 13.9 percent.....	829	190	17	371	6	15	15	91	33	3	38	51
14.0 percent or more.....	594	212	23	92	6	69	3	48	10	—	33	98
Median.....	9.7	9.9	9.0	9.6	...	10.3	9.8	9.6	9.7	...	10.0	9.0
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed.....	3 223	526	200	1 917	42	29	12	95	79	3	78	241
Rate higher now than when mortgage made.....	445	115	8	148	—	—	4	3	—	—	8	159
Rate lower now than when mortgage made.....	17	5	—	9	—	—	—	3	—	—	—	—
Rate unchanged or same now as when mortgage made.....	2 673	386	186	1 717	42	24	9	87	79	3	64	76
Not reported.....	89	20	6	43	—	6	—	2	—	—	6	6
No, interest rate cannot be changed.....	7 125	1 415	410	1 945	86	273	338	1 202	454	25	524	453
Not reported.....	66	14	9	23	—	7	—	—	—	—	9	3
Reason for Change in First Mortgage Rate												
Interest rate can be changed:	3 223	526	200	1 917	42	29	12	95	79	3	78	241
Rate renegotiated periodically.....	392	191	29	122	—	—	4	6	—	—	14	27
Rate changes tied to market index.....	255	63	14	123	—	—	—	—	—	—	14	41
When mortgage is assumed.....	2 273	207	144	1 557	42	18	6	71	79	3	16	131
When payments become delinquent.....	462	55	28	344	6	9	3	3	—	—	11	6
Other reason.....	402	56	12	186	—	3	3	15	—	—	23	105
Not reported.....	26	8	—	9	—	—	—	2	—	—	3	4
Interest rate cannot be changed.....	7 125	1 415	410	1 945	86	273	338	1 202	454	25	524	453
Term of First Mortgage												
Less than 8 years.....	730	368	9	63	3	40	—	3	—	3	155	86
8 to 12 years.....	544	227	20	87	—	23	2	—	—	3	123	59
13 to 17 years.....	431	167	17	125	—	22	6	3	—	—	76	12
18 to 22 years.....	925	319	58	394	—	9	13	11	—	3	74	46
23 to 27 years.....	1 365	253	178	718	6	9	23	32	8	3	33	102
28 to 32 years.....	5 947	576	335	2 478	120	205	266	981	522	9	100	356
33 to 37 years.....	317	—	3	—	—	—	40	265	3	—	—	7
38 or more years.....	23	3	—	6	—	—	—	—	—	—	9	6
No stated term.....	132	43	—	15	—	—	—	—	—	—	41	24
Median.....	29.0	21.0	28.4	29.1	...	29.2	30.5	31.1	30.5	...	13.4	28.4

1 Detail does not add to total because lenders reported more than one reason.

Table 19. **Holder of First Mortgage Made 1977 to 1981 (Part), 1-Unit Homeowner Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties in thousands. Excludes properties with first mortgage assumed. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Unexpired Term of First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Less than 4 years	472	259	6	35	—	19	—	—	—	3	108	44
4 to 7 years	503	187	16	80	3	34	—	3	—	3	114	64
8 to 12 years	521	235	20	114	—	13	8	—	—	3	86	41
13 to 17 years	748	269	37	303	—	20	—	11	—	3	63	42
18 to 22 years	1 235	258	148	649	3	9	22	9	3	3	72	60
23 to 27 years	3 569	432	279	1 677	50	84	100	458	267	—	55	167
28 to 32 years	3 165	250	113	1 007	73	128	211	799	263	9	63	250
33 or more years	45	3	—	6	—	—	8	14	—	—	9	6
No stated term or not computed	155	63	—	15	—	3	—	3	—	5	41	24
Median	25.3	17.9	24.5	25.3	...	26.5	29.1	29.0	27.9	...	11.7	25.6

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 135	114	49	351	6	20	39	302	112	—	46	97
Payments increase yearly for first five years of mortgage	209	9	6	9	3	6	26	58	88	—	—	6
Payments increase yearly for first ten years of mortgage	6	3	—	—	—	—	—	3	—	—	—	—
Payments change in some other way	860	89	43	325	3	8	14	225	18	—	44	91
Not reported	61	12	—	17	—	6	—	17	6	—	2	—
No, monthly payments cannot change	9 170	1 819	561	3 500	122	276	311	989	422	26	547	597
Not reported	108	23	9	34	—	12	—	6	—	3	17	3

Location of First Mortgage Holder

Property in Northeast Region	1 703	367	486	507	3	21	39	88	28	6	74	85
Lender in Northeast	1 524	367	484	504	3	11	—	—	—	6	68	82
Lender in North Central	10	—	—	—	—	10	—	—	—	—	—	—
Lender in South	167	—	—	3	—	—	39	88	28	—	6	3
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	3	—	—	—	—	—	—	—	—	—
Property in North Central Region	3 034	729	15	1 454	46	59	70	247	75	6	224	110
Lender in Northeast	28	—	3	6	20	—	—	—	—	—	—	—
Lender in North Central	2 576	726	12	1 443	20	48	—	—	—	6	215	107
Lender in South	404	—	—	—	—	6	70	247	75	—	6	—
Lender in West	12	—	—	—	3	6	—	—	—	—	3	—
Lender outside United States	3	—	—	—	3	—	—	—	—	—	—	—
Not reported	11	3	—	5	—	—	—	—	—	—	—	3
Property in South Region	3 379	563	57	1 228	55	163	115	578	208	11	192	209
Lender in Northeast	100	23	32	25	18	3	—	—	—	—	—	—
Lender in North Central	86	12	6	23	12	22	—	—	—	3	2	6
Lender in South	3 154	522	20	1 172	21	129	115	578	208	8	184	199
Lender in West	10	3	—	—	4	3	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	28	3	—	8	—	6	—	—	—	—	6	5
Property in West Region	2 297	297	62	697	25	66	126	383	223	6	121	293
Lender in Northeast	59	22	15	13	3	—	—	—	—	—	—	6
Lender in North Central	25	—	—	—	3	15	—	—	—	—	—	3
Lender in South	753	—	3	12	—	—	126	383	223	—	—	—
Lender in West	1 454	275	43	666	18	44	—	—	—	6	121	281
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	6	—	—	3	—	—	—	—	—	—	—	3

Servicing of First Mortgage

Holder	7 871	1 745	543	3 731	58	272	111	515	17	19	487	372
Agent	2 542	211	76	154	70	37	239	782	516	9	124	325

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made at time of purchase	8 786	1 386	555	3 317	125	237	309	1 239	515	26	563	515
Less than 40 percent	272	85	28	98	6	6	3	3	4	—	20	20
40 to 49 percent	225	68	20	104	—	3	—	—	—	—	12	18
50 to 59 percent	547	157	51	212	18	6	10	16	3	—	43	31
60 to 69 percent	795	168	89	370	14	21	—	27	13	—	64	29
70 to 79 percent	1 475	284	112	768	30	15	16	66	64	3	68	50
80 to 89 percent	1 925	286	91	931	18	35	29	181	101	9	136	109
90 to 94 percent	1 147	103	73	398	9	35	51	186	140	6	45	102
95 to 99 percent	913	62	42	143	20	69	74	285	85	3	43	87
100 percent or more	1 294	126	41	212	10	45	120	461	92	5	120	63
Not reported	193	47	8	82	—	3	6	15	14	—	12	6
Median	85	77	78	81	...	94	98	97	92	...	85	90
Other properties	1 627	570	65	568	3	72	41	57	19	3	47	182

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made at time of purchase	8 786	1 386	555	3 317	125	237	309	1 239	515	26	563	515
Less than 40 percent	250	72	28	98	6	6	—	3	—	—	17	20
40 to 49 percent	226	78	18	101	—	—	—	—	—	—	12	18
50 to 59 percent	516	155	51	198	15	6	10	12	7	—	34	29
60 to 69 percent	754	165	83	356	12	15	—	28	10	—	61	26
70 to 79 percent	1 338	235	97	721	30	15	16	60	52	3	62	47
80 to 89 percent	1 848	282	94	878	21	38	29	160	92	9	136	110
90 to 94 percent	1 170	126	73	406	12	32	48	184	134	6	48	101
95 to 99 percent	894	65	42	140	20	71	71	267	81	3	46	87
100 percent or more	1 598	162	61	338	10	51	129	511	125	5	135	72
Not reported	193	47	8	82	—	3	6	15	14	—	12	6
Median	87	78	80	82	...	95	98	98	93	...	87	90
Other properties	1 627	570	65	568	3	72	41	57	19	3	47	182

Table 19. **Holder of First Mortgage Made 1977 to 1981 (Part), 1-Unit Homeowner Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties in thousands. Excludes properties with first mortgage assumed. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES

Items Included in First Mortgage Payment

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular payments of both interest and principal	10 313	1 936	620	3 877	128	306	347	1 291	533	26	568	682
Real estate taxes and property insurance.....	4 676	463	158	1 697	90	199	275	947	473	11	62	301
With no other items.....	2 534	311	78	1 113	62	106	135	409	131	8	41	140
With other items.....	2 142	153	80	584	28	92	140	538	342	3	21	161
Real estate taxes only.....	1 218	150	229	673	15	9	11	31	14	6	20	60
Property insurance only.....	66	14	6	28	—	—	—	3	—	—	9	7
Other combinations or no other items.....	4 353	1 308	227	1 480	23	98	61	310	46	8	476	314
No regular payments of interest and principal	101	20	—	8	—	3	3	6	—	3	43	15

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	10 388	1 950	620	3 885	128	309	347	1 294	533	28	602	691
Current or ahead of schedule.....	9 586	1 817	573	3 664	123	273	312	1 159	483	17	524	642
Delinquent (30 days or more).....	608	91	31	152	6	23	36	132	42	8	44	43
1 to 3 payments.....	502	70	31	141	6	17	24	98	42	6	29	37
4 or more payments.....	107	21	—	11	—	6	11	33	—	3	15	6
Foreclosure in process.....	32	6	—	9	—	—	9	9	—	—	2	3
Foreclosure not in process.....	72	15	—	3	—	2	9	25	—	3	13	3
Not reported.....	3	—	—	—	—	—	—	—	—	—	—	—
Not reported.....	193	42	15	69	—	12	—	3	9	3	34	6
No regular payments required	26	6	—	—	—	—	3	3	—	—	9	6

Real Estate Tax as Percent of Income

Acquired before 1980	8 374	1 680	544	3 235	108	232	267	985	436	23	353	512
Less than 1.0 percent.....	1 099	270	26	363	18	46	26	163	47	3	57	81
1.0 to 1.9 percent.....	2 009	371	59	803	27	49	68	317	116	5	78	115
2.0 to 2.9 percent.....	1 775	306	82	709	30	65	41	250	105	9	82	97
3.0 to 3.9 percent.....	1 059	197	109	413	9	22	48	79	61	6	42	73
4.0 to 4.9 percent.....	608	137	64	263	9	13	15	45	21	—	6	35
5.0 to 7.4 percent.....	628	124	88	243	9	6	28	49	38	—	15	29
7.5 to 9.9 percent.....	205	50	37	55	—	6	8	14	6	—	8	20
10.0 percent or more.....	196	43	30	78	3	—	7	10	3	—	9	14
Not reported or not computed.....	795	181	49	309	3	26	26	58	38	—	57	48
Median.....	2.4	2.4	3.7	2.4	...	2.1	2.7	1.9	2.3	...	2.2	2.4
Acquired 1980 and 1981 (part)	2 040	275	76	650	21	77	83	312	98	6	257	185

PROPERTY CHARACTERISTICS

Manner of Acquisition

By purchase	10 287	1 922	615	3 856	128	297	344	1 291	529	28	602	674
Placed one new mortgage.....	9 705	1 734	594	3 629	125	277	335	1 271	516	23	572	628
Placed two or more new mortgages.....	220	35	16	99	3	9	6	9	7	3	23	12
Assumed mortgage(s) already on property.....	116	46	—	43	—	—	—	6	3	—	3	15
Assumed mortgage already on property and placed new mortgage.....	21	3	—	15	—	—	—	—	—	—	—	3
All cash.....	148	67	6	53	—	5	3	—	—	—	3	11
Borrowed other than with mortgage.....	77	37	—	17	—	6	—	6	3	3	—	6
Inheritance or gift	89	28	5	14	—	12	—	6	4	—	9	11
Other	12	—	—	3	—	—	3	—	—	—	—	6
Not reported	27	6	—	12	—	—	3	—	—	—	—	6

Year Structure Built

1979 to March 1980.....	1 160	145	39	419	31	56	57	203	95	6	46	64
1977 and 1978.....	1 546	302	80	659	16	24	37	214	111	—	34	70
1975 and 1976.....	607	116	38	260	9	15	10	77	29	3	14	38
1970 to 1974.....	1 079	196	52	440	12	26	54	154	51	—	40	55
1960 to 1969.....	1 568	276	87	608	21	58	51	212	98	—	69	88
1950 to 1959.....	1 474	261	91	530	20	56	46	189	60	5	89	125
1940 to 1949.....	868	170	57	288	11	32	26	104	30	—	85	65
1939 or earlier.....	1 843	447	170	580	8	40	58	117	40	11	210	160
Not reported.....	268	43	5	102	—	3	12	26	21	3	23	31

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years.....	456	53	8	132	9	25	20	107	30	6	34	33
25 to 34 years.....	4 329	700	254	1 584	65	139	160	626	285	11	223	280
35 to 44 years.....	2 857	545	215	1 135	28	64	94	331	129	—	171	145
45 to 54 years.....	1 533	358	98	538	12	45	41	160	51	6	114	113
55 to 64 years.....	838	194	33	345	15	26	27	48	30	6	37	79
65 years or over.....	230	74	3	81	—	7	3	8	5	—	17	33
Not reported.....	171	32	9	71	—	3	6	16	3	—	16	15
Median.....	36	39	37	37	...	34	35	34	33	...	37	37

Race of Owner

White.....	9 257	1 804	573	3 546	122	236	273	1 024	458	23	568	629
Black.....	751	89	27	173	6	55	50	220	54	6	21	50
Asian and Pacific Islander.....	191	28	11	100	—	6	—	18	9	—	7	12
American Indian, Eskimo, and Aleut.....	32	5	—	9	—	3	6	10	—	—	—	—
Not reported.....	182	29	8	58	—	9	21	25	12	—	16	6

Sex of Owner

Male.....	2 082	319	94	823	21	81	96	256	98	6	147	142
Female.....	970	198	61	301	11	45	40	140	20	6	66	83
Male and female co-owners.....	7 292	1 433	460	2 736	96	180	207	889	411	17	394	469
Not reported.....	70	7	5	25	—	3	7	12	3	—	4	3

Table 19. **Holder of First Mortgage Made 1977 to 1981 (Part), 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties in thousands. Excludes properties with first mortgage assumed. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Spanish Origin

Spanish.....
 Not Spanish.....
 Not reported.....

Income

Less than \$5,000.....
 \$5,000 to \$7,499.....
 \$7,500 to \$9,999.....
 \$10,000 to \$12,499.....
 \$12,500 to \$14,999.....
 \$15,000 to \$19,999.....
 \$20,000 to \$24,999.....
 \$25,000 to \$29,999.....
 \$30,000 to \$34,999.....
 \$35,000 to \$49,999.....
 \$50,000 or more.....
 Not reported.....
 Median.....
 Mean.....

Total	Holder of first mortgage											Other
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate		
Spanish.....	431	28	12	158	3	21	47	76	33	6	26	22
Not Spanish.....	9 637	1 864	590	3 613	125	282	280	1 172	487	23	557	645
Not reported.....	345	63	18	114	—	6	23	49	13	—	28	31
Less than \$5,000.....	199	51	5	49	3	8	6	24	9	—	33	11
\$5,000 to \$7,499.....	220	54	—	57	—	9	11	20	8	—	32	28
\$7,500 to \$9,999.....	265	68	6	58	—	20	15	56	3	—	16	23
\$10,000 to \$12,499.....	499	77	11	128	3	27	30	80	30	3	64	46
\$12,500 to \$14,999.....	417	90	15	85	3	14	24	86	22	6	25	47
\$15,000 to \$19,999.....	1 240	230	76	395	6	37	49	212	45	11	95	84
\$20,000 to \$24,999.....	1 518	257	96	541	18	42	50	202	102	3	66	141
\$25,000 to \$29,999.....	1 419	249	107	517	24	31	56	176	72	3	82	103
\$30,000 to \$34,999.....	1 266	261	97	484	15	36	40	157	74	3	39	59
\$35,000 to \$49,999.....	1 703	303	72	797	21	52	31	168	107	—	78	73
\$50,000 or more.....	997	185	83	489	33	16	16	58	31	—	39	48
Not reported.....	672	129	52	286	3	17	23	58	30	—	42	32
Median.....	\$26800	\$26700	\$28500	\$29700	...	\$23700	\$22900	\$23500	\$27200	...	\$21400	\$23300
Mean.....	\$29500	\$28900	\$35100	\$32800	...	\$26000	\$23500	\$25000	\$28200	...	\$24700	\$25700

Table 20. Junior Mortgage Characteristics, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of junior mortgages in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Properties with—			United States	Properties with—		
	All junior mortgages	FHA or VA first mortgage	Conventional first mortgage		All junior mortgages	FHA or VA first mortgage	Conventional first mortgage
Total junior mortgages	2 541	770	1 771	MORTGAGE CHARACTERISTICS—Con.			
MORTGAGE CHARACTERISTICS				Graduated Interest and Principal Payments on Junior Mortgages			
Year Junior Mortgage Made or Assumed				Yes, monthly payments can change (other than through change in interest rate)	111	25	87
1979 to 1981 (part)	1 784	550	1 234	Payments increase yearly for first five years of mortgage	—	—	—
1977 and 1978	557	153	404	Payments increase yearly for first ten years of mortgage	103	22	81
1975 and 1976	99	40	59	Payments change in some other way	9	3	6
1970 to 1974	79	27	53	Not reported	2 043	632	1 411
1965 to 1969	22	—	22	No, monthly payments cannot change	386	114	273
1960 to 1964	—	—	—	Not reported			
1959 or earlier	—	—	—	Holder of Junior Mortgage			
Face Amount of Junior Mortgage Loan				Commercial bank or trust company	828	201	627
Less than \$2,000	30	14	16	Mutual savings bank	63	12	51
\$2,000 to \$3,999	153	44	109	Savings and loan association	448	87	361
\$4,000 to \$5,999	292	88	204	Life insurance company	3	—	3
\$6,000 to \$7,999	379	111	268	Mortgage company	233	116	117
\$8,000 to \$9,999	234	89	145	Federal agency	17	3	14
\$10,000 to \$14,999	569	189	380	Federally-secured pool	36	—	36
\$15,000 to \$19,999	331	96	235	Federal National Mortgage Association	—	—	—
\$20,000 or more	552	139	413	Real estate or construction company	36	12	24
Median	\$11,600	\$11,000	\$11,900	Individual or individual's estate	366	124	242
Mean	\$14,800	\$13,000	\$15,600	Other	511	216	295
Current Interest Rate on Junior Mortgage				Location of Junior Mortgage Holder			
Less than 5.0 percent	47	18	29	Property in Northeast Region	289	33	256
5.0 percent	5	3	3	Lender in Northeast	277	33	244
5.1 to 5.9 percent	3	—	3	Lender in North Central	—	—	—
6.0 percent	39	12	27	Lender in South	5	—	5
6.1 to 6.9 percent	9	—	9	Lender in West	—	—	—
7.0 percent	28	3	25	Lender outside United States	—	—	—
7.1 to 7.4 percent	6	—	6	Not reported	8	—	8
7.5 to 7.9 percent	17	3	14	Property in North Central Region	467	90	377
8.0 percent	69	9	60	Lender in Northeast	—	—	—
8.1 to 8.4 percent	11	—	11	Lender in North Central	447	87	360
8.5 to 8.9 percent	121	33	88	Lender in South	16	—	16
9.0 percent	74	15	59	Lender in West	—	—	—
9.1 to 9.9 percent	75	20	55	Lender outside United States	3	3	—
10.0 percent	244	85	159	Not reported	3	—	—
10.1 to 11.9 percent	245	54	190	Property in South Region	756	288	468
12.0 percent	235	51	185	Lender in Northeast	9	3	6
12.1 to 13.9 percent	338	108	229	Lender in North Central	12	3	10
14.0 percent or more	975	357	618	Lender in South	720	274	446
Median	12.3	13.5	12.0	Lender in West	9	5	4
Variable Interest Rate on Junior Mortgage				Lender outside United States	—	—	—
Yes, interest rate can be changed	251	54	197	Not reported	5	2	3
Rate higher now than when mortgage made	62	15	47	Property in West Region	1 029	359	670
Rate lower now than when mortgage made	6	—	6	Lender in Northeast	16	6	9
Rate unchanged or same now as when mortgage made	167	34	134	Lender in North Central	12	6	6
Not reported	16	6	11	Lender in South	24	3	21
No, interest rate cannot be changed	1 941	626	1 315	Lender in West	950	331	619
Not reported	349	90	259	Lender outside United States	—	—	—
Reason for Change in Junior Mortgage Rate				Not reported	28	12	15
Interest rate can be changed ¹	251	54	197	Servicing of Junior Mortgage			
Rate renegotiated periodically	35	—	35	Holder	2 328	672	1 656
Rate changes tied to market index	44	9	35	Agent	213	99	114
When mortgage is assumed	119	31	88	Holder, Acquisition of Junior Mortgage			
When payments become delinquent	40	—	40	Originated by holder	1 901	574	1 327
Other reason	49	15	34	Purchased from present servicer	73	39	35
Not reported	—	—	—	Purchased from someone else	112	38	74
Interest rate cannot be changed	1 941	626	1 315	Not reported	455	120	335
Term of Junior Mortgage				MORTGAGE PAYMENTS AND OTHER EXPENSES			
Less than 8 years	1 109	392	717	Method of Payment of Junior Mortgage			
8 to 12 years	531	252	279	Regular payments of interest and/or principal	2 490	768	1 722
13 to 17 years	364	76	288	Interest and principal	2 341	704	1 637
18 to 22 years	81	23	57	Fully amortized	2 095	624	1 471
23 to 27 years	42	3	38	Partially amortized	246	80	167
28 to 32 years	6	—	6	Principal only	9	3	6
33 to 37 years	30	—	30	Fully amortized	9	3	6
38 or more years	3	—	3	Partially amortized	—	—	—
No stated term	84	18	66	Interest only	141	61	80
Median	8.8	8—	9.3	No regular payments required	51	3	48
Current Status of Junior Mortgage Payments				Current Status of Junior Mortgage Payments			
Regular payments of interest and/or principal	2 490	768	1 722	Regular payments of interest and/or principal	2 490	768	1 722
Current or ahead of schedule	1 874	574	1 299	Current or ahead of schedule	1 874	574	1 299
Delinquent (30 days or more)	178	73	105	1 to 3 payments	141	53	88
1 to 3 payments	38	21	17	4 or more payments	38	21	17
4 or more payments	9	2	7	Foreclosure in process	9	2	7
Foreclosure in process	26	14	12	Foreclosure not in process	26	14	12
Foreclosure not in process	3	—	3	Not reported	438	120	318
Not reported	438	120	318	No regular payments required	51	3	48
No regular payments required	51	3	48				

¹Detail does not add to total because lenders reported more than one reason.

Table 1b. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

inside SMSA's				Inside SMSA's			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	31 059	10 861	20 198	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)	8 828	724	8 105
Inside SMSA's	31 059	10 861	20 198	Less than \$5,000	56	36	20
1,000,000 or more	1 759	744	1 015	\$5,000 to \$9,999	123	47	76
250,000 to 999,999	3 932	1 423	2 509	\$10,000 to \$14,999	135	14	121
50,000 to 249,999	6 604	2 315	4 289	\$15,000 to \$19,999	332	47	286
10,000 to 49,999	8 336	2 666	5 670	\$20,000 to \$24,999	349	46	303
Less than 10,000 and rural	10 428	3 712	6 715	\$25,000 to \$29,999	576	58	517
Outside SMSA's	—	—	—	\$30,000 to \$34,999	529	48	481
10,000 or more	—	—	—	\$35,000 to \$39,999	760	54	706
2,500 to 9,999	—	—	—	\$40,000 to \$49,999	1 346	52	1 294
Less than 2,500 and rural	—	—	—	\$50,000 to \$59,999	1 333	68	1 265
Manner of Acquisition				\$60,000 to \$79,999	1 623	114	1 509
By purchase	29 477	9 417	20 060	\$80,000 to \$99,999	765	47	719
Placed one new mortgage	21 946	5 177	16 769	\$100,000 to \$149,999	496	41	456
Placed two or more new mortgages	510	171	340	\$150,000 or more	203	21	182
Assumed mortgage(s) already on property	3 075	594	2 482	Not reported	200	31	169
Assumed mortgage already on property and placed new mortgage	358	106	252	Median	\$50800	\$39700	\$51300
All cash	2 889	2 729	160	Other properties	22 231	10 137	12 094
Borrowed other than with mortgage	699	641	58	Value			
Inheritance or gift	1 189	1 085	103	Less than \$5,000	166	140	27
Other	76	62	14	\$5,000 to \$9,999	278	239	39
Not reported	318	297	21	\$10,000 to \$14,999	510	372	139
Source of Downpayment				\$15,000 to \$19,999	734	439	294
Purchased 1975 to 1981 (part)	11 588	1 020	10 568	\$20,000 to \$24,999	1 019	614	405
Sale of previous home	4 012	447	3 565	\$25,000 to \$29,999	1 204	615	588
Sale of other real property or other investment	355	49	306	\$30,000 to \$34,999	1 676	821	855
Savings	4 557	336	4 221	\$35,000 to \$39,999	1 932	874	1 058
Borrowing other than mortgage on this property	465	47	417	\$40,000 to \$49,999	4 034	1 393	2 640
Gift	233	14	218	\$50,000 to \$59,999	3 586	1 165	2 421
Land on which structure was built	48	3	45	\$60,000 to \$79,999	5 982	1 600	4 382
Other	145	5	140	\$80,000 to \$99,999	3 396	716	2 680
No downpayment required	881	19	862	\$100,000 to \$149,999	3 020	613	2 406
Not reported	894	98	795	\$150,000 or more	1 858	434	1 423
Other properties	19 471	9 841	9 630	Not reported	1 664	824	840
Land and Building Acquisition				Median	\$58800	\$46500	\$65500
During same 12-month period	28 479	9 355	19 123	Mean	\$68400	\$55200	\$75300
Acquired land previously	1 842	1 144	698	Purchase Price as Percent of Value			
Land not owned by building owner	371	161	209	Acquired by purchase	29 477	9 417	20 060
Not reported	368	200	168	Purchased 1977 to 1981 (part)	8 828	724	8 105
Year Property Acquired				Less than 80 percent	4 425	362	4 063
1979 to 1981 (part)	4 829	538	4 291	80 to 89 percent	2 075	122	1 953
1977 and 1978	4 259	399	3 860	90 to 94 percent	870	65	805
1975 and 1976	2 872	399	2 473	95 to 99 percent	503	46	457
1970 to 1974	5 032	1 110	3 922	100 percent or more	584	81	503
1965 to 1969	4 050	1 304	2 746	Not reported	372	49	323
1960 to 1964	3 332	1 451	1 881	Median	80—	80—	80—
1959 or earlier	6 684	5 660	1 024	Purchased 1970 to 1976	7 530	1 174	6 356
Year Structure Built				Less than 60 percent	4 824	734	4 090
1979 to March 1980	1 047	56	991	60 to 79 percent	1 772	254	1 518
1977 and 1978	1 387	114	1 273	80 to 89 percent	255	35	221
1975 and 1976	1 163	99	1 063	90 to 99 percent	76	20	55
1970 to 1974	3 007	398	2 610	100 percent or more	81	19	62
1960 to 1969	6 231	1 336	4 895	Not reported	523	111	412
1950 to 1959	6 847	2 852	3 995	Median	60—	60—	60—
1940 to 1949	3 479	1 724	1 754	Purchased 1969 or earlier	13 118	7 519	5 599
1939 or earlier	6 817	3 816	3 001	Less than 40 percent	8 693	5 008	3 685
Not reported	1 081	465	616	40 to 59 percent	2 269	1 171	1 098
Rooms				60 to 79 percent	447	262	185
4 or less rooms	1 848	1 115	733	80 to 99 percent	100	65	35
5 rooms	5 852	2 348	3 503	100 percent or more	132	95	37
6 rooms	7 166	2 612	4 554	Not reported	1 476	918	558
7 rooms	4 936	1 285	3 651	Median	40—	40—	40—
8 or more rooms	5 350	1 133	4 217	Not acquired by purchase	1 583	1 444	139
Not reported	5 907	2 367	3 540	Purchase Price-Income Ratio			
Median	6.2	5.8	6.4	Acquired by purchase 1977 to 1981 (part)	8 828	724	8 105
				Less than 1.0	839	117	722
				1.0 to 1.4	1 811	90	1 721
				1.5 to 1.9	1 887	85	1 802
				2.0 to 2.4	1 389	87	1 302
				2.5 to 2.9	810	63	747
				3.0 to 3.4	461	42	418
				3.5 to 3.9	271	24	247
				4.0 or more	578	103	476
				Not reported or not computed	783	114	669
				Median	1.9	2.1	1.9
				Other properties	22 231	10 137	12 094

Table 1b. Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES

Selected Monthly Owner Costs

Acquired before 1980	28 695	10 561	18 134
Less than \$60	503	500	3
\$60 to \$79	671	668	3
\$80 to \$99	877	867	10
\$100 to \$149	3 097	2 877	220
\$150 to \$199	2 813	2 076	737
\$200 to \$249	2 756	1 211	1 545
\$250 to \$299	2 563	591	1 971
\$300 to \$349	2 266	322	1 944
\$350 to \$399	2 173	226	1 947
\$400 to \$449	1 657	92	1 565
\$450 to \$499	1 545	82	1 463
\$500 to \$599	2 329	34	2 295
\$600 to \$699	1 468	54	1 413
\$700 to \$799	859	3	856
\$800 or more	1 502	35	1 467
Not reported	1 616	922	694
Median	\$306	\$148	\$411

Acquired 1980 and 1981 (part) 2 364 300 2 064

Real Estate Tax

Acquired before 1980	28 695	10 561	18 134
Less than \$100	1 824	1 259	565
\$100 to \$199	1 841	913	927
\$200 to \$299	2 409	1 075	1 334
\$300 to \$399	2 814	1 029	1 786
\$400 to \$499	2 560	898	1 662
\$500 to \$599	2 219	693	1 525
\$600 to \$699	2 167	666	1 501
\$700 to \$799	1 626	463	1 163
\$800 to \$899	1 579	489	1 090
\$900 to \$999	1 258	360	898
\$1,000 to \$1,499	4 003	1 086	2 917
\$1,500 or more	3 235	785	2 450
Not reported	1 161	845	316
Median	\$605	\$465	\$674

Acquired 1980 and 1981 (part) 2 364 300 2 064

Real Estate Tax Per \$1,000 Value

Acquired before 1980	28 695	10 561	18 134
Less than \$10	11 801	3 833	7 968
\$10 to \$14	5 608	1 778	3 830
\$15 to \$19	3 104	1 150	1 954
\$20 to \$24	2 152	781	1 372
\$25 to \$29	1 171	374	797
\$30 to \$39	1 067	411	656
\$40 to \$49	304	119	185
\$50 to \$59	154	54	99
\$60 or more	339	198	141
Not reported or not computed	2 995	1 863	1 132
Median	\$11	\$11	\$11

Acquired 1980 and 1981 (part) 2 364 300 2 064

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	28 695	10 561	18 134
Less than 5 percent	1 180	1 056	124
5 to 9 percent	4 437	2 692	1 745
10 to 14 percent	5 333	1 810	3 523
15 to 19 percent	4 409	936	3 473
20 to 24 percent	3 248	600	2 648
25 to 29 percent	1 971	391	1 580
30 to 34 percent	1 239	270	969
35 to 39 percent	807	204	603
40 to 49 percent	865	224	642
50 percent or more	1 355	422	933
Not reported or not computed	3 849	1 956	1 893
Median	17	12	19

Acquired 1980 and 1981 (part) 2 364 300 2 064

Inside SMSA's

OWNER CHARACTERISTICS

Ownership Status

1 owner	10 907	5 097	5 810
2 owners	19 549	5 526	14 023
3 or more owners	462	190	272
Not reported	141	48	93

Age of Owner

Less than 25 years	439	26	413
25 to 34 years	5 507	274	5 233
35 to 44 years	6 329	689	5 640
45 to 54 years	6 168	1 506	4 662
55 to 64 years	5 870	3 039	2 832
65 years or over	6 052	5 001	1 051
Not reported	326	326	368
Median	50	64	43

Race of Owner

White	27 579	9 792	17 787
Black	2 331	722	1 609
Asian and Pacific Islander	425	55	370
American Indian, Eskimo, and Aleut	83	24	60
Not reported	641	267	373

Sex of Owner

Male	5 989	2 042	3 947
Female	2 331	3 387	2 345
Male and female co-owners	19 047	5 326	13 721
Not reported	291	105	185

Spanish Origin

Spanish	1 312	408	904
Not Spanish	27 890	9 574	18 316
Not reported	1 858	879	978

Veteran Status

Veteran	13 172	3 791	9 381
Vietnam conflict	3 404	197	3 207
Korean conflict	2 230	448	1 781
Korean conflict and World War II	428	127	301
World War II	4 994	2 573	2 421
World War I	146	138	9
Other	1 786	258	1 528
Not reported	184	50	134
Nonveteran	16 942	6 588	10 353
Not reported	946	481	464

Persons in Household

1 person	3 869	2 506	1 364
2 persons	9 719	4 757	4 962
3 persons	5 866	1 458	4 408
4 persons	6 098	927	5 171
5 persons	2 930	445	2 485
6 or more persons	1 753	331	1 422
Not reported	824	437	386
Median	2.8	2.1	3.3

Income

Less than \$5,000	1 634	1 189	445
\$5,000 to \$7,499	1 375	947	428
\$7,500 to \$9,999	1 224	786	438
\$10,000 to \$12,499	1 859	954	905
\$12,500 to \$14,999	1 256	585	671
\$15,000 to \$19,999	3 183	1 117	2 066
\$20,000 to \$24,999	3 802	1 060	2 743
\$25,000 to \$29,999	3 493	778	2 715
\$30,000 to \$34,999	2 957	546	2 411
\$35,000 to \$49,999	4 530	889	3 642
\$50,000 or more	2 678	500	2 178
Not reported	3 066	1 511	1 555
Median	\$24,600	\$16,000	\$28,000
Mean	\$27,300	\$20,200	\$30,900

Table 2b. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	1 991	1 965	26	330	324	6	338	335	3	1 323	1 305	17
\$5,000 to \$9,999	2 534	2 457	77	759	734	24	360	352	9	1 414	1 370	44
\$10,000 to \$14,999	2 184	2 102	81	509	501	9	324	310	15	1 350	1 292	58
\$15,000 to \$19,999	2 140	1 981	159	413	366	47	319	283	37	1 408	1 333	75
\$20,000 to \$24,999	1 849	1 669	180	273	236	36	277	244	33	1 299	1 188	111
\$25,000 to \$29,999	1 839	1 632	207	285	224	62	271	231	40	1 282	1 177	105
\$30,000 to \$34,999	1 520	1 306	213	224	179	45	190	153	37	1 105	974	131
\$35,000 to \$39,999	1 413	1 247	165	173	123	49	255	233	22	985	890	94
\$40,000 to \$49,999	1 805	1 551	254	223	205	18	297	238	59	1 285	1 108	177
\$50,000 to \$59,999	1 221	1 036	184	199	185	14	191	170	21	831	682	149
\$60,000 to \$79,999	1 104	823	281	81	50	31	177	141	36	845	632	213
\$80,000 to \$99,999	312	206	107	12	—	—	41	28	12	260	177	82
\$100,000 to \$149,999	235	141	94	3	—	—	21	13	9	211	128	82
\$150,000 or more	53	32	21	—	—	—	3	—	3	50	32	19
Median	\$23400	\$21700	\$37500	\$16700	\$15100	\$29500	\$23400	\$21800	\$34300	\$25100	\$23600	\$42400
Mean	\$28300	\$26400	\$45400	\$21700	\$20300	\$34000	\$27700	\$26100	\$40300	\$30200	\$28000	\$49700

Current Interest Rate on First Mortgage

Less than 5.0 percent	536	508	28	51	51	—	319	300	18	166	157	9
5.0 percent	84	84	—	20	20	—	—	—	—	64	64	—
5.1 to 5.9 percent	2 268	2 104	164	1 000	927	72	460	408	52	809	769	40
6.0 percent	1 072	985	87	153	135	17	125	107	17	794	742	52
6.1 to 6.9 percent	914	850	64	80	71	9	69	69	—	764	710	55
7.0 percent	1 254	1 073	181	396	332	65	348	302	46	510	440	70
7.1 to 7.4 percent	388	353	34	11	11	—	15	15	—	362	327	34
7.5 to 7.9 percent	1 340	1 183	157	181	160	21	121	87	34	1 038	936	103
8.0 percent	1 059	920	140	165	137	28	206	168	38	688	614	74
8.1 to 8.4 percent	342	313	29	14	14	—	18	13	6	309	286	23
8.5 to 8.9 percent	3 493	3 076	417	573	480	92	594	511	83	2 326	2 084	242
9.0 percent	1 278	1 107	170	71	57	14	124	124	—	1 083	927	156
9.1 to 9.9 percent	2 248	1 997	251	246	227	19	241	224	17	1 760	1 545	215
10.0 percent	704	639	65	128	123	6	147	135	12	429	382	47
10.1 to 11.9 percent	1 828	1 635	192	228	215	12	152	142	9	1 448	1 278	171
12.0 percent	313	308	5	55	55	—	52	52	—	207	201	5
12.1 to 13.9 percent	667	627	40	78	78	—	59	56	3	531	493	38
14.0 percent or more	410	386	24	34	34	—	17	17	—	359	335	24
Median	8.6	8.6	8.7	7.6	7.6	7.8	8.0	8.0	8.0	8.8	8.8	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	5 057	4 513	544	—	—	—	6	6	—	5 051	4 507	544
Rate higher now than when mortgage made	660	559	101	—	—	—	—	—	—	660	559	101
Rate lower now than when mortgage made	33	33	—	—	—	—	—	—	—	33	33	—
Rate unchanged or same now as when mortgage made	4 237	3 805	432	—	—	—	6	6	—	4 231	3 799	432
Not reported	128	116	12	—	—	—	—	—	—	128	116	12
No, interest rate cannot be changed	14 965	13 505	1 460	3 484	3 128	356	3 060	2 725	335	8 421	7 653	768
Not reported	176	131	46	—	—	—	—	—	—	176	131	46

Reason for Change in First Mortgage Rate

Interest rate can be changed	5 057	4 513	544	—	—	—	6	6	—	5 051	4 507	544
Rate renegotiated periodically	316	296	20	—	—	—	—	—	—	316	296	20
Rate changes tied to market index	270	213	57	—	—	—	—	—	—	270	213	57
When mortgage is assumed	3 756	3 358	398	—	—	—	6	6	—	3 750	3 352	398
When payments become delinquent	981	691	90	—	—	—	3	3	—	978	688	90
Other reason	680	603	77	—	—	—	—	—	—	680	603	77
Not reported	30	30	—	—	—	—	—	—	—	30	30	—
Interest rate cannot be changed	14 965	13 505	1 460	3 484	3 128	356	3 060	2 725	335	8 421	7 653	768

Term of First Mortgage

Less than 8 years	483	463	20	11	11	—	6	6	—	465	445	20
8 to 12 years	595	536	59	12	12	—	3	—	3	581	525	56
13 to 17 years	618	573	45	19	17	2	8	8	—	590	548	42
18 to 22 years	1 997	1 812	185	101	92	9	38	32	6	1 859	1 688	171
23 to 27 years	4 253	3 946	307	366	339	28	206	192	14	3 681	3 416	265
28 to 32 years	11 800	10 415	1 385	2 901	2 589	311	2 805	2 492	312	6 094	5 334	761
33 to 37 years	254	234	19	62	59	3	—	—	—	191	175	16
38 or more years	33	24	9	12	9	3	—	—	—	21	15	6
No stated term	165	145	20	—	—	—	—	—	—	165	145	20
Median	28.9	28.8	29.4	30.1	30.1	30.2	30.3	30.3	30.3	27.4	27.2	28.8

Unexpired Term of First Mortgage

Less than 4 years	989	956	33	107	107	—	83	80	3	799	769	30
4 to 7 years	1 480	1 387	92	154	140	14	186	180	6	1 139	1 067	72
8 to 12 years	2 102	1 920	182	330	305	25	229	192	37	1 543	1 423	120
13 to 17 years	2 535	2 320	215	419	389	30	261	225	36	1 855	1 705	150
18 to 22 years	2 975	2 637	338	577	515	62	335	294	41	2 063	1 828	235
23 to 27 years	4 661	4 044	617	635	530	104	831	743	88	3 194	2 771	424
28 to 32 years	2 605	2 457	148	569	548	21	457	436	21	1 579	1 473	106
33 or more years	20	14	6	—	—	—	—	—	—	20	14	6
No stated term or not computed	2 832	2 412	420	693	594	99	684	579	104	1 455	1 239	216
Median	20.7	20.4	22.3	21.3	21.2	22.8	23.6	23.7	22.2	19.8	19.5	22.2

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 576	1 458	118	300	279	21	63	58	5	1 212	1 121	92
Payments increase yearly for first five years of mortgage	199	181	18	188	170	18	3	3	—	8	8	—
Payments increase yearly for first ten years of mortgage	6	3	3	—	—	—	3	3	—	3	—	—
Payments change in some other way	1 256	1 160	96	91	89	3	49	44	5	1 116	1 028	88
Not reported	114	114	—	20	20	—	9	9	—	84	84	—
No, monthly payments cannot change	18 348	16 471	1 877	3 141	2 809	332	2 994	2 666	327	12 213	10 995	1 218
Not reported	275	220	55	43	40	3	8	6	3	223	174	49

*Detail does not add to total because lenders reported more than one reason.

Table 2b. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
Holder of First Mortgage												
Commercial bank or trust company	2 706	2 446	260	268	238	29	225	207	18	2 213	2 001	212
Mutual savings bank	2 166	2 014	153	494	455	39	478	435	43	1 194	1 123	71
Savings and loan association	8 396	7 469	927	571	507	64	596	529	67	7 229	6 433	796
Life insurance company	945	873	72	315	294	21	188	173	15	442	406	35
Mortgage company	521	452	70	148	127	21	203	167	36	170	157	13
Federal agency	648	588	59	287	264	23	245	215	30	115	109	6
Federally-insured pool	1 733	1 523	210	607	526	81	752	672	79	374	324	50
Federal National Mortgage Association	1 225	1 062	163	639	571	68	259	222	37	327	268	58
Real estate or construction company	47	44	3	—	—	—	—	—	—	47	44	3
Individual or individual's estate	848	783	65	—	—	—	—	—	—	848	783	65
Other	962	894	68	153	145	9	120	110	10	689	640	49
Location of First Mortgage Holder												
Property in Northeast Region	4 053	3 827	226	462	448	14	446	429	17	3 145	2 950	195
Lender in Northeast	3 747	3 541	206	344	333	11	351	339	11	3 053	2 869	184
Lender in North Central	20	14	6	8	6	3	6	6	—	6	3	3
Lender in South	269	258	11	104	104	—	87	82	6	78	72	5
Lender in West	3	3	—	—	—	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	11	3	6	6	—	3	3	—	6	3	3
Property in North Central Region	5 140	4 814	326	723	687	36	567	528	40	3 850	3 599	250
Lender in Northeast	259	247	11	96	90	6	70	67	3	92	90	3
Lender in North Central	4 159	3 889	270	308	294	14	249	238	11	3 602	3 357	245
Lender in South	693	650	42	314	297	17	240	217	23	139	136	3
Lender in West	11	8	3	3	3	—	6	3	3	3	3	—
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	16	16	—	3	3	—	2	2	—	11	11	—
Property in South Region	6 138	5 550	588	1 302	1 164	138	1 218	1 094	124	3 618	3 292	326
Lender in Northeast	670	611	59	297	269	28	242	219	23	132	123	9
Lender in North Central	218	197	22	71	58	13	50	44	6	97	94	3
Lender in South	5 193	4 686	507	919	822	97	915	819	96	3 359	3 045	314
Lender in West	34	34	—	12	12	—	9	9	—	13	13	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	23	23	—	3	3	—	3	3	—	17	17	—
Property in West Region	4 867	3 957	910	997	829	168	834	679	155	3 036	2 449	587
Lender in Northeast	462	382	80	179	151	28	190	147	43	93	83	9
Lender in North Central	139	106	34	34	25	9	21	18	3	84	63	22
Lender in South	1 256	1 009	247	554	466	88	392	321	71	310	222	88
Lender in West	2 973	2 430	543	230	187	44	231	193	38	2 512	2 051	461
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	31	6	—	—	—	—	—	—	37	31	6
Servicing of First Mortgage												
Holder	14 068	12 712	1 356	1 054	949	105	1 154	1 057	97	11 861	10 707	1 154
Agent	6 130	5 436	693	2 431	2 179	251	1 912	1 674	238	1 788	1 584	204
Holder's Acquisition of First Mortgage												
Originated by holder	14 081	12 778	1 303	1 191	1 099	92	1 154	1 035	119	11 736	10 644	1 091
Purchased from present servicer	3 615	3 142	473	1 384	1 204	180	1 113	979	134	1 118	958	159
Purchased from someone else	1 991	1 795	196	765	702	63	707	636	71	518	456	62
Not reported	512	434	78	143	123	20	91	80	11	277	231	46
Mortgage Assumption												
Lender's permission needed for assumption	8 826	7 907	919	277	262	15	243	205	37	8 307	7 440	867
Lender's permission not needed for assumption	9 052	8 169	883	2 763	2 473	289	2 520	2 258	262	3 769	3 437	332
Not reported	2 320	2 073	247	445	393	52	303	267	36	1 572	1 413	160
Prepayment Penalties												
Yes	3 612	3 138	474	227	211	17	33	21	12	3 351	2 906	445
No	15 946	14 471	1 475	3 133	2 812	321	2 971	2 654	317	9 842	9 005	837
Not reported	641	540	101	124	105	18	62	56	6	455	379	76
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	18 283	16 432	1 850	3 379	3 025	353	2 991	2 659	333	11 913	10 748	1 164
Less than 40 percent	588	500	88	58	36	21	31	23	9	499	441	58
40 to 49 percent	577	542	36	44	44	—	36	30	6	497	468	30
50 to 59 percent	1 147	1 045	103	66	56	10	86	71	15	995	918	77
60 to 69 percent	1 967	1 764	203	160	127	33	154	133	21	1 653	1 504	149
70 to 79 percent	3 435	3 044	391	304	270	34	260	212	48	2 871	2 562	309
80 to 89 percent	3 921	3 497	424	721	675	46	426	381	45	2 774	2 442	333
90 to 94 percent	2 074	1 922	152	606	568	38	361	327	34	1 108	1 028	80
95 to 99 percent	1 760	1 565	195	869	761	108	443	400	43	448	404	44
100 percent or more	2 241	2 022	219	448	395	53	1 094	985	109	700	643	57
Not reported	571	531	41	102	93	9	101	98	3	368	340	29
Median	83	83	82	92	92	94	96	96	93	77	77	78
Other properties	1 916	1 716	199	106	103	3	74	72	3	1 736	1 542	194
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	18 283	16 432	1 850	3 379	3 025	353	2 991	2 659	333	11 913	10 748	1 164
Less than 40 percent	503	500	3	36	36	—	23	23	—	444	441	3
40 to 49 percent	564	542	22	44	44	—	30	30	—	490	468	22
50 to 59 percent	1 070	1 045	25	56	56	—	74	71	3	939	918	22
60 to 69 percent	1 815	1 764	51	133	127	6	136	133	3	1 546	1 504	42
70 to 79 percent	3 157	3 044	113	285	270	15	230	212	18	2 642	2 562	80
80 to 89 percent	3 693	3 497	195	700	675	25	408	381	27	2 585	2 442	143
90 to 94 percent	2 054	1 922	132	582	568	15	338	327	11	1 134	1 028	106
95 to 99 percent	1 670	1 565	105	767	761	5	420	400	20	483	404	80
100 percent or more	3 186	2 022	1 164	672	395	278	1 232	985	248	1 281	643	639
Not reported	571	531	41	102	93	9	101	98	3	368	340	29
Median	85	83	100+	93	92	100+	97	96	100+	79	77	100+
Other properties	1 916	1 716	199	106	103	3	74	72	3	1 736	1 542	194

Table 2b. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Selected Monthly Owner Costs												
Acquired before 1980.....	18 134	16 279	1 855	3 127	2 798	329	2 722	2 431	292	12 285	11 050	1 235
Less than \$60.....	3	3	—	—	—	—	—	—	—	3	3	—
\$60 to \$79.....	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99.....	10	10	—	3	3	—	4	4	—	3	3	—
\$100 to \$149.....	220	220	—	75	75	—	48	48	—	98	98	—
\$150 to \$199.....	737	725	12	259	256	3	129	129	—	349	340	9
\$200 to \$249.....	1 545	1 531	14	475	472	3	345	336	9	726	723	3
\$250 to \$299.....	1 971	1 915	56	504	483	20	351	345	6	1 116	1 087	30
\$300 to \$349.....	1 944	1 877	67	375	359	16	326	317	10	1 243	1 201	42
\$350 to \$399.....	1 947	1 835	112	349	327	22	245	233	12	1 353	1 274	79
\$400 to \$449.....	1 565	1 452	114	229	193	35	215	179	36	1 122	1 079	43
\$450 to \$499.....	1 463	1 275	189	228	178	50	196	164	32	1 039	932	106
\$500 to \$599.....	2 295	1 967	328	287	201	86	319	252	68	1 688	1 514	174
\$600 to \$699.....	1 413	1 191	222	155	118	37	191	152	39	1 068	921	146
\$700 to \$799.....	856	671	185	42	27	15	139	98	41	676	546	129
\$800 or more.....	1 467	643	504	47	14	34	123	87	36	1 297	862	435
Not reported.....	694	643	51	99	90	9	91	88	3	504	465	39
Median.....	\$411	\$392	\$604	\$326	\$309	\$513	\$373	\$349	\$558	\$444	\$426	\$677
Acquired 1980 and 1981 (part).....	2 064	1 870	195	358	330	27	344	300	44	1 363	1 240	123
Real Estate Tax												
Acquired before 1980.....	18 134	16 279	1 855	3 127	2 798	329	2 722	2 431	292	12 285	11 050	1 235
Less than \$100.....	565	495	70	101	80	21	68	65	3	396	350	46
\$100 to \$199.....	927	823	105	246	220	26	157	141	15	524	461	63
\$200 to \$299.....	1 334	1 195	139	401	362	40	279	246	33	653	588	66
\$300 to \$399.....	1 786	1 566	220	502	438	65	374	320	53	910	807	102
\$400 to \$499.....	1 662	1 462	200	382	341	41	369	319	51	910	802	108
\$500 to \$599.....	1 525	1 346	180	306	269	37	306	266	40	913	810	102
\$600 to \$699.....	1 501	1 324	177	271	235	36	205	175	30	1 025	913	111
\$700 to \$799.....	1 163	1 045	117	175	161	15	193	184	9	795	701	94
\$800 to \$899.....	1 090	961	129	181	161	20	152	143	9	757	657	100
\$900 to \$999.....	898	800	98	106	101	6	138	125	12	654	574	80
\$1,000 to \$1,499.....	2 917	2 659	258	289	271	17	316	287	29	2 313	2 102	211
\$1,500 or more.....	2 450	2 302	148	149	146	3	154	148	6	2 147	2 008	139
Not reported.....	316	301	15	15	12	3	11	11	—	289	277	12
Median.....	\$674	\$683	\$604	\$480	\$486	\$429	\$535	\$544	\$480	\$784	\$793	\$713
Acquired 1980 and 1981 (part).....	2 064	1 870	195	358	330	27	344	300	44	1 363	1 240	123
Interest and Principal Payments on First Mortgage as Percent of Income												
Regular payments of interest and/or principal.....	20 187	18 140	2 047	3 484	3 128	356	3 066	2 730	335	13 637	12 281	1 355
Less than 5 percent.....	3 861	3 528	334	896	815	81	708	636	71	2 258	2 076	181
5 to 9 percent.....	5 703	5 105	598	937	811	126	773	688	85	3 993	3 606	386
10 to 14 percent.....	3 869	3 402	467	555	482	73	534	451	84	2 780	2 470	311
15 to 19 percent.....	2 289	2 046	244	385	332	53	346	310	36	1 558	1 385	174
20 to 24 percent.....	1 217	1 068	149	194	179	14	216	195	21	807	693	114
25 to 29 percent.....	570	524	46	105	93	12	112	112	—	353	319	34
30 to 34 percent.....	337	312	25	29	26	3	60	54	6	248	232	16
35 to 39 percent.....	213	192	21	30	30	—	37	34	3	147	128	18
40 to 49 percent.....	235	214	21	54	54	—	40	36	3	142	124	17
50 percent or more.....	242	227	15	41	41	—	26	26	—	176	160	15
Not reported or not computed.....	1 649	1 522	128	258	246	13	215	189	26	1 176	1 087	89
Median.....	10	10	10	9	9	9	10	10	10	10	10	11
No regular payments required.....	12	9	3	—	—	—	—	—	—	12	9	3
Real Estate Tax Per \$1,000 Value												
Acquired before 1980.....	18 134	16 279	1 855	3 127	2 798	329	2 722	2 431	292	12 285	11 050	1 235
Less than \$10.....	7 968	6 775	1 193	1 501	1 291	209	1 287	1 083	204	5 181	4 400	780
\$10 to \$14.....	3 830	3 494	336	604	540	65	637	581	56	2 589	2 374	215
\$15 to \$19.....	1 954	1 802	152	269	247	22	270	255	14	1 415	1 300	115
\$20 to \$24.....	1 372	1 305	66	203	195	8	144	138	6	1 024	972	52
\$25 to \$29.....	797	791	6	124	121	3	120	120	—	553	550	3
\$30 to \$39.....	656	642	14	156	156	—	86	83	3	414	403	12
\$40 to \$49.....	185	176	8	51	48	3	11	11	—	123	117	6
\$50 to \$59.....	99	94	6	25	25	—	8	8	—	66	60	6
\$60 or more.....	141	138	3	20	20	—	30	27	3	91	91	—
Not reported or not computed.....	1 132	1 061	71	173	155	18	129	123	6	830	783	47
Median.....	\$11	\$11	10—	10—	\$10	10—	\$10	\$11	10—	\$11	\$12	10—
Acquired 1980 and 1981 (part).....	2 064	1 870	195	358	330	27	344	300	44	1 363	1 240	123
Real Estate Tax as Percent of Income												
Acquired before 1980.....	18 134	16 279	1 855	3 127	2 798	329	2 722	2 431	292	12 285	11 050	1 235
Less than 1.0 percent.....	1 848	1 621	227	382	338	44	347	314	33	1 119	969	150
1.0 to 1.9 percent.....	4 306	3 730	575	869	747	122	834	709	125	2 602	2 274	328
2.0 to 2.9 percent.....	3 703	3 277	427	621	551	70	580	509	71	2 501	2 217	285
3.0 to 3.9 percent.....	2 276	2 037	239	332	287	45	280	274	6	1 664	1 476	188
4.0 to 4.9 percent.....	1 355	1 275	80	186	178	9	167	161	6	1 001	936	66
5.0 to 7.4 percent.....	1 617	1 501	116	247	242	6	165	141	24	1 204	1 118	86
7.5 to 9.9 percent.....	581	553	29	106	98	9	52	52	—	423	403	20
10.0 percent or more.....	655	625	29	115	115	—	76	73	3	464	437	26
Not reported or not computed.....	1 794	1 661	133	266	242	24	221	198	23	1 307	1 221	86
Median.....	2.5	2.6	2.1	2.3	2.3	1.9	2.1	2.2	1.8	2.7	2.8	2.3
Acquired 1980 and 1981 (part).....	2 064	1 870	195	358	330	27	344	300	44	1 363	1 240	123

Table 2b. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	18 134	16 279	1 855	3 127	2 798	329	2 722	2 431	292	12 285	11 050	1 235
Less than 5 percent	124	120	4	24	24	—	17	17	—	83	79	4
5 to 9 percent	1 745	1 715	30	323	314	9	366	363	3	1 057	1 038	18
10 to 14 percent	3 523	3 359	164	635	613	23	507	480	27	2 381	2 266	114
15 to 19 percent	3 473	3 198	274	522	477	45	466	424	42	2 485	2 297	187
20 to 24 percent	2 648	2 369	279	441	384	58	405	356	48	1 802	1 629	173
25 to 29 percent	1 580	1 274	306	271	222	49	232	179	52	1 077	873	205
30 to 34 percent	969	745	224	177	129	48	166	128	38	627	488	139
35 to 39 percent	603	509	94	99	94	6	100	90	9	404	325	79
40 to 49 percent	642	510	132	131	106	24	88	58	30	423	346	77
50 percent or more	933	725	208	211	165	46	113	98	15	608	461	147
Not reported or not computed	1 893	1 754	140	292	271	21	263	236	27	1 338	1 246	92
Median	19	18	27	19	18	27	19	18	26	19	18	27
Acquired 1980 and 1981 (part)	2 064	1 870	195	358	330	27	344	300	44	1 363	1 240	123

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	20 198	18 149	2 050	3 484	3 128	356	3 066	2 730	335	13 648	12 290	1 358
1,000,000 or more	1 015	949	66	256	253	3	137	129	9	622	567	55
250,000 to 999,999	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
50,000 to 249,999	4 289	3 833	456	934	830	104	744	658	86	2 612	2 345	267
10,000 to 49,999	5 670	5 108	563	1 015	922	92	920	824	96	3 735	3 361	374
Less than 10,000 and rural	6 715	6 069	646	616	543	73	735	668	67	5 365	4 857	507
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Manner of Acquisition

By purchase	20 060	18 013	2 047	3 476	3 120	356	3 056	2 720	335	13 528	12 173	1 355
Placed one new mortgage	16 769	15 374	1 395	2 749	2 501	247	2 364	2 139	225	11 656	10 734	922
Placed two or more new mortgages	340	140	200	12	6	7	9	3	6	318	131	187
Assumed mortgage(s) already on property	2 482	2 229	253	653	586	66	617	557	60	1 212	1 085	126
Assumed mortgage already on property and placed new mortgage	252	81	171	53	17	36	59	15	44	140	49	91
All cash	160	137	23	6	6	—	3	3	—	151	128	23
Borrowed other than with mortgage	58	52	6	3	3	—	3	3	—	52	46	6
Inheritance or gift	103	101	3	6	6	—	7	7	—	90	88	3
Other	14	14	—	3	3	—	—	—	—	11	11	—
Not reported	21	21	—	—	—	—	3	3	—	18	18	—

Source of Downpayment

Purchased 1975 to 1981 (part)	10 568	9 394	1 174	1 482	1 297	186	1 595	1 406	189	7 491	6 692	799
Sale of previous home	3 565	3 147	418	284	242	42	287	232	54	2 994	2 672	322
Sale of other real property or other investment	306	277	29	59	51	9	43	37	6	203	189	15
Savings	4 221	3 797	423	830	721	109	504	459	45	2 887	2 617	270
Borrowing other than mortgage on this property	417	342	75	60	57	3	47	33	15	310	252	58
Gift	218	178	40	45	45	—	17	11	6	156	122	34
Land on which structure was built	45	36	9	—	—	—	6	3	3	39	33	6
Other	140	105	35	11	6	6	34	25	8	95	74	21
No downpayment required	862	778	84	74	71	3	534	484	50	254	223	31
Not reported	795	735	60	119	104	15	124	121	3	553	511	42
Other properties	9 630	8 754	876	2 002	1 831	171	1 470	1 325	146	6 158	5 598	559

Land and Building Acquisition

During same 12-month period	19 123	17 194	1 930	3 380	3 032	347	2 954	2 641	313	12 790	11 520	1 269
Acquired land previously	698	635	63	23	20	3	27	24	3	648	591	57
Land not owned by building owner	209	170	39	52	46	6	53	37	16	104	87	17
Not reported	168	150	18	30	30	—	31	28	3	107	92	15

Year Property Acquired

1979 to 1981 (part)	4 291	3 920	370	751	693	58	679	608	71	2 861	2 620	241
1977 and 1978	3 860	3 394	466	405	352	54	528	464	64	2 927	2 579	349
1975 and 1976	2 473	2 133	340	329	255	74	399	344	55	1 745	1 534	211
1970 to 1974	3 922	3 459	464	731	647	84	515	459	56	2 677	2 352	324
1965 to 1969	2 746	2 528	218	605	555	50	346	305	41	1 795	1 668	128
1960 to 1964	1 881	1 730	151	454	419	35	326	286	40	1 101	1 025	76
1959 or earlier	1 024	983	41	210	207	3	273	263	9	541	513	28

Year Structure Built

1979 to March 1980	991	917	74	214	199	15	101	89	12	676	629	47
1977 and 1978	1 273	1 105	168	108	90	18	136	111	25	1 028	904	125
1975 and 1976	1 063	922	141	73	57	16	142	124	18	849	741	108
1970 to 1974	2 610	2 303	307	375	341	34	337	289	48	1 899	1 673	225
1960 to 1969	4 895	4 383	512	871	776	95	806	712	94	3 218	2 895	322
1950 to 1959	3 995	3 608	386	908	825	83	836	757	80	2 250	2 027	223
1940 to 1949	1 754	1 571	183	357	309	48	254	231	24	1 142	1 031	111
1939 or earlier	3 001	2 767	234	446	412	34	349	323	26	2 206	2 032	174
Not reported	616	572	44	132	119	12	104	95	9	381	358	23

Rooms

4 or less rooms	733	673	60	152	140	12	81	71	9	500	462	38
5 rooms	3 503	3 235	269	831	769	61	599	555	44	2 074	1 911	163
6 rooms	4 554	4 132	422	1 007	908	100	803	725	78	2 744	2 499	244
7 rooms	3 651	3 196	455	559	481	78	530	435	95	2 562	2 280	282
8 or more rooms	4 217	3 669	548	359	317	42	495	432	63	3 363	2 920	443
Not reported	3 540	3 245	295	576	514	63	558	512	45	2 406	2 219	187
Median	6.4	6.4	6.8	6.0	5.9	6.2	6.2	6.2	6.6	6.6	6.6	7.0

Table 2b. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part) ----			8 105	7 271	834	1 156	1 045	111	1 199	1 064	135	5 749	5 162	587
Less than \$5,000	20	20	—	—	—	—	—	—	—	—	—	20	20	—
\$5,000 to \$9,999	76	71	6	8	8	—	—	—	—	—	—	68	62	6
\$10,000 to \$14,999	121	112	10	25	22	3	18	18	—	—	—	78	71	7
\$15,000 to \$19,999	286	271	15	71	59	12	52	52	—	—	—	162	159	3
\$20,000 to \$24,999	303	279	24	63	58	6	46	43	3	3	3	194	178	16
\$25,000 to \$29,999	517	469	48	110	100	10	102	91	12	12	12	305	278	27
\$30,000 to \$34,999	481	441	40	94	91	3	92	78	14	14	14	295	272	23
\$35,000 to \$39,999	706	658	48	136	130	6	126	111	15	15	15	445	418	27
\$40,000 to \$49,999	1 294	1 174	120	203	180	23	233	209	24	24	24	858	785	73
\$50,000 to \$59,999	1 265	1 158	108	238	223	15	219	197	21	21	21	809	738	71
\$60,000 to \$79,999	1 509	1 328	181	160	136	25	163	139	24	24	24	1 186	1 054	132
\$80,000 to \$99,999	719	613	106	21	18	3	84	69	15	15	15	613	526	87
\$100,000 to \$149,999	456	385	71	13	6	7	33	30	3	3	3	410	349	62
\$150,000 or more	182	136	46	—	—	—	4	4	—	—	—	179	132	46
Not reported	169	157	12	15	15	—	26	23	3	3	3	128	120	9
Median	\$51300	\$50500	\$59300	\$43100	\$42600	...	\$46400	\$46100	...	...	...	\$54800	\$53800	\$65700
Other properties	12 094	10 878	1 216	2 328	2 083	245	1 867	1 666	201	201	201	7 899	7 128	771

Value

Less than \$5,000	27	24	3	3	3	—	3	3	—	21	18	3
\$5,000 to \$9,999	39	36	3	6	6	—	—	—	—	33	31	3
\$10,000 to \$14,999	139	133	6	31	31	—	12	12	—	96	90	6
\$15,000 to \$19,999	294	277	18	107	98	9	34	34	—	154	145	9
\$20,000 to \$24,999	405	382	23	119	114	6	76	71	6	209	198	11
\$25,000 to \$29,999	588	548	41	197	177	20	118	113	6	273	258	15
\$30,000 to \$34,999	855	792	64	266	248	17	170	156	14	420	387	33
\$35,000 to \$39,999	1 058	1 001	57	265	253	12	273	256	17	520	492	29
\$40,000 to \$49,999	2 640	2 434	206	631	579	51	487	452	35	1 522	1 403	119
\$50,000 to \$59,999	2 421	2 198	223	518	477	41	444	382	62	1 459	1 339	120
\$60,000 to \$79,999	4 382	3 990	393	750	649	101	641	583	58	2 991	2 758	233
\$80,000 to \$99,999	2 680	2 370	310	262	212	50	372	304	68	2 046	1 854	192
\$100,000 to \$149,999	2 406	2 035	371	147	110	36	254	213	40	2 006	1 711	295
\$150,000 or more	1 423	1 132	292	131	28	3	61	37	24	1 332	1 067	265
Not reported	840	798	42	153	143	10	121	115	6	566	540	26
Median	\$65500	\$64300	\$78400	\$50800	\$49700	\$63400	\$56700	\$55500	\$68700	\$72300	\$71000	\$88900
Mean	\$75300	\$73300	\$92800	\$53100	\$51900	\$63500	\$61900	\$60000	\$76300	\$84000	\$81700	\$104500

Purchase Price as Percent of Value

Acquired by purchase			20 060	18 013	2 047	3 476	3 120	356	3 056	2 720	335	13 528	12 173	1 355
Purchased 1977 to 1981 (part)			8 105	7 271	834	1 156	1 045	111	1 199	1 064	135	5 749	5 162	587
Less than 60 percent			4 063	3 532	531	494	428	65	515	439	76	3 054	2 665	390
60 to 89 percent			1 953	1 817	135	360	342	19	350	320	30	1 242	1 155	87
90 to 94 percent			805	739	67	133	125	8	131	125	6	541	489	52
95 to 99 percent			457	418	39	63	56	6	78	64	14	316	298	18
100 percent or more			503	465	38	67	58	9	87	81	6	349	325	23
Not reported			323	300	23	39	36	3	38	35	3	246	229	18
Median			80—	80—	80—	82	82	...	82	82	...	80—	80—	80—
Purchased 1970 to 1976			6 356	5 553	804	1 051	893	158	911	801	110	4 395	3 859	536
Less than 60 percent			4 090	3 480	609	708	571	137	529	449	79	2 853	2 460	393
60 to 79 percent			1 518	1 364	154	221	201	21	244	216	28	1 052	948	105
80 to 89 percent			221	205	16	22	22	—	46	46	—	153	137	16
90 to 99 percent			55	50	5	8	8	—	14	12	2	33	30	2
100 percent or more			62	62	—	14	14	—	12	12	—	36	36	—
Not reported			412	392	20	76	76	—	67	67	—	269	249	20
Median			60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—
Purchased 1969 or earlier			5 599	5 189	410	1 269	1 182	87	945	855	90	3 384	3 152	232
Less than 40 percent			3 685	3 397	288	771	715	56	649	585	64	2 265	2 097	168
40 to 59 percent			1 098	1 030	68	314	296	18	173	156	17	610	578	32
60 to 79 percent			185	185	—	58	58	—	23	23	—	105	105	—
80 to 99 percent			35	27	9	6	6	—	9	6	3	21	15	6
100 percent or more			37	31	6	6	6	—	11	11	—	20	14	6
Not reported			558	519	39	114	101	13	81	75	6	363	343	20
Median			40—	40—	40—	40—	40—	...	40—	40—	...	40—	40—	40—
Not acquired by purchase			139	136	3	9	9	—	10	10	—	120	117	3

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) ----			8 105	7 271	834	1 156	1 045	111	1 199	1 064	135	5 749	5 162	587
Less than 1.0	722	670	51	132	115	17	111	102	9	479	453	26		
1.0 to 1.4	1 721	1 525	197	250	231	19	259	218	41	1 212	1 076	136		
1.5 to 1.9	1 802	1 631	171	249	223	27	293	259	34	1 260	1 149	111		
2.0 to 2.4	1 302	1 179	124	179	161	19	212	197	15	911	821	90		
2.5 to 2.9	747	669	79	116	100	15	101	95	6	530	473	57		
3.0 to 3.4	418	359	60	55	46	9	50	42	8	313	271	42		
3.5 to 3.9	247	217	29	27	24	3	40	37	3	180	156	24		
4.0 or more	476	406	70	72	69	3	66	53	12	338	283	54		
Not reported or not computed	669	616	53	75	75	—	67	61	6	527	479	48		
Median	1.9	1.8	1.9	1.8	1.8	...	1.8	1.9	...	1.9	1.9	2.0		
Other properties			12 094	10 878	1 216	2 328	2 083	245	1 867	1 666	201	7 899	7 128	771

OWNER CHARACTERISTICS

Ownership Status

1 owner	5 810	5 299	511	1 292	1 183	109	855	779	76	3 663	3 338	325
2 owners	14 023	12 541	1 482	2 130	1 892	238	2 156	1 901	255	9 737	8 748	989
3 or more owners	272	233	39	51	44	6	42	39	4	179	150	29
Not reported	93	75	18	11	9	3	12	12	—	70	55	16

Table 2b. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

OWNER CHARACTERISTICS—Con.

Age of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Less than 25 years	413	384	30	131	125	6	42	42	—	240	216	24
25 to 34 years	5 233	4 640	593	901	785	116	837	734	101	3 495	3 119	376
35 to 44 years	5 640	4 958	682	882	776	106	785	706	80	3 973	3 476	496
45 to 54 years	4 662	4 221	441	801	723	79	764	672	91	3 097	2 826	271
55 to 64 years	2 832	2 600	232	485	451	34	460	405	55	1 887	1 743	144
65 years or over	1 051	1 027	24	227	219	8	130	127	3	694	681	13
Not reported	368	320	48	56	49	7	49	43	6	263	227	35
Median	43	43	41	43	43	40	43	43	43	42	43	40

Race of Owner

White	17 787	15 999	1 788	2 689	2 404	286	2 644	2 361	283	12 453	11 235	1 219
Black	1 609	1 452	156	636	587	49	344	299	45	629	567	62
Asian and Pacific Islander	370	312	58	60	48	12	16	13	4	293	251	42
American Indian, Eskimo, and Aleut	60	53	6	17	17	—	9	9	—	33	27	6
Not reported	373	331	42	82	72	10	52	49	3	240	210	30

Sex of Owner

Male	3 947	3 579	368	718	656	62	668	612	56	2 561	2 311	250
Female	2 345	2 148	198	654	595	59	244	217	27	1 448	1 335	112
Male and female co-owners	13 721	12 266	1 455	2 072	1 840	232	2 128	1 877	250	9 521	8 549	972
Not reported	185	156	30	40	37	3	26	23	3	119	95	24

Spanish Origin

Spanish	904	773	131	231	203	28	166	154	12	506	416	90
Not Spanish	18 316	16 491	1 825	3 049	2 730	319	2 766	2 457	309	12 501	11 304	1 197
Not reported	978	885	94	204	195	9	133	119	14	641	570	71

Veteran Status

Veteran	9 381	8 453	927	1 160	1 021	139	2 451	2 205	246	5 770	5 227	542
Vietnam conflict	3 207	2 826	380	316	253	63	1 157	1 036	121	1 734	1 537	197
Korean conflict	1 781	1 600	181	275	254	22	389	342	47	1 117	1 005	113
Korean conflict and World War II	301	269	32	53	42	11	108	86	21	140	140	—
World War II	2 421	2 250	171	304	281	23	452	416	36	1 665	1 553	112
World War I	9	9	—	—	—	—	—	—	—	9	9	—
Other	1 528	1 383	145	193	172	21	321	306	15	1 014	905	109
Not reported	134	116	18	19	19	—	25	19	6	90	78	12
Nonveteran	10 353	9 282	1 071	2 244	2 036	208	561	478	84	7 549	6 769	780
Not reported	464	413	51	80	71	9	54	48	6	330	294	36

Persons in Household

1 person	1 364	1 263	100	295	283	12	188	164	24	880	816	64
2 persons	4 962	4 561	401	858	778	80	769	686	83	3 335	3 096	239
3 persons	4 408	4 001	406	743	678	65	666	596	69	3 000	2 727	273
4 persons	5 171	4 622	549	846	772	74	776	690	87	3 548	3 160	389
5 persons	2 485	2 143	343	391	317	74	367	332	35	1 727	1 494	233
6 or more persons	1 422	1 226	197	297	251	45	250	219	31	876	755	120
Not reported	386	333	54	55	48	7	48	43	6	283	242	41
Median	3.3	3.3	3.7	3.3	3.2	3.8	3.3	3.3	3.3	3.3	3.3	3.7

Income

Less than \$5,000	445	413	32	125	119	6	59	56	3	261	238	24
\$5,000 to \$7,499	428	404	24	133	121	12	43	43	—	252	240	13
\$7,500 to \$9,999	438	409	29	116	113	3	53	50	3	269	246	23
\$10,000 to \$12,499	905	818	87	251	218	33	153	145	8	501	455	46
\$12,500 to \$14,999	671	613	59	172	160	12	119	107	13	380	346	34
\$15,000 to \$19,999	2 066	1 856	210	429	392	38	405	361	45	1 231	1 104	128
\$20,000 to \$24,999	2 743	2 500	243	590	536	54	481	431	50	1 672	1 534	139
\$25,000 to \$29,999	2 715	2 420	295	465	408	57	464	415	49	1 786	1 597	188
\$30,000 to \$34,999	2 411	2 145	267	401	349	52	380	320	59	1 631	1 475	156
\$35,000 to \$49,999	3 642	3 275	367	445	392	53	547	489	58	2 650	2 394	256
\$50,000 or more	2 178	1 857	321	124	100	25	166	141	24	1 888	1 616	272
Not reported	1 555	1 439	116	233	220	13	196	172	23	1 127	1 047	80
Median	\$28000	\$27800	\$29800	\$23400	\$23100	\$26300	\$26300	\$26000	\$28500	\$29700	\$29600	\$31400
Mean	\$30900	\$30600	\$33200	\$24300	\$24000	\$26400	\$27600	\$27400	\$30000	\$33300	\$33000	\$35800

Table 3b. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Term of First Mortgage**

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	13 107	12 571	536	51	51	—	115	115	—	12 941	12 405	536
8 to 12 years	8 085	6 766	1 319	184	184	—	172	—	172	7 729	6 582	1 147
13 to 17 years	7 939	7 341	598	91	76	15	19	19	—	7 829	7 246	583
18 to 22 years	30 636	27 573	3 062	966	751	215	502	396	106	29 168	26 426	2 742
23 to 27 years	85 983	78 276	7 707	3 746	3 419	326	2 330	2 246	84	79 908	72 611	7 296
28 to 32 years	389 208	338 332	50 876	65 467	58 221	7 247	77 707	68 598	9 109	246 034	211 514	34 520
33 to 37 years	5 548	5 017	532	648	605	43	—	—	—	4 900	4 412	488
38 or more years	648	425	223	90	73	17	—	—	—	558	352	206
No stated term	3 788	3 051	737	—	—	—	—	—	—	3 788	3 051	737

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	47 208	42 969	4 239	12 657	11 553	1 104	1 169	1 088	81	33 382	30 329	3 054
Payments increase yearly for first five years of mortgage	9 875	8 860	1 015	9 645	8 630	1 015	97	97	—	133	133	—
Payments increase yearly for first ten years of mortgage	188	103	86	—	—	—	103	103	—	86	—	86
Payments change in some other way	33 906	30 767	3 139	2 191	2 101	90	803	722	81	30 912	27 944	2 968
Not reported	3 239	3 239	—	821	821	—	166	166	—	2 251	2 251	—
No, monthly payments cannot change	490 807	431 734	59 072	57 656	50 915	6 740	79 522	70 180	9 343	353 629	310 639	42 989
Not reported	6 928	4 649	2 278	930	912	18	152	106	46	5 845	3 631	2 214

Holder of First Mortgage

Commercial bank or trust company	71 783	64 472	7 311	3 750	3 296	454	4 549	3 961	588	63 484	57 215	6 269
Mutual savings bank	43 431	40 017	3 413	6 496	6 108	388	6 919	6 162	757	30 015	27 748	2 268
Savings and loan association	237 561	204 253	33 307	8 974	7 613	1 361	11 465	9 964	1 501	217 121	186 676	30 446
Life insurance company	15 249	13 338	1 911	3 167	2 928	239	2 310	2 109	200	9 773	8 301	1 472
Mortgage company	15 499	13 443	2 056	4 131	3 589	542	7 166	5 908	1 258	4 203	3 946	257
Federal agency	17 920	16 198	1 722	7 443	6 942	501	8 881	7 699	1 182	1 597	1 557	40
Federally-secured pool	61 599	54 617	6 982	19 427	17 250	2 177	30 077	27 062	3 015	12 095	10 305	1 790
Federal National Mortgage Association	35 725	30 562	5 163	15 346	13 294	2 053	6 713	5 928	785	13 666	11 341	2 325
Real estate or construction company	924	851	74	—	—	—	—	—	—	924	851	74
Individual or individual's estate	20 475	18 571	1 904	—	—	—	—	—	—	20 475	18 571	1 904
Other	24 776	23 030	1 745	2 508	2 360	148	2 764	2 580	184	19 504	18 090	1 413

Location of First Mortgage Holder

Property in Northeast Region	91 583	85 828	5 755	7 403	7 206	197	7 946	7 673	273	76 234	70 949	5 285
Lender in Northeast	83 908	78 462	5 447	4 854	4 675	179	4 954	4 764	190	74 100	69 023	5 078
Lender in North Central	355	286	69	43	25	18	153	153	—	159	108	51
Lender in South	6 994	6 823	171	2 384	2 384	—	2 829	2 746	83	1 780	1 692	88
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	325	257	68	122	122	—	9	9	—	194	126	68
Property in North Central Region	120 457	112 451	8 006	11 806	11 213	593	12 043	11 105	938	96 608	90 133	6 475
Lender in Northeast	3 708	3 432	276	935	887	49	776	748	28	1 997	1 797	200
Lender in North Central	98 379	91 812	6 567	4 207	4 031	176	4 004	3 775	228	90 168	84 005	6 163
Lender in South	17 343	16 317	1 026	6 634	6 267	368	7 003	6 458	545	3 706	3 593	113
Lender in West	238	101	137	10	10	—	224	87	137	3	3	—
Lender outside United States	225	225	—	—	—	—	—	—	—	225	225	—
Not reported	564	564	—	18	18	—	37	37	—	509	509	—
Property in South Region	162 182	146 313	15 869	25 073	22 737	2 336	35 452	31 872	3 580	101 657	91 703	9 953
Lender in Northeast	11 405	10 368	1 038	3 339	3 074	265	4 321	3 726	595	3 746	3 568	177
Lender in North Central	5 561	5 192	370	1 386	1 229	157	1 501	1 370	131	2 675	2 593	82
Lender in South	143 576	129 115	14 462	20 047	18 133	1 914	29 230	26 376	2 854	94 300	84 606	9 694
Lender in West	1 007	1 007	—	160	160	—	309	309	—	539	539	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	631	631	—	142	142	—	92	92	—	398	398	—
Property in West Region	170 720	134 761	35 960	26 961	22 224	4 737	25 402	20 723	4 679	118 357	91 814	26 543
Lender in Northeast	8 828	6 946	1 881	2 668	2 015	653	2 765	1 964	801	3 395	2 967	428
Lender in North Central	4 157	3 080	1 077	780	644	137	553	381	172	2 824	2 056	768
Lender in South	48 227	39 056	9 171	18 898	15 881	3 017	15 751	13 108	2 643	13 578	10 067	3 511
Lender in West	108 630	84 890	23 741	4 614	3 684	930	6 334	5 270	1 064	97 682	75 935	21 747
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	878	788	90	—	—	—	—	—	—	878	788	90

Servicing of First Mortgage

Holder	376 065	331 212	44 853	19 680	17 627	2 053	26 795	24 097	2 697	329 590	289 487	40 102
Agent	168 878	148 141	20 737	51 563	45 753	5 810	54 049	47 276	6 773	63 266	55 112	8 154

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	45 432	40 021	5 411	6 650	5 911	739	4 769	4 034	735	34 013	30 076	3 937
20 to 29 percent	54 317	45 647	8 670	6 856	5 284	1 572	4 214	3 485	729	43 247	36 878	6 369
30 to 39 percent	69 380	58 261	11 120	6 189	5 399	790	5 355	4 261	1 093	57 837	48 601	9 236
40 to 49 percent	87 467	73 221	14 246	7 496	5 758	1 738	8 867	6 862	2 005	71 103	60 601	10 502
50 to 59 percent	87 698	75 334	12 364	8 431	7 398	1 033	11 967	9 931	2 037	67 299	58 005	9 294
60 to 69 percent	72 665	63 348	9 316	9 293	8 211	1 082	12 032	10 247	1 785	51 340	44 891	6 449
70 to 79 percent	61 836	59 315	2 520	12 085	11 669	415	13 469	12 633	836	36 282	35 013	1 269
80 to 89 percent	35 772	34 999	773	9 305	8 967	338	13 362	13 120	242	13 105	12 912	193
90 to 99 percent	10 812	10 574	238	2 242	2 242	—	4 181	4 181	—	4 390	4 152	238
100 percent or more	2 575	2 575	—	233	233	—	649	649	—	1 693	1 693	—
Not reported	16 990	16 057	933	2 463	2 309	155	1 979	1 970	9	12 548	11 778	769

Table 3b. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	544 563	479 030	65 533	71 243	63 380	7 863	80 844	71 373	9 470	392 476	344 276	48 200
Interest and principal	542 065	476 628	65 437	71 243	63 380	7 863	80 844	71 373	9 470	389 979	341 875	48 104
Fully amortized	519 622	457 123	62 499	70 941	63 109	7 833	79 948	70 776	9 172	368 733	323 239	45 494
Partially amortized	22 443	19 505	2 939	302	272	30	895	597	298	21 246	18 636	2 610
Principal only	359	359	—	—	—	—	—	—	—	359	359	—
Fully amortized	205	205	—	—	—	—	—	—	—	205	205	—
Partially amortized	153	153	—	—	—	—	—	—	—	153	153	—
Interest only	2 139	2 043	96	—	—	—	—	—	—	2 139	2 043	96
No regular payments required	380	323	57	—	—	—	—	—	—	380	323	57

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	544 563	479 030	65 533	71 243	63 380	7 863	80 844	71 373	9 470	392 476	344 276	48 200
Less than \$60	3 471	3 248	223	1 137	1 042	95	734	690	43	1 600	1 516	85
\$60 to \$79	7 391	6 886	504	3 270	3 005	265	1 614	1 484	130	2 506	2 398	109
\$80 to \$99	12 296	11 097	1 199	4 614	4 207	407	2 643	2 304	339	5 039	4 586	453
\$100 to \$149	40 939	37 021	3 918	9 901	8 600	1 301	7 024	6 468	556	24 014	21 953	2 061
\$150 to \$199	49 613	43 866	5 748	7 624	6 316	1 308	7 752	6 699	1 053	34 237	30 851	3 386
\$200 to \$249	58 664	51 392	7 273	8 335	7 202	1 133	8 200	6 714	1 486	42 129	37 476	4 653
\$250 to \$299	55 486	49 434	6 052	6 688	6 299	389	9 000	7 660	1 340	39 798	35 475	4 323
\$300 to \$399	95 927	86 776	9 151	11 156	10 129	1 027	13 593	12 713	880	71 177	63 934	7 244
\$400 to \$499	75 055	64 596	10 459	11 333	10 121	1 212	10 611	9 466	1 145	53 111	45 009	8 102
\$500 to \$599	52 763	44 988	7 775	5 781	5 055	725	8 824	7 314	1 510	38 158	32 618	5 540
\$600 to \$699	27 234	24 177	3 057	995	995	—	3 475	3 257	217	22 765	19 925	2 840
\$700 to \$799	17 816	15 043	2 773	409	409	—	2 882	2 389	493	14 525	12 245	2 279
\$800 or more	47 908	40 505	7 403	—	—	—	4 491	4 214	277	43 416	36 291	7 125
No regular payments required	380	323	57	—	—	—	—	—	—	380	323	57

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	544 563	479 030	65 533	71 243	63 380	7 863	80 844	71 373	9 470	392 476	344 276	48 200
Current or ahead of schedule	509 098	451 186	57 912	63 307	56 424	6 883	75 785	67 082	8 703	370 006	327 680	42 325
Delinquent (30 days or more)	24 703	19 233	5 470	6 044	5 320	723	4 226	3 505	721	14 434	10 408	4 026
1 to 3 payments	21 455	16 564	4 891	5 137	4 667	470	3 942	3 222	721	12 376	8 675	3 700
4 or more payments	3 248	2 669	579	906	653	253	284	284	—	2 058	1 732	325
Foreclosure in process	1 016	837	179	323	198	125	197	197	—	496	442	54
Foreclosure not in process	2 027	1 628	400	524	396	128	87	87	—	1 417	1 145	272
Not reported	205	205	—	60	60	—	—	—	—	145	145	—
Not reported	10 761	8 610	2 152	1 892	1 636	256	832	786	46	8 037	6 188	1 849
No regular payments required	380	323	57	—	—	—	—	—	—	380	323	57

OWNER CHARACTERISTICS

Race of Owner

White	485 516	426 632	58 884	56 640	49 973	6 667	69 356	61 265	8 091	359 520	315 395	44 125
Black	34 157	30 474	3 682	11 216	10 352	865	9 575	8 277	1 297	13 365	11 845	1 520
Asian and Pacific Islander	15 629	13 582	2 047	1 611	1 383	228	512	472	40	13 505	11 727	1 778
American Indian, Eskimo, and Aleut	1 154	933	221	131	131	—	211	211	—	812	591	221
Not reported	8 487	7 731	757	1 644	1 542	103	1 189	1 148	42	5 654	5 041	612

Sex of Owner

Male	105 247	93 820	11 427	15 481	14 362	1 119	16 935	15 508	1 427	72 831	63 950	8 881
Female	42 691	38 746	3 945	9 607	8 840	766	3 830	3 536	294	29 254	26 369	2 885
Male and female co-owners	392 333	342 640	49 693	45 414	39 455	5 959	59 409	51 754	7 655	287 509	251 430	36 079
Not reported	4 672	4 147	525	741	723	18	669	574	95	3 262	2 850	412

Spanish Origin

Spanish	24 422	20 328	4 093	5 307	4 874	433	4 097	3 871	226	15 018	11 583	3 435
Not Spanish	500 980	441 199	59 781	63 107	55 738	7 369	74 417	65 521	8 896	363 456	319 939	43 517
Not reported	19 541	17 826	1 715	2 829	2 768	61	2 329	1 981	349	14 382	13 077	1 305

Table 4b. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

Total mortgage debt on 1-housing unit properties 572 461
Average total mortgage debt 28 300

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000.....	210
\$5,000 to \$9,999.....	4 350
\$10,000 to \$14,999.....	20 007
\$15,000 to \$19,999.....	34 072
\$20,000 to \$24,999.....	41 195
\$25,000 to \$29,999.....	48 800
\$30,000 to \$34,999.....	52 148
\$35,000 to \$39,999.....	54 441
\$40,000 to \$49,999.....	90 113
\$50,000 to \$59,999.....	70 601
\$60,000 to \$79,999.....	82 658
\$80,000 to \$99,999.....	30 646
\$100,000 to \$149,999.....	30 028
\$150,000 or more.....	13 191

Total Mortgage Outstanding Debt

Less than \$5,000.....	5 157
\$5,000 to \$9,999.....	19 121
\$10,000 to \$14,999.....	27 108
\$15,000 to \$19,999.....	37 300
\$20,000 to \$24,999.....	41 504
\$25,000 to \$29,999.....	50 586
\$30,000 to \$34,999.....	49 367
\$35,000 to \$39,999.....	53 044
\$40,000 to \$49,999.....	80 832
\$50,000 to \$59,999.....	66 972
\$60,000 to \$79,999.....	74 901
\$80,000 to \$99,999.....	28 074
\$100,000 to \$149,999.....	28 329
\$150,000 or more.....	10 165

Total Outstanding Debt as Percent of Value

Less than 20 percent.....	42 011
20 to 29 percent.....	51 840
30 to 39 percent.....	67 670
40 to 49 percent.....	87 060
50 to 59 percent.....	91 067
60 to 69 percent.....	78 783
70 to 79 percent.....	75 142
80 to 89 percent.....	43 013
90 to 99 percent.....	13 364
100 percent or more.....	5 096
Not reported.....	17 415

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal.....	571 939
Less than \$60.....	3 248
\$60 to \$79.....	6 910
\$80 to \$99.....	11 361
\$100 to \$149.....	37 568
\$150 to \$199.....	45 019
\$200 to \$249.....	54 133
\$250 to \$299.....	54 217
\$300 to \$399.....	100 694
\$400 to \$499.....	77 657
\$500 to \$599.....	55 433
\$600 to \$699.....	35 270
\$700 to \$799.....	22 059
\$800 or more.....	68 369

No regular payments required..... 521

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal.....	571 939
Less than 5 percent.....	35 296
5 to 9 percent.....	112 159
10 to 14 percent.....	127 241
15 to 19 percent.....	95 838
20 to 24 percent.....	63 182
25 to 29 percent.....	34 543
30 to 34 percent.....	19 846
35 to 39 percent.....	13 612
40 to 49 percent.....	14 430
50 percent or more.....	13 588
Not reported or not computed.....	42 202

No regular payments required..... 521

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980.....	472 168
Less than 5 percent.....	2 228
5 to 9 percent.....	21 607
10 to 14 percent.....	68 077
15 to 19 percent.....	92 084
20 to 24 percent.....	82 961
25 to 29 percent.....	57 705
30 to 34 percent.....	34 548
35 to 39 percent.....	19 936
40 to 49 percent.....	21 906
50 percent or more.....	27 320
Not reported or not computed.....	43 796

Acquired 1980 and 1981 (part)..... 100 292

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980.....	55 835
1977 and 1978.....	58 685
1975 and 1976.....	42 975
1970 to 1974.....	90 269
1960 to 1969.....	120 113
1950 to 1959.....	88 277
1940 to 1949.....	40 099
1939 or earlier.....	63 053
Not reported.....	13 155

Value

Less than \$5,000.....	213
\$5,000 to \$9,999.....	156
\$10,000 to \$14,999.....	846
\$15,000 to \$19,999.....	2 260
\$20,000 to \$24,999.....	4 394
\$25,000 to \$29,999.....	6 733
\$30,000 to \$34,999.....	12 463
\$35,000 to \$39,999.....	16 192
\$40,000 to \$49,999.....	50 759
\$50,000 to \$59,999.....	56 495
\$60,000 to \$79,999.....	123 974
\$80,000 to \$99,999.....	93 441
\$100,000 to \$149,999.....	100 667
\$150,000 or more.....	86 454
Not reported.....	17 415

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years.....	14 579
25 to 34 years.....	193 279
35 to 44 years.....	184 762
45 to 54 years.....	105 769
55 to 64 years.....	51 600
65 years or over.....	14 060
Not reported.....	8 411

Race of Owner

White.....	510 465
Black.....	35 411
Asian and Pacific Islander.....	16 462
American Indian, Eskimo, and Aleut.....	1 423
Not reported.....	8 700

Sex of Owner

Male.....	110 125
Female.....	44 663
Male and female co-owners.....	412 820
Not reported.....	4 854

Spanish Origin

Spanish.....	26 262
Not Spanish.....	525 597
Not reported.....	20 602

Veteran Status

Veteran.....	257 374
Vietnam conflict.....	115 099
Korean conflict.....	40 741
Korean conflict and World War II.....	6 091
World War II.....	45 193
World War I.....	28
Other.....	46 327
Not reported.....	3 895

Nonveteran..... 305 263

Not reported..... 9 824

Total first and junior mortgage debt on—			
Total properties	Properties with—		
	FHA first mortgage	VA first mortgage	Conventional first mortgage
472 168	59 954	67 918	344 297
2 228	350	174	1 705
21 607	3 509	4 112	13 986
68 077	8 783	9 206	50 087
92 084	9 868	11 930	70 286
82 961	9 985	13 313	59 662
57 705	7 925	8 154	41 627
34 548	5 295	5 759	23 494
19 936	1 872	3 028	15 037
21 906	3 608	4 161	14 137
27 320	4 276	2 910	20 134
43 796	4 483	5 171	34 141
100 292	15 523	16 964	67 805
PROPERTY CHARACTERISTICS			
Year Structure Built			
55 835	10 493	6 065	39 277
58 685	4 581	6 838	47 266
42 975	2 834	5 742	34 399
90 269	10 584	13 907	65 778
120 113	17 675	21 422	81 016
88 277	14 170	15 571	58 536
40 099	6 159	6 287	27 653
63 053	6 460	6 816	49 777
13 155	2 522	2 234	8 400
Value			
213	11	8	194
156	30	—	126
846	175	123	548
2 260	879	367	1 014
4 394	1 226	962	2 206
6 733	2 447	1 463	2 823
12 463	3 612	3 108	5 744
16 192	3 706	4 606	7 881
50 759	12 585	9 582	28 592
56 495	10 829	12 384	33 282
23 974	22 761	20 759	80 454
93 441	9 113	14 654	69 675
100 667	4 842	10 935	84 890
86 454	745	3 918	81 791
17 415	2 516	2 016	12 882
OWNER CHARACTERISTICS			
Age of Owner			
14 579	4 315	1 477	8 787
93 279	30 565	31 846	130 868
84 762	19 856	24 934	139 971
105 769	12 585	16 878	76 306
51 600	4 907	7 304	39 389
14 060	2 356	1 503	10 201
8 411	892	941	6 579
Race of Owner			
510 465	60 224	72 968	377 273
35 411	11 602	9 969	13 840
16 462	1 835	540	14 087
1 423	131	211	1 081
8 700	1 684	1 194	5 821
Sex of Owner			
110 125	16 111	17 512	76 501
44 663	10 264	4 016	30 384
412 820	48 356	62 635	301 829
4 854	746	720	3 388
Spanish Origin			
26 262	5 652	4 196	16 414
525 597	66 943	78 226	380 427
20 602	2 881	2 460	15 261
Veteran Status			
257 374	21 639	69 768	165 966
115 099	9 179	42 653	63 267
40 741	4 522	7 422	28 797
6 091	815	1 764	3 511
45 193	2 974	6 724	35 494
28	—	—	28
46 327	3 738	10 490	32 098
3 895	410	714	2 771
305 263	52 718	14 228	238 317
9 824	1 119	886	7 819

Table 4b. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

OWNER CHARACTERISTICS—Con.

	Total first and junior mortgage debt on—			
	Properties with—			Total properties
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Income				
Less than \$5,000.....	7 452	1 414	803	5 234
\$5,000 to \$7,499.....	6 357	1 621	618	4 118
\$7,500 to \$9,999.....	6 502	1 320	919	4 262
\$10,000 to \$12,499.....	17 596	5 287	2 967	9 342
\$12,500 to \$14,999.....	13 399	2 704	2 677	8 018
\$15,000 to \$19,999.....	45 912	9 233	9 669	27 010
\$20,000 to \$24,999.....	67 679	12 995	13 042	41 641

Inside SMSA's

OWNER CHARACTERISTICS—Con.

	Total first and junior mortgage debt on—			
	Properties with—			Total properties
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Income—Con.				
\$25,000 to \$29,999.....	73 644	11 444	13 715	48 486
\$30,000 to \$34,999.....	70 729	10 290	11 629	48 810
\$35,000 to \$49,999.....	121 727	11 919	17 614	92 195
\$50,000 or more.....	102 358	3 458	7 375	91 525
Not reported.....	39 106	3 791	3 854	31 461

Table 5b. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	18 149	2 446	2 014	7 469	873	452	588	1 523	1 062	44	783	894
2 mortgages	1 983	254	144	895	72	67	56	207	159	3	61	65
3 or more mortgages	67	6	9	32	—	3	3	3	3	—	3	3

Form of Debt of First Mortgage

Mortgage or deed of trust	19 626	2 660	2 152	8 311	939	498	632	1 728	1 222	26	555	904
Contract to purchase	572	46	15	85	6	24	15	6	3	21	293	59

Origin of First Mortgage

Mortgage made at time property acquired	15 699	2 000	1 662	6 618	674	384	494	1 427	946	38	733	723
Mortgage assumed at time property acquired	2 618	256	348	951	239	77	103	253	251	3	60	77
Mortgage placed later than acquisition of property	1 881	450	156	828	32	60	51	53	28	6	55	162
Refinanced mortgage:												
Same lender	786	165	94	381	17	14	15	11	10	3	36	40
Different lender	550	125	35	232	9	23	24	33	6	—	6	57
Mortgage placed on property owned free and clear of debt	545	160	26	216	6	23	12	9	12	3	14	65

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	1 881	450	156	828	32	60	51	53	28	6	55	162
Renew or extend loan that had fallen due, without increasing the outstanding balance	122	40	9	46	6	—	3	—	—	3	6	9
Secure better terms	256	40	22	137	6	3	10	12	6	—	5	15
Provide funds for additions, improvements, or repairs to this property	720	210	65	284	12	35	6	18	13	—	21	58
Provide funds for investment in other real estate	178	44	14	96	—	3	—	6	—	—	3	11
Provide funds for other types of investments	99	20	6	59	3	—	—	6	3	—	—	3
Provide funds for educational or medical expenses	35	3	3	24	—	—	3	—	—	—	—	3
Other reasons	231	57	18	72	6	6	15	6	—	—	11	41
Not reported	239	36	20	110	—	14	15	5	6	3	8	22

Other properties

Year First Mortgage Made or Assumed

1979 to 1981 (part)	4 601	669	216	1 566	93	192	221	669	329	17	298	331
1977 and 1978	4 548	676	378	1 986	80	124	102	507	310	8	168	210
1975 and 1976	2 445	276	237	1 148	29	88	58	289	100	3	122	95
1970 to 1974	3 879	594	491	1 798	104	71	122	189	282	3	103	122
1965 to 1969	2 469	276	384	1 040	261	24	78	60	143	12	101	91
1960 to 1964	1 692	163	321	707	270	17	42	14	36	3	43	76
1959 or earlier	564	52	140	152	109	6	24	6	24	—	13	38

First Mortgage Loan

Less than \$5,000	124	39	6	17	—	19	—	6	—	3	23	11
\$5,000 to \$9,999	1 189	180	154	388	62	25	60	38	55	9	135	84
\$10,000 to \$14,999	2 960	436	470	1 006	270	56	120	96	208	9	154	135
\$15,000 to \$19,999	3 022	362	437	1 194	258	61	70	169	179	6	127	159
\$20,000 to \$24,999	2 384	321	262	1 125	106	52	72	155	111	6	80	94
\$25,000 to \$29,999	2 148	308	235	943	68	49	44	227	116	9	56	92
\$30,000 to \$34,999	1 754	218	172	792	41	57	54	191	86	—	41	104
\$35,000 to \$39,999	1 539	185	138	697	15	30	65	198	108	—	29	74
\$40,000 to \$49,999	2 107	234	144	961	45	83	49	277	150	—	75	88
\$50,000 to \$59,999	1 340	133	65	536	31	50	72	210	131	3	48	59
\$60,000 to \$79,999	1 105	184	51	458	39	36	38	138	71	3	46	41
\$80,000 to \$99,999	281	67	20	144	3	3	4	13	9	—	15	3
\$100,000 to \$149,999	191	27	12	111	3	—	—	15	—	—	12	11
\$150,000 or more	54	13	—	25	3	—	—	—	—	—	7	6
Median	\$26000	\$25200	\$20300	\$27500	\$17700	\$29800	\$25300	\$34600	\$27500	...	\$19400	\$24900
Mean	\$30700	\$31000	\$24700	\$32200	\$23100	\$32000	\$29900	\$36700	\$31100	...	\$27900	\$29300

First Mortgage Outstanding Debt

Less than \$5,000	2 080	334	301	773	211	42	66	17	56	9	152	119
\$5,000 to \$9,999	2 641	371	410	926	287	49	84	71	134	8	144	156
\$10,000 to \$14,999	2 313	290	346	929	181	51	65	99	147	6	117	82
\$15,000 to \$19,999	2 216	344	241	922	84	42	65	152	167	6	97	97
\$20,000 to \$24,999	1 869	271	245	822	15	44	52	185	89	6	53	87
\$25,000 to \$29,999	1 871	229	182	867	27	57	40	230	102	6	58	74
\$30,000 to \$34,999	1 489	173	107	673	20	45	67	174	89	—	36	104
\$35,000 to \$39,999	1 359	150	115	608	10	41	53	186	117	—	18	61
\$40,000 to \$49,999	1 738	179	101	754	39	68	50	275	117	—	72	84
\$50,000 to \$59,999	1 213	126	47	491	34	44	66	188	139	3	37	38
\$60,000 to \$79,999	942	140	42	389	29	36	35	133	59	3	33	41
\$80,000 to \$99,999	264	58	23	136	3	3	4	12	9	—	12	3
\$100,000 to \$149,999	162	30	6	84	3	—	—	10	—	—	13	17
\$150,000 or more	41	9	—	21	3	—	—	—	—	—	7	—
Median	\$22300	\$20200	\$15600	\$23900	\$9600	\$27900	\$24200	\$33200	\$26000	...	\$15600	\$21600
Mean	\$27000	\$26500	\$20000	\$28300	\$16100	\$29700	\$27700	\$35500	\$29200	...	\$24100	\$25700

Current Interest Rate on First Mortgage

Less than 5.0 percent	536	40	116	91	86	—	48	28	13	—	29	86
5.0 percent	84	5	20	17	12	3	9	9	—	—	6	4
5.1 to 5.9 percent	2 268	260	550	597	485	29	83	15	103	—	29	117
6.0 percent	1 072	105	151	496	82	20	32	21	31	9	94	31

Table 5b. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Current Interest Rate on First Mortgage—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	914	121	51	458	51	6	12	17	38	—	47	112
7.0 percent	1 254	169	186	510	39	21	33	61	147	6	44	39
7.1 to 7.4 percent	388	51	61	207	3	3	9	29	—	—	3	23
7.5 to 7.9 percent	1 340	200	144	699	11	14	25	42	124	—	24	56
8.0 percent	1 059	127	73	412	8	39	20	193	39	9	104	34
8.1 to 8.4 percent	342	59	47	164	14	3	7	10	8	—	3	26
8.5 to 8.9 percent	3 493	412	386	1 568	38	101	132	449	249	6	61	90
9.0 percent	1 278	191	77	650	12	48	25	108	39	3	73	52
9.1 to 9.9 percent	2 248	333	174	988	45	36	58	262	228	3	51	70
10.0 percent	704	114	20	186	6	44	66	96	54	9	96	15
10.1 to 11.9 percent	1 828	248	64	867	43	78	58	220	90	3	85	72
12.0 percent	313	39	11	86	—	9	15	60	19	—	49	24
12.1 to 13.9 percent	667	114	15	330	6	15	12	75	30	—	27	44
14.0 percent or more	410	118	21	70	6	52	3	39	10	—	24	68
Median	8.6	8.8	7.1	8.7	5.8	9.0	8.7	9.0	8.7	...	8.8	8.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	5 057	543	372	3 355	91	41	9	114	135	3	114	279
Rate higher now than when mortgage made	660	79	26	403	—	3	—	—	—	—	11	138
Rate lower now than when mortgage made	33	—	3	27	—	—	—	3	—	—	—	—
Rate unchanged or same now as when mortgage made	4 237	444	337	2 865	89	30	9	108	133	3	89	131
Not reported	128	20	6	61	3	9	—	3	3	—	14	9
No, interest rate cannot be changed	14 965	2 137	1 782	4 963	851	471	639	1 614	1 086	43	705	675
Not reported	176	27	12	78	3	9	—	6	3	—	29	9

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	5 057	543	372	3 355	91	41	9	114	135	3	114	279
Rate renegotiated periodically	316	122	22	120	—	—	—	3	—	—	14	34
Rate changes tied to market index	270	41	20	169	—	3	—	3	—	—	14	20
When mortgage is assumed	3 756	292	269	2 682	71	24	6	105	135	3	37	132
When payments became delinquent	981	85	95	736	23	6	—	9	—	—	17	12
Other reason	680	62	31	392	6	3	3	3	—	—	29	151
Not reported	30	6	—	9	—	6	—	—	—	—	9	—
Interest rate cannot be changed	14 965	2 137	1 782	4 963	851	471	639	1 614	1 086	43	705	675

Term of First Mortgage

Less than 8 years	483	182	12	62	3	32	—	—	—	3	133	58
8 to 12 years	595	187	30	108	—	37	—	—	—	6	143	85
13 to 17 years	618	197	35	228	8	16	9	—	8	3	100	15
18 to 22 years	1 997	509	222	919	65	9	18	14	17	6	131	87
23 to 27 years	4 253	594	623	2 320	283	29	40	50	53	3	74	185
28 to 32 years	11 800	1 007	1 208	4 703	568	397	546	1 520	1 144	24	177	505
33 to 37 years	254	6	33	15	18	—	23	146	3	—	3	7
38 or more years	33	3	—	6	—	—	12	—	—	—	10	3
No stated term	165	22	3	36	—	3	—	3	—	3	77	18
Median	28.9	25.2	28.7	28.6	29.0	29.7	30.4	30.6	30.3	...	18.4	28.4

Unexpired Term of First Mortgage

Less than 4 years	989	282	95	258	84	28	5	3	10	3	147	73
4 to 7 years	1 480	266	173	574	131	38	19	3	25	6	138	106
8 to 12 years	2 102	398	302	872	212	18	36	14	39	3	131	76
13 to 17 years	2 535	465	406	1 130	93	32	49	66	93	11	80	110
18 to 22 years	2 975	322	400	1 554	38	50	100	100	210	6	77	119
23 to 27 years	4 661	456	331	2 127	76	163	165	737	365	—	76	165
28 to 32 years	2 605	227	108	876	73	109	171	551	232	9	58	191
33 or more years	20	3	—	6	—	—	—	3	—	—	6	3
No stated term or not computed	2 832	287	351	999	239	83	103	256	251	9	134	120
Median	20.7	15.8	17.1	20.8	11.3	24.6	24.9	26.7	24.5	...	10.7	20.4

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 576	141	116	682	28	26	46	233	116	6	61	121
Payments increase yearly for first five years of mortgage	199	3	6	9	3	9	26	55	84	—	—	6
Payments increase yearly for first ten years of mortgage	6	3	—	—	—	—	—	3	—	—	—	—
Payments change in some other way	1 256	129	104	626	25	11	20	152	20	6	53	110
Not reported	114	6	6	47	—	6	—	23	12	—	8	6
No, monthly payments cannot change	18 348	2 518	2 033	7 609	906	477	602	1 489	1 100	38	744	832
Not reported	275	47	18	105	12	18	—	12	8	3	43	9

Location of First Mortgage Holder

Property in Northeast Region	4 053	672	1 457	1 301	54	23	91	109	49	6	129	163
Lender in Northeast	3 747	667	1 445	1 289	51	17	—	—	—	6	114	157
Lender in North Central	20	—	3	6	3	6	—	—	—	—	3	—
Lender in South	269	3	—	3	—	—	91	109	49	—	11	3
Lender in West	3	—	—	—	—	—	—	—	—	—	—	3
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	3	9	3	—	—	—	—	—	—	—	—
Property in North Central Region	5 140	988	68	2 660	263	104	111	284	258	8	247	149
Lender in Northeast	259	39	31	51	131	3	—	—	—	—	—	4
Lender in North Central	4 159	943	36	2 605	112	84	—	—	—	8	236	134
Lender in South	693	—	—	—	14	12	111	284	258	—	8	6
Lender in West	11	—	—	—	3	6	—	—	—	—	3	—
Lender outside United States	3	—	—	—	3	—	—	—	—	—	—	—
Not reported	16	6	—	5	—	—	—	—	—	—	—	6

¹Detail does not add to total because lenders reported more than one reason.

Table 5b. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Location of First Mortgage Holder—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Property in South Region	6 138	477	364	2 580	420	269	204	791	514	17	267	235
Lender in Northeast	670	65	265	158	161	6	—	—	—	—	4	12
Lender in North Central	218	13	6	77	71	39	—	—	—	—	2	11
Lender in South	5 193	396	93	2 331	180	212	204	791	514	17	254	200
Lender in West	34	3	—	3	9	9	—	—	—	—	—	9
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	23	—	—	11	—	3	—	—	—	—	7	2
Property in West Region	4 867	569	278	1 856	207	126	241	549	405	16	206	415
Lender in Northeast	462	65	152	119	98	6	—	—	—	—	—	22
Lender in North Central	139	12	—	37	38	31	—	—	—	—	6	15
Lender in South	1 256	—	12	28	3	9	241	549	405	—	—	9
Lender in West	2 973	491	114	1 648	68	80	—	—	—	16	194	362
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	—	—	25	—	—	—	—	—	—	6	6

Servicing of First Mortgage

Holder	14 068	2 177	1 567	7 630	338	434	193	524	44	32	676	454
Agent	6 130	529	599	766	607	88	455	1 210	1 181	15	172	508

Holder's Acquisition of First Mortgage

Originated by holder	14 081	2 292	1 455	7 221	354	296	348	622	185	35	704	569
Purchased from present servicer	3 615	163	311	680	366	42	154	772	782	3	52	290
Purchased from someone else	1 991	157	355	359	176	162	108	319	232	6	42	75
Not reported	512	94	46	137	49	20	38	21	26	3	50	29

Mortgage Assumption

Lender's permission needed for assumption	8 826	1 117	644	5 413	164	93	100	395	242	21	283	353
Lender's permission not needed for assumption	9 052	1 167	1 281	2 252	674	341	444	1 202	859	17	310	505
Not reported	2 320	421	241	731	108	87	104	137	123	9	255	104

Prepayment Penalties

Yes	3 612	280	166	2 555	105	49	21	130	112	6	69	120
No	15 946	2 323	1 956	5 578	806	435	613	1 579	1 085	38	695	837
Not reported	641	103	44	263	34	38	14	23	29	3	84	6

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	18 283	2 253	2 002	7 552	913	455	597	1 679	1 197	41	793	800
Less than 40 percent	588	148	74	222	32	9	—	19	16	3	36	29
40 to 49 percent	577	107	70	269	35	11	8	12	17	—	20	27
50 to 59 percent	1 147	244	142	496	59	18	26	45	24	—	46	48
60 to 69 percent	1 967	294	268	901	114	43	12	95	78	—	99	64
70 to 79 percent	3 435	473	362	1 837	166	45	51	147	153	3	114	84
80 to 89 percent	3 921	437	380	1 942	173	65	91	291	201	6	174	160
90 to 94 percent	2 074	164	204	756	101	59	85	235	233	9	76	154
95 to 99 percent	1 760	99	196	379	117	101	121	349	205	9	65	119
100 percent or more	2 241	228	227	505	80	96	182	451	235	9	134	96
Not reported	571	61	80	245	37	9	21	35	36	3	29	17
Median	83	76	81	80	82	93	96	95	92	...	84	89
Other properties	1 916	453	165	844	32	66	51	54	28	6	55	162

Total Outstanding Debt as Percent of Value

Less than 20 percent	4 791	709	745	2 011	517	47	104	46	124	9	239	241
20 to 29 percent	2 509	443	348	1 106	116	43	71	70	99	9	72	130
30 to 39 percent	2 447	414	304	1 124	48	61	53	103	149	3	88	100
40 to 49 percent	2 515	351	259	1 187	59	45	64	224	148	3	88	89
50 to 59 percent	2 361	254	200	1 092	44	77	71	278	187	—	101	56
60 to 69 percent	1 839	183	116	730	54	74	77	266	167	3	98	72
70 to 79 percent	1 561	169	83	506	28	63	89	300	168	3	54	100
80 to 89 percent	902	14	24	177	18	61	55	289	92	8	34	91
90 to 99 percent	132	14	8	67	—	24	23	93	23	3	12	37
100 percent or more	840	99	74	360	53	17	33	48	63	6	53	34
Not reported	40	34	29	38	20	57	52	65	53	...	40	39

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	20 187	2 703	2 166	8 396	945	521	648	1 733	1 225	47	845	957
Interest and principal	20 100	2 698	2 166	8 379	945	518	648	1 728	1 225	44	799	951
Fully amortized	19 353	2 525	2 118	8 179	930	507	648	1 714	1 222	38	610	862
Partially amortized	747	173	49	200	15	11	—	14	3	6	190	88
Principal only	25	3	—	3	—	—	—	—	—	—	19	—
Fully amortized	16	—	—	—	—	—	—	—	—	—	14	—
Partially amortized	9	3	—	—	—	—	—	—	—	—	6	—
Interest only	62	3	—	15	—	3	—	6	—	3	26	6
No regular payments required	12	3	—	—	—	—	—	—	—	—	3	6

Items Included in First Mortgage Payment

Regular payments of both interest and principal	20 100	2 698	2 166	8 379	945	518	648	1 728	1 225	44	799	951
Real estate taxes and property insurance	10 677	946	982	4 010	599	397	567	1 427	1 129	17	119	485
With no other items	5 587	577	485	2 549	260	192	263	612	340	14	90	205
With other items	5 090	369	497	1 461	339	205	303	815	789	3	29	280
Real estate taxes only	2 933	348	660	1 611	64	21	23	48	27	6	35	90
Property insurance only	125	22	6	55	9	3	—	3	—	—	18	10
Other combinations or no other items	6 364	1 382	519	2 703	273	98	58	250	68	21	627	366
No regular payments of interest and principal	98	9	—	17	—	3	—	6	—	3	49	12

Table 5b. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Monthly Interest and Principal Payments on First Mortgage												
Regular monthly payments of interest and/or principal	20 187	2 703	2 166	8 396	945	521	648	1 733	1 225	47	845	957
Less than \$60	754	63	163	227	54	11	61	41	45	9	34	46
\$60 to \$79	1 438	177	278	403	200	20	70	42	94	6	67	81
\$80 to \$99	1 600	184	260	586	169	41	49	39	114	3	77	78
\$100 to \$149	3 475	460	436	1 469	258	80	77	169	192	6	179	149
\$150 to \$199	2 705	401	294	1 202	72	52	56	233	140	11	116	127
\$200 to \$249	2 362	371	221	1 029	47	74	66	249	105	3	78	119
\$250 to \$299	1 798	232	189	790	20	45	72	185	108	3	43	111
\$300 to \$399	2 507	302	165	1 153	46	93	66	302	186	—	97	97
\$400 to \$499	1 533	200	65	647	30	44	63	218	142	3	45	75
\$500 to \$599	915	113	36	367	18	25	53	163	67	—	42	30
\$600 to \$699	417	66	23	195	14	18	3	44	12	—	30	12
\$700 to \$799	239	41	17	105	3	19	3	25	4	3	9	9
\$800 or more	444	91	19	223	12	—	7	25	15	—	28	23
Median	\$203	\$209	\$144	\$215	\$110	\$238	\$208	\$276	\$213	...	\$178	\$199
Mean	\$256	\$272	\$187	\$269	\$166	\$279	\$241	\$312	\$251	...	\$256	\$250
No regular payments required	12	3	—	—	—	—	—	—	—	—	3	6
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	20 187	2 703	2 166	8 396	945	521	648	1 733	1 225	47	845	957
Current or ahead of schedule	18 831	2 557	2 045	7 934	902	470	595	1 585	1 108	35	694	905
Delinquent (30 days or more)	900	72	78	304	20	21	50	142	94	9	64	46
1 to 3 payments	737	57	75	261	18	15	33	111	88	6	36	37
4 or more payments	163	15	3	43	3	6	17	31	6	3	28	9
Foreclosure in process	49	6	3	15	—	3	—	11	6	—	2	3
Foreclosure not in process	108	6	—	28	3	2	14	20	—	3	26	6
Not reported	6	3	—	—	—	—	3	—	—	—	—	—
Not reported	456	75	43	158	23	31	3	6	23	3	87	6
No regular payments required	12	3	—	—	—	—	—	—	—	—	3	6
Interest and Principal Payments on First Mortgage as Percent of Income												
Regular payments of interest and/or principal	20 187	2 703	2 166	8 396	945	521	648	1 733	1 225	47	845	957
Less than 5 percent	3 861	506	681	1 512	445	58	142	93	147	15	110	153
5 to 9 percent	5 703	788	623	2 612	226	123	156	355	337	11	205	268
10 to 14 percent	3 869	525	360	1 669	114	109	89	461	222	3	144	174
15 to 19 percent	2 289	284	121	911	71	84	97	295	194	6	105	122
20 to 24 percent	1 217	162	62	439	15	50	59	195	103	6	41	85
25 to 29 percent	570	65	32	215	3	27	16	89	64	—	29	29
30 to 34 percent	337	54	6	127	3	14	12	47	12	—	40	22
35 to 39 percent	213	23	17	54	3	12	10	30	16	3	30	15
40 to 49 percent	235	36	16	59	—	12	20	43	16	—	15	19
50 percent or more	242	36	13	92	6	12	9	22	14	—	23	15
Not reported or not computed	1 649	225	235	706	60	21	38	104	99	3	103	55
Median	10	10	7	9	5—	13	10	14	12	...	12	11
No regular payments required	12	3	—	—	—	—	—	—	—	—	3	6
Real Estate Tax Per \$1,000 Value												
Acquired before 1980	18 134	2 462	2 079	7 715	913	430	569	1 380	1 091	43	642	809
Less than \$10	7 968	987	449	3 561	393	237	269	821	588	18	265	381
\$10 to \$14	3 830	496	377	1 692	267	101	118	298	198	12	107	165
\$15 to \$19	1 954	305	327	874	76	18	49	77	91	3	62	70
\$20 to \$24	1 372	218	273	568	58	32	40	53	45	3	28	53
\$25 to \$29	797	113	269	238	20	8	14	23	33	—	31	49
\$30 to \$39	656	129	182	200	20	8	20	14	43	3	20	17
\$40 to \$49	185	26	69	48	3	—	11	9	8	—	3	9
\$50 to \$59	99	12	34	34	—	3	—	3	3	—	3	9
\$60 or more	141	15	14	43	6	—	12	17	9	—	17	9
Not reported or not computed	1 132	162	86	458	71	22	36	66	72	6	106	48
Median	\$11	\$12	\$18	\$10	\$11	10—	10—	10—	10—	...	\$10	10—
Acquired 1980 and 1981 (part)	2 064	244	87	681	32	91	78	353	134	3	206	154
Selected Annual Owner Costs as Percent of Income												
Acquired before 1980	18 134	2 462	2 079	7 715	913	430	569	1 380	1 091	43	642	809
Less than 5 percent	124	12	22	48	11	6	3	3	4	—	10	6
5 to 9 percent	1 745	200	224	749	199	32	79	56	65	3	48	91
10 to 14 percent	3 523	523	378	1 684	240	59	93	168	164	6	99	109
15 to 19 percent	3 473	500	413	1 525	137	70	104	264	199	9	100	153
20 to 24 percent	2 648	355	316	1 078	87	73	51	287	189	9	76	128
25 to 29 percent	1 580	224	122	697	43	38	46	170	95	6	44	98
30 to 34 percent	969	108	71	369	32	35	52	115	95	—	31	60
35 to 39 percent	603	61	93	236	21	17	17	74	50	—	9	25
40 to 49 percent	642	93	70	214	24	41	41	61	45	3	27	24
50 percent or more	933	137	109	318	28	29	37	83	70	3	78	39
Not reported or not computed	1 893	248	261	798	90	30	46	101	116	6	122	77
Median	19	19	18	18	14	22	19	23	21	...	20	20
Acquired 1980 and 1981 (part)	2 064	244	87	681	32	91	78	353	134	3	206	154
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's	20 198	2 706	2 166	8 396	945	521	648	1 733	1 225	47	848	962
1,000,000 or more	1 015	98	149	445	28	20	42	70	76	3	44	40
250,000 to 999,999	2 509	240	197	949	164	94	115	267	207	11	113	153
50,000 to 249,999	4 289	493	429	1 796	253	121	142	391	290	9	165	201
10,000 to 49,999	5 670	671	636	2 462	308	130	181	512	344	15	175	236
Less than 10,000 and rural	6 715	1 204	755	2 745	192	157	168	493	308	9	353	332

Table 5b. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's**PROPERTY CHARACTERISTICS—Con.****Location by Size of Place—Con.**

Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Year Structure Built

1979 to March 1980	991	125	31	358	31	50	51	166	83	6	34	57
1977 and 1978	1 273	210	70	561	16	21	25	164	120	—	28	39
1975 and 1976	1 063	114	64	492	29	44	22	159	56	—	25	51
1970 to 1974	2 610	340	192	1 251	33	67	88	289	197	6	52	100
1960 to 1969	4 895	550	567	2 214	403	108	160	363	278	—	81	166
1950 to 1959	3 995	502	584	1 574	264	106	122	277	179	5	172	208
1940 to 1949	1 754	241	183	625	56	55	72	128	122	3	160	110
1939 or earlier	3 001	546	415	1 079	68	55	88	161	129	11	265	185
Not reported	616	78	60	242	46	15	21	28	61	9	30	27

Value

Less than \$5,000	27	—	—	14	3	—	—	—	—	—	3	6
\$5,000 to \$9,999	39	9	3	—	—	8	6	3	—	—	2	8
\$10,000 to \$14,999	139	17	8	22	8	5	8	12	5	—	46	5
\$15,000 to \$19,999	294	49	27	75	3	17	9	14	31	5	34	32
\$20,000 to \$24,999	405	35	23	129	20	12	20	45	37	—	60	25
\$25,000 to \$29,999	588	104	49	167	45	21	28	66	39	3	39	29
\$30,000 to \$34,999	855	90	88	278	34	33	37	90	92	3	44	67
\$35,000 to \$39,999	1 058	122	108	357	57	33	35	153	92	6	57	38
\$40,000 to \$49,999	2 640	364	368	946	111	101	117	244	160	6	96	127
\$50,000 to \$59,999	2 421	317	317	912	116	72	80	275	136	3	73	119
\$60,000 to \$79,999	4 382	507	497	1 889	185	92	149	421	303	3	127	210
\$80,000 to \$99,999	2 680	359	233	1 276	119	56	58	215	171	13	78	102
\$100,000 to \$149,999	2 406	372	264	1 203	117	39	63	103	78	—	62	105
\$150,000 or more	1 423	263	107	768	73	15	6	44	17	—	74	56
Not reported	840	99	74	360	53	17	33	48	63	6	53	34
Median	\$65500	\$67800	\$62200	\$71800	\$65200	\$53100	\$56100	\$57800	\$59100	...	\$52300	\$60800
Mean	\$75300	\$81400	\$69600	\$82900	\$79300	\$58800	\$59400	\$61700	\$60400	...	\$69500	\$71000

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	8 105	1 080	526	3 186	170	255	290	1 109	617	23	434	414
Less than 1.0	722	112	47	250	9	12	23	96	54	8	71	39
1.0 to 1.4	1 721	220	151	679	39	54	56	234	124	3	96	66
1.5 to 1.9	1 802	204	115	771	39	60	60	291	141	3	51	68
2.0 to 2.4	1 302	183	76	490	38	54	51	182	96	6	40	86
2.5 to 2.9	747	104	40	265	18	21	34	84	74	—	50	58
3.0 to 3.4	418	57	9	182	9	13	6	59	34	3	28	18
3.5 to 3.9	247	40	12	92	3	6	16	46	9	—	3	20
4.0 or more	476	68	24	151	9	24	29	59	36	—	42	32
Not reported or not computed	669	91	52	306	6	12	14	58	49	—	54	27
Median	1.9	1.9	1.7	1.8	...	2.0	2.0	1.8	1.9	...	1.7	2.1

Other properties	12 094	1 626	1 640	5 211	775	266	357	625	608	24	414	548
------------------------	--------	-------	-------	-------	-----	-----	-----	-----	-----	----	-----	-----

OWNER CHARACTERISTICS**Age of Owner**

Less than 25 years	413	26	20	137	9	18	12	94	45	3	20	30
25 to 34 years	5 233	690	386	2 032	104	192	200	732	402	11	221	264
35 to 44 years	5 640	791	609	2 453	158	138	195	497	354	3	240	200
45 to 54 years	4 662	602	598	2 116	276	84	101	254	214	18	182	218
55 to 64 years	2 832	395	373	1 102	293	69	91	89	153	8	102	156
65 years or over	1 051	143	142	396	96	15	44	34	30	3	64	82
Not reported	368	59	37	161	8	6	6	33	27	—	18	12
Median	43	43	46	43	52	38	41	35	39	...	42	44

Race of Owner

White	17 787	2 450	1 976	7 607	867	406	540	1 355	951	32	741	862
Black	1 609	143	127	434	61	86	85	314	225	12	61	61
Asian and Pacific Islander	370	48	23	188	9	15	—	21	19	3	18	25
American Indian, Eskimo, and Aleut	60	11	3	21	3	3	6	4	—	—	3	—
Not reported	373	54	37	146	6	12	18	38	24	—	24	14

Sex of Owner

Male	3 947	420	374	1 680	171	129	164	376	231	15	196	190
Female	2 345	293	317	827	147	60	88	186	163	8	120	135
Male and female co-owners	13 721	1 968	1 458	5 807	621	327	389	1 155	812	23	527	634
Not reported	185	26	18	81	6	6	7	17	19	—	4	3

Spanish Origin

Spanish	904	55	45	368	15	43	71	113	90	12	50	43
Not Spanish	18 316	2 511	2 016	7 640	872	464	536	1 535	1 088	32	743	878
Not reported	978	140	106	389	58	15	40	86	47	3	54	42

Veteran Status

Veteran	9 381	1 183	1 065	3 821	526	253	339	848	517	15	271	543
Vietnam conflict	3 207	327	264	1 179	108	137	156	521	245	—	88	181
Korean conflict	1 781	222	313	760	92	30	33	97	67	9	52	106
Korean conflict and World War II	301	49	55	85	40	15	13	9	24	—	3	9
World War II	2 421	355	273	1 033	223	42	73	75	96	3	87	162
World War I	9	—	—	6	—	—	—	—	—	—	—	—
Other	1 528	216	147	701	54	30	55	132	76	—	41	76
Not reported	134	14	12	58	9	—	9	13	10	3	—	7
Nonveteran	10 333	1 460	1 048	4 381	399	262	298	848	681	32	537	407
Not reported	464	62	53	194	20	7	11	38	27	—	40	12

Table 5b. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

OWNER CHARACTERISTICS—Con.

Income													
Less than \$5,000	445	56	51	153	17	8	6	37	48	-	54	16	
\$5,000 to \$7,499	428	57	44	141	20	15	25	23	32	-	39	33	
\$7,500 to \$9,999	438	75	36	140	15	36	26	33	29	-	26	23	
\$10,000 to \$12,499	905	76	84	320	39	45	51	107	66	6	57	55	
\$12,500 to \$14,999	671	96	69	200	35	17	26	93	46	9	29	51	
\$15,000 to \$19,999	2 066	263	229	710	96	66	80	242	115	8	115	141	
\$20,000 to \$24,999	2 743	315	237	1 091	119	69	104	285	234	8	104	175	
\$25,000 to \$29,999	2 715	382	312	1 080	109	66	86	269	172	3	104	133	
\$30,000 to \$34,999	2 411	362	278	1 037	91	57	72	217	139	6	60	91	
\$35,000 to \$49,999	3 642	465	366	1 730	198	94	112	237	202	3	105	130	
\$50,000 or more	2 178	353	237	1 125	146	27	25	95	50	-	61	60	
Not reported	1 555	206	224	670	60	21	35	95	91	3	95	55	
Median	\$28000	\$29100	\$28500	\$30100	\$29700	\$24500	\$24500	\$25000	\$24900	...	\$22700	\$23900	
Mean	\$30900	\$32300	\$31500	\$33100	\$34300	\$28400	\$25500	\$26500	\$26400	...	\$26000	\$25800	

Table 1c. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities

1-housing-unit properties

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	10 527	4 062	6 464
1,000,000 or more	1 759	744	1 015
250,000 to 999,999	3 932	1 423	2 509
50,000 to 249,999	3 876	1 483	2 392
10,000 to 49,999	960	412	548
Less than 10,000 and rural	—	—	—

Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	9 868	3 473	6 395
Placed one new mortgage	7 181	2 011	5 170
Placed two or more new mortgages	152	55	97
Assumed mortgage(s) already on property	1 259	261	997
Assumed mortgage already on property and placed new mortgage	124	46	78
All cash	926	885	41
Borrowed other than with mortgage	225	214	11
Inheritance or gift	477	431	46
Other	21	16	5
Not reported	162	144	18

Source of Downpayment

Purchased 1975 to 1981 (part)	3 480	320	3 161
Sale of previous home	937	107	830
Sale of other real property or other investment	98	6	93
Savings	1 526	134	1 392
Borrowing other than mortgage on this property	131	12	119
Gift	99	9	90
Land on which structure was built	3	—	3
Other	49	5	43
No downpayment required	349	17	332
Not reported	290	31	259

Other properties	7 046	3 743	3 304
-------------------------	--------------	--------------	--------------

Land and Building Acquisition

During some 12-month period	9 814	3 632	6 181
Acquired land previously	367	256	112
Land not owned by building owner	191	88	103
Not reported	155	87	68

Year Property Acquired

1979 to 1981 (part)	1 445	197	1 248
1977 and 1978	1 245	114	1 131
1975 and 1976	948	134	814
1970 to 1974	1 676	354	1 322
1965 to 1969	1 417	454	963
1960 to 1964	1 166	564	602
1959 or earlier	2 630	2 245	385

Year Structure Built

1979 to March 1980	161	12	149
1977 and 1978	211	21	190
1975 and 1976	249	20	229
1970 to 1974	671	44	627
1960 to 1969	1 703	305	1 398
1950 to 1959	2 290	915	1 375
1940 to 1949	1 414	657	757
1939 or earlier	3 364	1 865	1 499
Not reported	464	224	240

Rooms

4 or less rooms	646	357	289
5 rooms	2 091	851	1 240
6 rooms	2 581	1 010	1 571
7 rooms	1 484	429	1 055
8 or more rooms	1 660	470	1 190
Not reported	2 065	945	1 119
Median	6.1	5.8	6.2

Inside SMSA's, in Central Cities**PROPERTY CHARACTERISTICS—Con.****Purchase Price**

Properties acquired by purchase 1977 to 1981 (part)

2 575	222	2 353
Less than \$5,000	30	22
\$5,000 to \$9,999	68	19
\$10,000 to \$14,999	81	8
\$15,000 to \$19,999	185	14
\$20,000 to \$24,999	154	20
\$25,000 to \$29,999	210	23
\$30,000 to \$34,999	202	10
\$35,000 to \$39,999	232	9
\$40,000 to \$49,999	333	14
\$50,000 to \$59,999	303	12

\$60,000 to \$79,999	382	32	350
\$80,000 to \$99,999	186	23	163
\$100,000 to \$149,999	101	6	95
\$150,000 or more	44	3	42
Not reported	64	8	56
Median	\$42800	\$30900	\$43500

Other properties

7 952	3 841	4 111
--------------	--------------	--------------

Value

77	59	17
Less than \$5,000	120	101
\$5,000 to \$9,999	290	205
\$10,000 to \$14,999	451	243
\$15,000 to \$19,999	575	316
\$20,000 to \$24,999	581	242
\$25,000 to \$29,999	721	345
\$30,000 to \$34,999	714	324
\$35,000 to \$39,999	1 466	526
\$40,000 to \$49,999	1 087	379
\$50,000 to \$59,999	—	—

\$60,000 to \$79,999	1 574	444	1 130
\$80,000 to \$99,999	846	196	650
\$100,000 to \$149,999	793	197	596
\$150,000 or more	576	138	438
Not reported	656	349	307
Median	\$49600	\$40400	\$56300
Mean	\$62300	\$49500	\$70000

Purchase Price as Percent of Value

Acquired by purchase -----	
Purchased 1977 to 1981 (part)	-----
Less than 80 percent	-----
80 to 89 percent	-----
90 to 94 percent	-----
95 to 99 percent	-----
100 percent or more	-----
Not reported	-----
Median	-----

Purchased 1970 to 1976	
Less than 60 percent	
60 to 79 percent	
80 to 89 percent	
90 to 99 percent	
100 percent or more	
Not reported	
Median	

Purchased 1969 or earlier	-----
Less than 40 percent	-----
40 to 59 percent	-----
60 to 79 percent	-----
80 to 99 percent	-----
100 percent or more	-----
Not reported	-----
Median	-----

Not acquired by purchase

659	590	69
------------	------------	-----------

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)		
Less than 1.0	555	22
1.0 to 1.4	590	34
1.5 to 1.9	389	35
2.0 to 2.4	161	5
2.5 to 2.9	101	12
3.0 to 3.4	70	12
3.5 to 3.9	119	21
4.0 or more	234	39
Not reported or not computed	1.9	1.9
Median	—	—

Other properties

7 952	3 841	4 111
--------------	--------------	--------------

Table 1c. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities	Total properties	Nonmortgaged properties	Mortgaged properties	Inside SMSA's, in Central Cities	Total properties	Nonmortgaged properties	Mortgaged properties
MORTGAGE PAYMENTS AND OTHER EXPENSES				OWNER CHARACTERISTICS			
Selected Monthly Owner Costs				Ownership Status			
Acquired before 1980.....	9 777	3 932	5 845	1 owner	4 297	2 130	2 168
Less than \$60	221	221	—	2 owners	6 058	1 849	4 210
\$60 to \$79	251	248	3	3 or more owners	133	64	68
\$80 to \$99	400	396	3	Not reported	39	20	19
\$100 to \$149	1 207	1 101	105	Age of Owner			
\$150 to \$199	1 126	820	306	Less than 25 years	143	11	132
\$200 to \$249	1 060	388	672	25 to 34 years	1 698	104	1 593
\$250 to \$299	931	144	786	35 to 44 years	1 819	208	1 610
\$300 to \$349	791	87	704	45 to 54 years	2 020	522	1 498
\$350 to \$399	720	69	651	55 to 64 years	2 157	1 090	1 067
\$400 to \$449	521	37	484	65 years or over	2 438	1 993	445
\$450 to \$499	441	23	418	Not reported	253	134	119
\$500 to \$599	629	11	618	Median	52	65+	44
\$600 to \$699	331	6	326	Race of Owner			
\$700 to \$799	160	3	158	White	8 519	3 409	5 110
\$800 or more	371	3	369	Black	1 558	517	1 041
Not reported	618	377	241	Asian and Pacific Islander	160	15	146
Median	\$267	\$141	\$367	American Indian, Eskimo, and Aleut	28	—	28
Acquired 1980 and 1981 (part)	750	130	619	Not reported	261	121	140
Real Estate Tax				Sex of Owner			
Acquired before 1980.....	9 777	3 932	5 845	Male	2 111	767	1 344
Less than \$100	711	500	212	Female	2 523	1 514	1 009
\$100 to \$199	708	375	332	Male and female co-owners	5 813	1 748	4 065
\$200 to \$299	1 042	467	575	Not reported	81	34	47
\$300 to \$399	1 192	460	732	Spanish Origin			
\$400 to \$499	1 008	366	642	Spanish	584	182	402
\$500 to \$599	819	287	532	Not Spanish	9 139	3 473	5 666
\$600 to \$699	786	231	555	Not reported	804	408	397
\$700 to \$799	556	168	388	Veteran Status			
\$800 to \$899	538	164	374	Veteran	4 212	1 311	2 901
\$900 to \$999	418	130	288	Vietnam conflict	1 070	58	1 012
\$1,000 to \$1,499	1 067	311	756	Korean conflict	636	118	518
\$1,500 or more	475	136	339	Korean conflict and World War II	157	36	121
Not reported	456	338	118	World War II	1 747	931	816
Median	\$500	\$399	\$570	World War I	73	67	6
Acquired 1980 and 1981 (part)	750	130	619	Other	462	93	369
Real Estate Tax Per \$1,000 Value				Not reported	67	9	58
Acquired before 1980.....	9 777	3 932	5 845	Nonveteran	5 945	2 553	3 392
Less than \$10	4 043	1 361	2 682	Not reported	370	198	172
\$10 to \$14	2 046	733	1 313	Persons in Household			
\$15 to \$19	1 070	421	649	1 person	1 644	1 079	565
\$20 to \$24	587	260	327	2 persons	3 484	1 695	1 789
\$25 to \$29	296	122	174	3 persons	1 928	486	1 442
\$30 to \$39	312	126	186	4 persons	1 741	335	1 406
\$40 to \$49	94	42	52	5 persons	828	158	671
\$50 to \$59	42	17	25	6 or more persons	582	131	451
\$60 or more	122	79	43	Not reported	319	179	140
Not reported or not computed	1 165	773	392	Median	2.5	2.0	3.1
Median	\$11	\$11	\$10	Income			
Acquired 1980 and 1981 (part)	750	130	619	Less than \$5,000	760	550	210
Selected Annual Owner Costs as Percent of Income				\$5,000 to \$7,499	518	332	187
Acquired before 1980.....	9 777	3 932	5 845	\$7,500 to \$9,999	549	347	202
Less than 5 percent	437	374	63	\$10,000 to \$12,499	702	363	338
5 to 9 percent	1 543	950	593	\$12,500 to \$14,999	482	214	269
10 to 14 percent	1 811	641	1 170	\$15,000 to \$19,999	1 130	386	744
15 to 19 percent	1 432	331	1 101	\$20,000 to \$24,999	1 304	397	906
20 to 24 percent	1 025	238	787	\$25,000 to \$29,999	1 100	258	843
25 to 29 percent	556	146	410	\$30,000 to \$34,999	873	155	718
30 to 34 percent	392	93	299	\$35,000 to \$49,999	1 215	281	935
35 to 39 percent	300	96	205	\$50,000 or more	763	151	612
40 to 49 percent	298	72	226	Not reported	1 132	630	502
50 percent or more	522	176	345	Median	\$22100	\$14000	\$25700
Not reported or not computed	1 461	814	647	Mean	\$25400	\$18300	\$29400
Median	16	12	19				
Acquired 1980 and 1981 (part)	750	130	619				

Table 2c. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	5 787	5 787	—	1 373	1 373	—	1 036	1 036	—	3 379	3 379	—
2 mortgages	647	—	647	161	—	161	126	—	126	360	—	360
3 or more mortgages	30	—	30	—	—	—	10	—	10	21	—	21

Form of Debt of First Mortgage

Mortgage or deed of trust	6 227	5 567	660	1 533	1 373	161	1 158	1 022	136	3 535	3 172	364
Contract to purchase	237	220	17	—	—	—	13	13	—	224	207	17

Origin of First Mortgage

Mortgage made at time property acquired	4 875	4 410	465	1 157	1 057	100	858	760	98	2 860	2 593	267
Mortgage assumed at time property acquired	1 020	861	159	332	273	58	288	253	35	400	335	66
Mortgage placed later than acquisition of property	570	516	54	45	42	3	26	23	3	499	451	49
Refinanced mortgage:												
Same lender	225	191	34	9	9	—	14	11	3	202	171	31
Different lender	156	141	15	11	11	—	9	9	—	136	121	15
Mortgage placed on property owned free and clear of debt	190	184	6	25	22	3	3	3	—	161	158	3

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	570	516	54	45	42	3	26	23	3	499	451	49
Renew or extend loan that had fallen due, without increasing the outstanding balance	35	32	3	—	—	—	3	3	—	32	29	3
Secure better terms	74	63	12	14	14	—	6	6	—	54	43	12
Provide funds for additions, improvements, or repairs to this property	232	201	31	17	14	3	5	3	3	210	185	25
Provide funds for investment in other real estate	58	54	3	—	—	—	3	3	—	55	52	3
Provide funds for other types of investments	33	33	—	—	—	—	—	—	—	33	33	—
Provide funds for educational or medical expenses	6	6	—	—	—	—	—	—	—	6	6	—
Other reasons	62	59	3	3	3	—	—	—	—	60	56	3
Not reported	70	67	3	12	12	—	9	9	—	49	47	3
Other properties	5 894	5 271	623	1 488	1 330	158	1 146	1 013	133	3 260	2 928	332

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	545	—	545	138	—	138	113	—	113	295	—	295
Provide funds for additions, improvements or repairs to this property	273	—	273	73	—	73	52	—	52	148	—	148
Provide funds for investment in other real estate	31	—	31	3	—	3	15	—	15	13	—	13
Provide funds for other types of investments	57	—	57	21	—	21	6	—	6	30	—	30
Provide funds for educational or medical expenses	23	—	23	3	—	3	6	—	6	14	—	14
Other reasons	111	—	111	26	—	26	24	—	24	61	—	61
Not reported	50	—	50	11	—	11	10	—	10	29	—	29
Other properties	132	—	132	23	—	23	23	—	23	86	—	86

Year First Mortgage Made or Assumed

1979 to 1981 (part)	1 364	1 256	108	278	258	20	219	199	20	867	799	68
1977 and 1978	1 323	1 177	146	204	177	27	238	204	33	882	796	86
1975 and 1976	810	664	145	129	92	37	172	146	25	508	426	83
1970 to 1974	1 326	1 163	164	381	351	30	253	225	28	692	586	106
1965 to 1969	868	796	72	263	234	29	121	107	14	484	455	29
1960 to 1964	573	534	39	192	173	19	106	94	12	275	266	9
1959 or earlier	201	198	3	87	87	—	63	60	3	51	51	—

First Mortgage Loan

Less than \$5,000	75	72	3	11	11	—	8	8	—	56	53	3
\$5,000 to \$9,999	589	540	49	186	172	15	80	74	6	323	294	28
\$10,000 to \$14,999	1 168	1 058	110	441	385	56	212	192	20	516	481	34
\$15,000 to \$19,999	1 090	992	98	341	306	35	231	208	23	518	479	39
\$20,000 to \$24,999	749	675	74	170	153	17	137	118	19	441	403	38
\$25,000 to \$29,999	662	571	91	133	118	15	127	104	23	402	349	53
\$30,000 to \$34,999	515	467	49	80	72	8	84	78	6	351	316	34
\$35,000 to \$39,999	392	361	31	70	64	6	82	66	16	240	231	9
\$40,000 to \$49,999	516	471	45	53	53	—	76	73	3	387	345	42
\$50,000 to \$59,999	282	215	67	39	33	6	61	58	3	182	124	58
\$60,000 to \$79,999	264	228	36	9	6	3	53	41	12	202	181	21
\$80,000 to \$99,999	93	73	21	—	—	—	16	13	3	77	59	18
\$100,000 to \$149,999	54	48	6	—	—	—	6	3	3	48	45	3
\$150,000 or more	16	16	—	—	—	—	—	—	—	16	16	—
Median	\$22100	\$21700	\$25300	\$16900	\$16900	...	\$22000	\$21600	...	\$25300	\$24700	\$29500
Mean	\$27400	\$27000	\$30700	\$20000	\$20000	...	\$27200	\$26800	...	\$30500	\$29900	\$35200

First Mortgage Outstanding Debt

Less than \$5,000	844	785	59	211	195	16	125	116	9	508	473	35
\$5,000 to \$9,999	1 001	924	77	360	319	41	150	139	11	491	466	25
\$10,000 to \$14,999	921	839	82	290	264	26	166	148	18	465	426	39
\$15,000 to \$19,999	755	676	79	215	186	29	164	144	20	375	346	29
\$20,000 to \$24,999	601	509	92	131	111	20	128	107	21	342	291	51
\$25,000 to \$29,999	544	475	69	92	86	6	101	87	14	350	302	49
\$30,000 to \$34,999	420	384	36	77	68	8	77	61	16	266	254	12
\$35,000 to \$39,999	346	323	23	63	57	6	65	63	3	218	203	15
\$40,000 to \$49,999	401	355	46	47	47	—	80	77	3	274	232	43
\$50,000 to \$59,999	240	182	57	42	33	9	43	40	3	155	109	45
\$60,000 to \$79,999	260	224	36	6	6	—	59	44	15	195	174	21
\$80,000 to \$99,999	75	57	18	—	—	—	10	7	3	64	50	15
\$100,000 to \$149,999	45	42	3	—	—	—	3	3	—	42	39	3
\$150,000 or more	13	13	—	—	—	—	—	—	—	13	13	—
Median	\$18100	\$17600	\$22300	\$13400	\$13300	...	\$19400	\$19000	...	\$20600	\$19700	\$26200
Mean	\$23600	\$23100	\$27900	\$16800	\$16700	...	\$24200	\$23700	...	\$26200	\$25500	\$32200

Table 2c. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	808	785	23	201	195	6	119	116	3	488	473	14
\$5,000 to \$9,999	963	924	39	338	319	19	141	139	3	484	466	17
\$10,000 to \$14,999	876	839	37	270	264	6	157	148	9	449	426	23
\$15,000 to \$19,999	736	676	60	211	186	25	149	144	6	375	346	29
\$20,000 to \$24,999	580	509	71	129	111	18	131	107	24	320	291	30
\$25,000 to \$29,999	548	475	73	113	86	27	104	87	17	330	302	29
\$30,000 to \$34,999	463	384	79	95	68	26	84	61	23	285	254	30
\$35,000 to \$39,999	355	323	32	71	57	14	69	63	6	215	203	12
\$40,000 to \$49,999	433	355	78	49	47	3	93	77	16	291	232	59
\$50,000 to \$59,999	226	182	43	36	33	3	47	40	6	143	109	34
\$60,000 to \$79,999	305	224	81	12	6	6	56	44	12	237	174	63
\$80,000 to \$99,999	82	57	25	6	—	6	10	7	3	66	50	17
\$100,000 to \$149,999	68	42	27	3	—	3	9	3	6	57	39	18
\$150,000 or more	22	13	9	—	—	—	3	—	3	19	13	6
Median	\$19000	\$17600	\$32300	\$14200	\$13300	...	\$20700	\$19000	...	\$21300	\$19700	\$41200
Mean	\$24900	\$23100	\$40800	\$18100	\$16700	...	\$25500	\$23700	...	\$27600	\$25500	\$45700

Current Interest Rate on First Mortgage

Less than 5.0 percent	182	176	6	22	22	—	100	97	3	60	57	3
5.0 percent	25	25	—	11	11	—	—	—	—	14	14	—
5.1 to 5.9 percent	843	766	76	441	396	45	170	149	20	232	221	11
6.0 percent	379	353	26	76	64	11	43	40	3	260	248	12
6.1 to 6.9 percent	279	262	17	28	26	3	30	30	—	220	206	15
7.0 percent	476	419	57	210	181	29	163	148	15	103	90	12
7.1 to 7.4 percent	116	96	20	6	6	—	9	9	—	101	81	20
7.5 to 7.9 percent	441	378	63	98	90	8	59	43	15	284	245	39
8.0 percent	404	343	61	75	63	12	111	88	23	218	192	26
8.1 to 8.4 percent	93	79	14	5	5	—	13	7	6	75	67	8
8.5 to 8.9 percent	1 013	895	119	260	228	32	207	171	35	546	495	52
9.0 percent	382	323	59	32	20	12	55	55	—	295	247	48
9.1 to 9.9 percent	645	585	61	92	89	3	80	71	9	473	424	49
10.0 percent	227	201	26	49	46	3	48	46	3	129	109	20
10.1 to 11.9 percent	520	456	64	62	60	3	44	41	3	414	356	58
12.0 percent	107	107	—	27	27	—	21	21	—	60	60	—
12.1 to 13.9 percent	175	172	3	26	26	—	14	14	—	135	132	3
14.0 percent or more	157	152	6	12	12	—	6	6	—	139	134	6
Median	8.5	8.5	8.4	7.0	7.0	...	8.0	8.0	...	8.8	8.8	8.9

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 420	1 278	142	—	—	—	—	—	—	1 420	1 278	142
Rate higher now than when mortgage made	177	159	18	—	—	—	—	—	—	177	159	18
Rate lower now than when mortgage made	8	8	—	—	—	—	—	—	—	8	8	—
Rate unchanged or same now as when mortgage made	1 211	1 087	124	—	—	—	—	—	—	1 211	1 087	124
Not reported	23	23	—	—	—	—	—	—	—	23	23	—
No, interest rate cannot be changed	4 967	4 446	520	1 533	1 373	161	1 172	1 036	136	2 261	2 038	224
Not reported	78	63	15	—	—	—	—	—	—	78	63	15

Reason for Change in First Mortgage Rate

Interest rate can be changed	1 420	1 278	142	—	—	—	—	—	—	1 420	1 278	142
Rate renegotiated periodically	99	87	12	—	—	—	—	—	—	99	87	12
Rate changes tied to market index	60	45	15	—	—	—	—	—	—	60	45	15
When mortgage is assumed	1 046	953	92	—	—	—	—	—	—	1 046	953	92
When payments become delinquent	231	214	17	—	—	—	—	—	—	231	214	17
Other reason	221	197	24	—	—	—	—	—	—	221	197	24
Not reported	15	15	—	—	—	—	—	—	—	15	15	—
Interest rate cannot be changed	4 967	4 446	520	1 533	1 373	161	1 172	1 036	136	2 261	2 038	224

Term of First Mortgage

Less than 8 years	158	155	3	8	8	—	—	—	—	149	146	3
8 to 12 years	215	193	22	9	9	—	—	—	—	206	184	22
13 to 17 years	218	204	14	14	14	—	8	8	—	196	182	14
18 to 22 years	681	617	64	74	69	6	26	20	6	581	528	53
23 to 27 years	1 243	1 148	96	220	199	21	92	84	8	931	865	66
28 to 32 years	3 835	3 369	467	1 185	1 054	131	1 045	923	122	1 606	1 392	214
33 to 37 years	27	21	6	21	18	3	—	—	—	6	3	3
38 or more years	12	12	—	3	3	—	—	—	—	9	9	—
No stated term	75	70	6	—	—	—	—	—	—	75	70	6
Median	28.9	28.8	29.5	29.9	29.8	...	30.2	30.2	...	26.8	26.5	28.7

Unexpired Term of First Mortgage

Less than 4 years	364	353	12	51	51	—	35	32	3	278	270	9
4 to 7 years	487	450	37	82	73	9	37	37	—	368	339	29
8 to 12 years	727	665	62	163	148	15	88	74	14	475	443	32
13 to 17 years	741	672	69	183	168	15	96	81	14	462	422	40
18 to 22 years	953	844	108	270	250	20	144	128	16	538	466	72
23 to 27 years	1 355	1 173	181	272	231	41	341	293	47	742	649	93
28 to 32 years	714	673	41	180	177	3	143	137	6	391	359	32
33 or more years	5	5	—	—	—	—	—	—	—	5	5	—
No stated term or not computed	1 119	952	167	332	273	58	288	253	35	500	426	74
Median	19.9	19.7	21.5	20.3	20.2	...	23.6	23.7	...	18.4	18.0	21.1

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	401	369	32	70	67	3	20	17	3	311	285	26
Payments increase yearly for first five years of mortgage	44	41	3	39	36	3	3	3	—	3	3	—
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	3	3	—	—	—	—
Payments change in some other way	325	297	29	22	22	—	11	9	3	292	266	26
Not reported	29	29	—	8	8	—	3	3	—	17	17	—
No, monthly payments cannot change	5 949	5 327	622	1 450	1 295	155	1 143	1 013	130	3 356	3 019	337
Not reported	114	91	23	14	11	3	8	6	3	92	74	18

*Detail does not add to total because lenders reported more than one reason.

Table 2c. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Holder of First Mortgage**

Commercial bank or trust company	731	675	55
Mutual savings bank	627	572	55
Savings and loan association	2 557	2 266	291
Life insurance company	386	359	27
Mortgage company	190	166	23
Federal agency	244	221	23
Federally-secured pool	583	483	100
Federal National Mortgage Association	465	407	58
Real estate or construction company	19	19	—
Individual or individual's estate	296	273	23
Other	366	346	20

Location of First Mortgage Holder

Property in Northeast Region	797	759	39
Lender in Northeast	711	678	33
Lender in North Central	—	—	—
Lender in South	81	75	5
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	6	6	—

Property in North Central Region	1 583	1 469	115
Lender in Northeast	106	97	9
Lender in North Central	1 193	1 100	92
Lender in South	274	260	14
Lender in West	8	8	—
Lender outside United States	—	—	—
Not reported	3	3	—

Property in South Region	2 276	2 072	204
Lender in Northeast	291	262	29
Lender in North Central	88	79	9
Lender in South	1 876	1 710	166
Lender in West	12	12	—
Lender outside United States	—	—	—
Not reported	9	9	—

Property in West Region	1 808	1 487	321
Lender in Northeast	193	169	24
Lender in North Central	63	51	12
Lender in South	413	318	95
Lender in West	1 126	937	189
Lender outside United States	—	—	—
Not reported	13	13	—

Servicing of First Mortgage

Holder	4 056	3 658	398
Agent	2 409	2 129	280

Holder's Acquisition of First Mortgage

Originated by holder	4 101	3 710	390
Purchased from present servicer	1 406	1 235	170
Purchased from someone else	706	628	78
Not reported	253	213	40

Mortgage Assumption

Lender's permission needed for assumption	2 474	2 243	231
Lender's permission not needed for assumption	3 178	2 832	345
Not reported	813	711	102

Prepayment Penalties

Yes	1 161	1 006	156
No	5 017	4 534	483
Not reported	286	248	39

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 879	5 258	621
Less than 40 percent	148	128	20
40 to 49 percent	146	134	12
50 to 59 percent	288	254	34
60 to 69 percent	556	484	72
70 to 79 percent	933	826	107
80 to 89 percent	1 265	1 131	134
90 to 94 percent	728	682	46
95 to 99 percent	710	621	89
100 percent or more	897	811	86
Not reported	207	187	20
Median	86	86	84
Other properties	586	529	57

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 879	5 258	621
Less than 40 percent	128	128	—
40 to 49 percent	134	134	—
50 to 59 percent	260	234	—
60 to 69 percent	499	484	6
70 to 79 percent	862	826	16
80 to 89 percent	1 185	1 131	53
90 to 94 percent	723	682	41
95 to 99 percent	650	621	30
100 percent or more	1 230	811	419
Not reported	207	187	20
Median	88	86	100+
Other properties	586	529	57

All mortgaged properties				Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage		Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
731	675	55		136	121	15	71	68	3	524	486	38
627	572	55		227	200	27	173	150	23	227	222	6
2 557	2 266	291		268	244	24	270	244	27	2 020	1 779	241
386	359	27		147	139	9	87	83	3	152	137	15
190	166	23		67	52	15	72	72	—	51	42	8
244	221	23		115	107	8	93	84	9	36	30	6
583	483	100		250	212	38	260	210	50	72	60	12
465	407	58		279	257	23	99	83	16	87	67	20
19	19	—		—	—	—	—	—	—	19	19	—
296	273	23		—	—	—	—	—	—	296	273	23
366	346	20		44	41	3	48	42	6	274	263	12
797	759	39		173	165	8	108	99	8	517	495	22
711	678	33		124	115	8	90	84	5	498	479	19
—	—	—		—	—	—	—	—	—	—	—	—
81	75	5		44	44	—	18	15	3	19	16	3
—	—	—		—	—	—	—	—	—	—	—	—
—	—	—		—	—	—	—	—	—	—	—	—
6	6	—		6	6	—	—	—	—	—	—	—
1 583	1 469	115		374	357	17	216	199	17	994	913	81
106	97	9		50	47	3	25	22	3	31	28	3
1 193	1 100	92		157	148	8	104	99	6	932	854	78
274	260	14		162	156	5	84	76	8	28	28	—
8	8	—		3	3	—	3	3	—	3	3	—
—	—	—		—	—	—	—	—	—	—	—	—
3	3	—		3	3	—	—	—	—	—	—	—
2 276	2 072	204		627	548	79	477	431	46	1 172	1 093	78
291	262	29		135	120	15	111	100	11	45	42	3
88	79	9		35	28	6	20	17	3	34	34	—
1 876	1 710	166		452	394	58	341	309	32	1 083	1 007	76
12	12	—		6	6	—	3	3	—	3	3	—
9	9	—		—	—	—	—	—	—	—	—	—
1 808	1 487	321		360	303	56	371	306	65	1 077	878	199
193	169	24		73	64	9	80	67	12	41	38	3
63	51	12		19	12	6	9	9	—	35	29	6
413	318	95		173	152	22	151	113	38	89	53	35
1 126	937	189		95	76	19	132	116	16	899	745	154
—	—	—		—	—	—	—	—	—	—	—	—
13	13	—		—	—	—	—	—	—	13	13	—
4 056	3 658	398		454	398	56	445	419	26	3 157	2 841	316
2 409	2 129	280		1 079	975	105	727	616	110	602	538	65
4 101	3 710	390		504	454	50	422	393	29	3 175	2 864	311
1 406	1 235	170		630	557	73	442	385	57	333	294	40
706	628	78		328	304	24	258	219	39	120	105	15
253	213	40		72	58	14	50	38	11	131	116	15
2 474	2 243	231		117	112	6	71	68	3	2 286	2 064	222
3 178	2 832	345		1 225	1 094	131	955	846	109	997	893	105
813	711	102		191	167	24	146	122	24	476	422	54
1 161	1 006	156		111	97	14	6	6	—	1 044	902	142
5 017	4 534	483		1 353	1 215	138	1 131	998	133	2 534	2 321	212
286	248	39		69	61	9	35	32	3	182	155	27
5 879	5 258	621		1 485	1 327	158	1 139	1 006	133	3 254	2 925	329
148	128	20		33	22	11	20	14	6	96	93	3
146	134	12		20	20	—	11	11	—	115	104	12
288	254	34		39	29	10	32	29	3	217	195	21
556	484	72		71	50	21	55	49	6	430	384	46
933	826	107		103	94	9	84	69	15	746	662	84
1 265	1 131	134		261	239	22	168	151	17	836	741	94
728	682	46		261	247	14	130	119	12	337	317	20
710	621	89		392	349	44	157	132	25	161	140	20
897	811	86		246	226	21	430	382	48	221	203	18
207	187	20		58	52	6	53	50	3	96	84	11
86	86	84		94	94	...	96	96	...	80	80	79
586	529	57		48	45	3	33	30	3	505	454	51
5 879	5 258	621		1 485	1 327	158	1 139	1 006	133	3 254	2 925	329
128	128	—		22	22	—	14	14	—	93	93	—
134	134	—		20	20	—	11	11	—	104	104	—
260	254	6		29	29	—	32	29	3	198	195	3
499	484	16		54	50	3	49	49	—	397	384	12
862	826	36		103	94	9	78	69	9	680	662	18
1 185	1 131	53		244	239	6	157	151	6	784	741	42
723	682	41		258	247	12	121	119	3	344	317	27
650	621	30		354	349	5	140	132	8	157	140	16
1 230	811	419		343	226	117	484	382	102	403	203	200
207	187	20		58	52	6	53	50	3	96	84	11
88	86	100+		95	94	...	98	96	...	81	80	100+
586	529	57		48	45	3	33	30	3	505	454	51

Table 2c. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Total Outstanding Debt as Percent of Value												
Less than 20 percent	1 604	1 562	41	343	330	12	205	202	3	1 055	1 030	26
20 to 29 percent	803	720	83	229	219	9	119	98	20	455	402	54
30 to 39 percent	781	694	87	210	184	27	107	100	7	464	410	54
40 to 49 percent	721	633	88	148	130	17	120	111	9	454	392	69
50 to 59 percent	735	622	113	146	123	23	160	139	21	428	359	69
60 to 69 percent	600	510	90	122	103	20	136	113	23	341	294	47
70 to 79 percent	429	365	64	119	99	20	100	83	18	209	183	26
80 to 89 percent	310	267	43	96	85	11	107	89	18	106	92	14
90 to 99 percent	118	91	26	37	28	9	41	33	9	40	31	9
100 percent or more	58	38	20	14	8	5	7	4	3	38	26	11
Not reported	307	285	21	69	63	7	69	63	6	168	160	9
Median	39	37	53	38	36	...	50	48	...	36	34	49
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	6 462	5 784	677	1 533	1 373	161	1 172	1 036	136	3 756	3 376	381
Interest and principal	6 434	5 759	674	1 533	1 373	161	1 172	1 036	136	3 728	3 351	378
Fully amortized	6 170	5 527	643	1 522	1 364	158	1 147	1 022	125	3 501	3 141	360
Partially amortized	263	232	31	11	9	3	25	14	11	227	210	18
Principal only	11	11	—	—	—	—	—	—	—	11	11	—
Fully amortized	8	8	—	—	—	—	—	—	—	8	8	—
Partially amortized	3	3	—	—	—	—	—	—	—	3	3	—
Interest only	17	14	3	—	—	—	—	—	—	17	14	3
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	6 434	5 759	674	1 533	1 373	161	1 172	1 036	136	3 728	3 351	378
Real estate taxes and property insurance	3 966	3 533	433	1 414	1 273	141	1 047	922	125	1 505	1 337	168
With no other items	1 931	1 712	220	193	179	15	761	674	87	977	859	118
With other items	2 035	1 822	213	1 221	1 095	126	286	248	38	528	479	49
Real estate taxes only	719	657	61	33	31	3	78	69	9	607	557	50
Property insurance only	37	37	—	—	—	—	5	5	—	32	32	—
Other combinations or no other items	1 711	1 531	180	86	69	17	42	39	3	1 584	1 424	160
No regular payments of interest and principal	31	28	3	—	—	—	—	—	—	31	28	3
Monthly Interest and Principal Payments on First Mortgage												
Regular monthly payments of interest and/or principal	6 462	5 784	677	1 533	1 373	161	1 172	1 036	136	3 756	3 376	381
Less than \$60	353	315	38	153	135	18	81	72	9	120	108	12
\$60 to \$79	534	500	34	234	213	21	114	106	8	186	180	6
\$80 to \$99	633	569	64	240	205	35	124	112	11	269	252	17
\$100 to \$149	1 314	1 200	114	385	347	38	233	218	15	696	635	61
\$150 to \$199	932	832	100	163	143	20	162	135	27	607	554	53
\$200 to \$249	702	600	102	115	103	12	128	102	26	459	395	64
\$250 to \$299	497	472	25	84	81	3	95	82	13	318	309	9
\$300 to \$399	645	586	59	81	78	3	103	97	6	461	411	50
\$400 to \$499	366	296	70	57	48	9	60	57	3	248	191	57
\$500 to \$599	182	149	33	21	18	3	31	22	9	131	109	21
\$600 to \$699	123	112	11	—	—	—	20	18	3	103	94	9
\$700 to \$799	69	51	18	—	—	—	10	7	3	59	45	15
\$800 or more	111	102	9	—	—	—	13	10	3	99	93	6
Median	\$171	\$169	\$194	\$118	\$119	...	\$161	\$154	...	\$200	\$196	\$232
Mean	\$227	\$224	\$250	\$152	\$153	...	\$210	\$206	...	\$263	\$259	\$297
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—
Monthly Interest and Principal Payments on Total Mortgages												
Regular monthly payments of interest and/or principal	6 462	5 784	677	1 533	1 373	161	1 172	1 036	136	3 756	3 376	381
Less than \$60	315	315	—	135	135	—	72	72	—	108	108	—
\$60 to \$79	506	500	6	216	213	3	106	106	—	184	180	3
\$80 to \$99	577	569	8	207	205	3	115	112	3	255	252	3
\$100 to \$149	1 223	1 200	23	356	347	8	221	218	3	647	635	11
\$150 to \$199	875	832	43	166	143	23	143	135	8	565	554	11
\$200 to \$249	663	600	63	126	103	23	105	102	3	433	395	38
\$250 to \$299	535	472	63	101	81	19	103	82	21	332	309	23
\$300 to \$399	753	586	167	131	78	53	137	97	40	485	411	74
\$400 to \$499	398	296	102	60	48	12	85	57	28	253	191	62
\$500 to \$599	199	149	50	21	18	3	28	22	6	151	109	41
\$600 to \$699	154	112	42	3	—	3	24	18	6	127	94	33
\$700 to \$799	75	51	24	—	—	—	13	7	6	62	45	18
\$800 or more	189	102	86	12	—	12	21	10	12	155	93	63
Median	\$185	\$169	\$379	\$129	\$119	...	\$175	\$154	...	\$214	\$196	\$443
Mean	\$250	\$224	\$467	\$172	\$153	...	\$233	\$206	...	\$286	\$259	\$530
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	6 462	5 784	677	1 533	1 373	161	1 172	1 036	136	3 756	3 376	381
Current or ahead of schedule	5 945	5 338	607	1 365	1 218	146	1 090	972	119	3 491	3 148	343
Delinquent (30 days or more)	331	282	50	122	113	9	61	47	15	149	122	26
1 to 3 payments	269	228	40	102	96	6	47	33	15	120	100	20
4 or more payments	63	53	9	20	16	3	14	14	—	29	23	6
Foreclosure in process	20	17	3	12	8	3	6	6	—	3	3	—
Foreclosure not in process	40	34	6	5	5	—	8	8	—	26	20	6
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	185	165	20	47	42	6	21	18	3	117	105	12
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Table 2c. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, in Central Cities**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Monthly Owner Costs**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	5 845	5 217	628	1 413	1 261	152	1 050	931	119	3 383	3 026	357
Less than \$60	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99	3	3	—	3	3	—	—	—	—	—	—	—
\$100 to \$149	105	105	—	40	40	—	21	21	—	43	43	—
\$150 to \$199	306	297	9	120	117	3	69	69	—	118	112	6
\$200 to \$249	672	667	5	251	248	3	159	156	3	262	262	—
\$250 to \$299	786	746	40	261	241	20	138	132	6	387	373	14
\$300 to \$349	704	679	25	168	159	10	124	124	—	412	397	15
\$350 to \$399	651	594	58	158	146	12	112	100	12	382	348	34
\$400 to \$449	484	446	38	103	89	14	68	59	9	314	299	15
\$450 to \$499	418	338	80	101	79	21	73	52	20	245	206	39
\$500 to \$599	618	496	122	111	71	40	124	89	35	383	336	47
\$600 to \$699	326	264	62	33	21	11	49	36	13	245	207	38
\$700 to \$799	158	122	35	6	6	—	26	23	3	126	94	32
\$800 or more	369	228	140	23	8	15	44	26	18	302	194	107
Not reported	241	229	12	35	32	3	43	43	—	162	153	9
Median	\$367	\$350	\$542	\$304	\$293	...	\$346	\$326	...	\$401	\$385	\$610
Acquired 1980 and 1981 (part)	619	570	50	120	112	8	122	105	17	377	353	24

Real Estate Tax

Acquired before 1980	5 845	5 217	628	1 413	1 261	152	1 050	931	119	3 383	3 026	357
Less than \$100	212	173	39	48	30	18	22	22	—	142	121	21
\$100 to \$199	332	297	35	138	120	17	46	46	—	148	130	18
\$200 to \$299	575	518	57	202	187	15	140	125	16	232	206	27
\$300 to \$399	732	641	91	230	209	22	205	172	32	297	260	37
\$400 to \$499	642	559	83	200	179	21	151	130	21	292	250	42
\$500 to \$599	532	479	53	136	118	18	122	113	9	274	248	26
\$600 to \$699	555	487	68	141	127	14	56	44	12	358	316	43
\$700 to \$799	388	355	33	83	80	3	87	81	6	218	194	24
\$800 to \$899	374	325	49	81	70	11	64	61	3	229	194	35
\$900 to \$999	288	279	9	36	36	—	45	42	3	207	201	6
\$1,000 to \$1,499	756	675	81	88	76	12	87	69	17	582	530	52
\$1,500 or more	339	316	24	25	25	—	16	16	—	298	275	24
Not reported	118	112	6	6	3	3	8	8	—	104	101	3
Median	\$570	\$576	\$512	\$443	\$446	...	\$471	\$474	...	\$671	\$678	\$617
Acquired 1980 and 1981 (part)	619	570	50	120	112	8	122	105	17	377	353	24

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	6 462	5 784	677	1 533	1 373	161	1 172	1 036	136	3 756	3 376	381
Less than 5 percent	1 306	1 174	132	406	362	44	260	234	26	640	578	62
5 to 9 percent	1 924	1 720	204	448	403	45	339	301	38	1 137	1 016	121
10 to 14 percent	1 132	986	147	247	205	41	208	172	36	678	609	69
15 to 19 percent	737	670	66	184	174	10	133	121	12	420	375	45
20 to 24 percent	331	287	45	65	60	6	60	57	3	206	169	36
25 to 29 percent	193	173	20	36	30	6	23	23	—	135	120	15
30 to 34 percent	101	92	9	11	11	—	21	15	6	69	66	3
35 to 39 percent	57	54	3	9	9	—	15	15	—	32	29	3
40 to 49 percent	57	57	—	14	14	—	3	3	—	40	40	—
50 percent or more	76	70	6	12	12	—	15	15	—	48	42	6
Not reported or not computed	547	502	45	102	92	10	94	79	15	351	331	21
Median	9	9	10	8	8	...	9	9	...	10	10	10
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	5 845	5 217	628	1 413	1 261	152	1 050	931	119	3 383	3 026	357
Less than \$10	2 682	2 266	416	645	552	92	512	433	79	1 526	1 281	245
\$10 to \$14	1 313	1 213	101	297	271	26	224	204	20	792	737	55
\$15 to \$19	649	599	51	139	125	14	121	113	8	389	360	28
\$20 to \$24	327	311	17	92	86	6	53	50	3	183	175	8
\$25 to \$29	174	171	3	38	38	—	36	36	—	100	97	3
\$30 to \$39	186	180	6	80	80	—	19	17	3	86	83	3
\$40 to \$49	52	49	3	25	22	3	3	3	—	25	25	—
\$50 to \$59	25	25	—	11	11	—	—	—	—	14	14	—
\$60 or more	48	43	—	11	11	—	10	10	—	22	22	—
Not reported or not computed	392	359	33	75	63	12	72	66	6	245	231	15
Median	\$10	\$11	10	\$10	\$11	...	10	10	...	\$10	\$11	10
Acquired 1980 and 1981 (part)	619	570	50	120	112	8	122	105	17	377	353	24

Real Estate Tax as Percent of Income

Acquired before 1980	5 845	5 217	628	1 413	1 261	152	1 050	931	119	3 383	3 026	357
Less than 1.0 percent	659	578	81	180	163	17	153	147	6	327	268	58
1.0 to 1.9 percent	1 582	1 354	228	393	339	54	336	277	60	853	738	114
2.0 to 2.9 percent	1 249	1 095	154	306	266	40	231	201	30	712	629	84
3.0 to 3.9 percent	688	647	41	142	133	9	95	95	—	451	419	32
4.0 to 4.9 percent	377	353	24	86	80	6	51	51	—	240	222	19
5.0 to 7.4 percent	396	365	31	98	95	3	52	44	9	246	226	20
7.5 to 9.9 percent	146	137	9	49	43	6	14	14	—	83	80	3
10.0 percent or more	146	140	6	50	50	—	21	21	—	75	69	6
Not reported or not computed	602	549	54	111	92	18	96	81	15	395	375	21
Median	2.3	2.4	1.9	2.3	2.3	...	2.0	2.0	...	2.4	2.5	2.0
Acquired 1980 and 1981 (part)	619	570	50	120	112	8	122	105	17	377	353	24

Table 2c. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980			5 845	5 217	628	1 413	1 261	152	1 050	931	119	3 383	3 026	357
Less than 5 percent	63	59	4	9	9	9	9	—	11	11	—	43	39	4
5 to 9 percent	593	584	9	131	129	3	153	153	—	309	303	6	6	6
10 to 14 percent	1 170	1 106	64	300	292	8	195	186	9	675	629	46	46	46
15 to 19 percent	1 101	991	110	230	209	21	175	150	26	695	632	63	63	63
20 to 24 percent	787	698	89	214	185	29	143	121	22	430	392	38	38	38
25 to 29 percent	410	323	87	109	89	21	82	74	9	218	161	58	58	58
30 to 34 percent	299	225	73	58	41	17	49	32	17	191	152	39	39	39
35 to 39 percent	205	178	27	64	61	3	40	37	3	101	80	21	21	21
40 to 49 percent	226	172	54	58	46	12	40	25	15	127	100	27	27	27
50 percent or more	345	282	63	123	97	26	47	43	3	176	141	35	35	35
Not reported or not computed	647	599	48	116	104	12	114	99	15	416	396	21	21	21
Median	19	18	26	20	19	...	18	17	...	18	18	26	26	26
Acquired 1980 and 1981 (part)			619	570	50	120	112	8	122	105	17	377	353	24

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	6 464	5 787	677	1 533	1 373	161	1 172	1 036	136	3 759	3 379	381
1,000,000 or more	1 015	949	66	256	253	3	137	129	9	622	567	55
250,000 to 999,999	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
50,000 to 249,999	2 392	2 155	237	538	475	63	431	387	44	1 424	1 293	130
10,000 to 49,999	548	493	55	76	66	10	74	68	6	399	359	40
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Manner of Acquisition

By purchase	6 395	5 720	675	1 528	1 367	161	1 162	1 026	136	3 706	3 328	378
Placed one new mortgage	5 170	4 727	443	1 188	1 088	100	875	774	101	3 107	2 865	242
Placed two or more new mortgages	97	36	62	—	—	—	3	3	—	94	33	62
Assumed mortgage(s) already on property	997	884	113	310	268	41	263	243	20	424	373	51
Assumed mortgage already on property and placed new mortgage	78	23	55	25	5	20	20	6	14	33	13	21
All cash	41	41	—	6	6	—	—	—	—	36	36	—
Borrowed other than with mortgage	11	8	3	—	—	—	—	—	—	11	8	3
Inheritance or gift	46	43	3	3	3	—	7	7	—	36	33	3
Other	5	5	—	3	3	—	—	—	—	3	3	—
Not reported	18	18	—	—	—	—	3	3	—	15	15	—

Source of Downpayment

Purchased 1975 to 1981 (part)	3 161	2 816	345	596	518	78	607	528	79	1 957	1 769	188
Sale of previous home	830	712	118	96	73	24	108	91	17	626	549	77
Sale of other real property or other investment	93	90	3	18	18	—	25	22	3	50	50	—
Savings	1 392	1 261	131	334	291	43	184	169	15	874	801	73
Borrowing other than mortgage on this property	119	102	17	17	14	3	17	9	9	85	79	6
Gift	90	81	9	20	20	—	11	11	—	58	49	9
Land on which structure was built	3	3	—	—	—	—	—	—	—	3	3	—
Other	43	32	11	6	3	3	—	—	—	38	29	9
No downpayment required	332	290	42	50	47	3	212	179	33	70	64	6
Not reported	259	245	15	55	52	3	50	47	3	155	146	9
Other properties	3 304	2 971	332	937	855	83	564	507	57	1 802	1 609	193

Land and Building Acquisition

During same 12-month period	6 181	5 524	657	1 474	1 316	158	1 136	1 003	133	3 572	3 205	366
Acquired land previously	112	106	6	6	3	3	6	6	—	100	97	3
Land not owned by building owner	103	95	9	34	34	—	15	12	3	54	49	6
Not reported	68	62	6	20	20	—	14	14	—	33	28	6

Year Property Acquired

1979 to 1981 (part)	1 248	1 145	103	267	247	20	220	199	20	761	699	62
1977 and 1978	1 131	1 012	119	168	147	21	219	192	27	744	673	71
1975 and 1976	814	688	126	163	126	37	179	147	32	471	414	57
1970 to 1974	1 322	1 136	186	368	332	35	247	219	28	707	584	123
1965 to 1969	963	888	75	271	243	29	139	124	14	553	521	32
1960 to 1964	602	553	49	194	175	19	97	85	12	311	293	18
1959 or earlier	385	365	20	102	102	—	71	68	3	212	195	17

Year Structure Built

1979 to March 1980	149	134	15	33	33	—	9	6	3	107	95	12
1977 and 1978	190	166	24	27	21	6	21	15	7	142	130	12
1975 and 1976	229	208	21	34	28	6	40	38	2	155	142	13
1970 to 1974	627	532	96	142	132	10	110	82	27	376	318	58
1960 to 1969	1 398	1 248	150	307	264	44	318	285	33	772	699	74
1950 to 1959	1 375	1 215	160	396	355	41	325	290	35	654	570	84
1940 to 1949	757	678	79	216	188	29	103	89	15	437	401	36
1939 or earlier	1 499	1 376	124	324	298	26	191	180	11	984	897	87
Not reported	240	232	8	54	54	—	54	51	3	132	126	5

Rooms

4 or less rooms	289	268	21	73	67	6	42	39	3	174	162	12
5 rooms	1 240	1 148	92	382	345	37	216	199	17	642	604	38
6 rooms	1 571	1 426	145	454	422	32	305	278	27	812	726	86
7 rooms	1 055	897	159	207	169	39	195	161	34	653	567	86
8 or more rooms	1 190	1 023	167	167	142	24	187	147	40	836	733	103
Not reported	1 119	1 025	94	251	227	24	226	211	15	642	587	55
Median	6.2	6.2	6.7	5.9	5.9	...	6.2	6.1	...	6.4	6.4	6.8

Table 2c. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part) ---		
Less than \$5,000	9	9
\$5,000 to \$9,999	48	43
\$10,000 to \$14,999	73	73
\$15,000 to \$19,999	171	162
\$20,000 to \$24,999	134	126
\$25,000 to \$29,999	187	178
\$30,000 to \$34,999	192	180
\$35,000 to \$39,999	223	205
\$40,000 to \$49,999	319	288
\$50,000 to \$59,999	292	274
\$60,000 to \$79,999	350	308
\$80,000 to \$99,999	163	121
\$100,000 to \$149,999	95	80
\$150,000 or more	42	35
Not reported	56	53
Median	\$43500	\$42300

Other properties	4 111	3 653
------------------	-------	-------

Value

Less than \$5,000	17	14
\$5,000 to \$9,999	19	17
\$10,000 to \$14,999	85	79
\$15,000 to \$19,999	208	202
\$20,000 to \$24,999	259	248
\$25,000 to \$29,999	339	311
\$30,000 to \$34,999	376	345
\$35,000 to \$39,999	390	370
\$40,000 to \$49,999	940	869
\$50,000 to \$59,999	708	623
\$60,000 to \$79,999	1 130	1 023
\$80,000 to \$99,999	650	568
\$100,000 to \$149,999	596	482
\$150,000 or more	438	350
Not reported	307	285
Median	\$56300	\$54800
Mean	\$70000	\$68000

Purchase Price as Percent of Value

Acquired by purchase		
Purchased 1977 to 1981 (part) ---	2 353	5 720
Less than 80 percent	1 221	1 074
80 to 89 percent	547	512
90 to 94 percent	232	212
95 to 99 percent	108	102
100 percent or more	144	138
Not reported	101	95
Median	80—	80—
Purchased 1970 to 1976	2 115	1 803
Less than 60 percent	1 352	1 099
60 to 79 percent	489	444
80 to 89 percent	72	65
90 to 99 percent	28	26
100 percent or more	32	32
Not reported	143	137
Median	60—	60—
Purchased 1969 or earlier	1 927	1 784
Less than 40 percent	1 156	1 069
40 to 59 percent	422	396
60 to 79 percent	106	106
80 to 99 percent	12	12
100 percent or more	17	11
Not reported	215	191
Median	40—	40—
Not acquired by purchase	69	67

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) ---		
Less than 1.0	2 353	2 134
1.0 to 1.4	314	295
1.5 to 1.9	556	484
2.0 to 2.4	354	323
2.5 to 2.9	155	137
3.0 to 3.4	90	77
3.5 to 3.9	58	46
4.0 or more	98	89
Not reported or not computed	195	183
Median	1.7	1.7
Other properties	4 111	3 653

OWNER CHARACTERISTICS

Ownership Status

1 owner	2 168	1 965
2 owners	4 210	3 741
3 or more owners	68	66
Not reported	19	16

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
2 353	2 134	219	435	394	41	431	384	48	1 486	1 356	131
9	9	—	—	—	—	—	—	—	9	9	—
48	43	6	8	8	—	—	—	—	40	34	6
73	73	—	16	16	—	9	9	—	48	48	—
171	162	9	51	42	9	36	36	—	83	83	—
134	126	8	42	39	3	23	20	3	69	67	3
187	178	10	48	48	—	41	36	6	98	94	4
192	180	12	54	51	3	46	43	3	92	86	6
223	205	18	47	47	—	47	32	15	129	126	3
319	288	31	51	43	8	72	66	6	196	178	18
292	274	18	69	60	9	72	69	3	151	144	6
350	308	42	34	25	9	39	36	3	277	247	30
163	121	42	3	—	—	22	16	6	137	102	36
95	80	15	—	—	—	6	6	—	90	75	15
42	35	6	—	—	—	—	—	—	42	35	6
56	53	3	12	12	—	17	14	3	26	26	—
\$43500	\$42300	\$58100	\$34300	\$33700	...	\$40600	\$41300	...	\$48300	\$46600	...
4 111	3 653	458	1 098	978	120	740	652	88	2 273	2 023	250
17	14	3	3	3	—	—	—	—	14	11	3
19	17	3	6	6	—	—	—	—	14	11	3
85	79	6	28	28	—	5	5	—	52	46	6
208	202	6	87	84	3	28	28	—	93	90	3
259	248	11	94	91	3	50	47	3	115	109	6
339	311	29	136	116	20	71	68	3	133	127	6
376	345	31	160	152	9	71	62	8	145	131	14
390	370	20	114	109	5	111	106	5	165	155	10
940	869	71	234	212	22	214	196	18	492	461	31
708	623	86	208	182	26	145	112	32	356	329	27
1 130	1 023	107	253	221	33	178	162	15	699	640	59
650	568	82	81	62	18	123	101	22	447	405	42
596	482	114	52	37	15	84	75	9	460	370	90
438	350	88	9	9	—	24	9	15	405	332	73
307	285	21	69	63	7	69	63	6	168	160	9
\$56300	\$54800	\$71700	\$44500	\$43200	...	\$50100	\$48600	...	\$66200	\$64300	\$88800
\$70000	\$68000	\$87000	\$46900	\$45600	...	\$56500	\$54300	...	\$83600	\$81300	\$103800
6 395	5 720	675	1 528	1 367	161	1 162	1 026	136	3 706	3 328	378
Purchased 1977 to 1981 (part) ---	2 353	2 134	435	394	41	431	384	48	1 486	1 356	131
Less than 80 percent	1 221	1 074	212	182	30	211	187	24	798	705	92
80 to 89 percent	547	512	112	106	6	113	98	15	322	307	14
90 to 94 percent	232	212	58	53	5	36	34	3	137	126	12
95 to 99 percent	108	102	11	11	—	17	17	—	79	73	6
100 percent or more	144	138	25	25	—	33	30	3	86	83	3
Not reported	101	95	17	17	—	20	17	3	64	61	3
Median	80—	80—	80—	81	...	80—	80—	...	80—	80—	...
Purchased 1970 to 1976	2 115	1 803	525	453	72	423	364	59	1 166	986	180
Less than 60 percent	1 352	1 099	337	278	58	253	208	46	762	613	148
60 to 79 percent	489	444	118	104	14	99	87	11	272	252	20
80 to 89 percent	72	65	17	17	—	14	14	—	41	34	7
90 to 99 percent	28	26	8	8	—	14	12	2	6	6	—
100 percent or more	32	32	11	11	—	9	9	—	12	12	—
Not reported	143	137	35	35	—	34	34	—	74	69	6
Median	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—
Purchased 1969 or earlier	1 927	1 784	567	520	47	307	278	29	1 053	986	67
Less than 40 percent	1 156	1 069	305	276	29	175	160	15	676	633	43
40 to 59 percent	422	396	152	143	8	65	56	8	205	196	9
60 to 79 percent	106	106	47	47	—	14	14	—	45	45	—
80 to 99 percent	12	12	3	3	—	3	3	—	6	6	—
100 percent or more	17	11	6	6	—	3	3	—	9	3	6
Not reported	215	191	55	46	10	48	42	6	111	103	9
Median	40—	40—	40—	40—	...	40—	40—	...	40—	40—	...
Not acquired by purchase	69	67	6	6	—	10	10	—	54	51	3
2 353	2 134	219	435	394	41	431	384	48	1 486	1 356	131
314	295	20	73	68	5	59	53	6	182	173	8
556	484	49	108	102	6	109	88	21	316	295	22
354	323	31	60	57	3	72	62	9	350	313	37
155	137	18	32	28	3	21	18	3	222	204	18
90	77	12	12	7	6	9	9	—	103	91	12
58	46	12	3	3	—	9	9	—	68	62	6
98	89	9	18	18	—	15	13	3	39	30	9
195	183	12	20	20	—	16	16	—	65	55	9
1.7	1.7	1.8	1.6	1.6	...	1.7	1.7	...	1.7	1.7	...
4 111	3 653	458	1 098	978	120	740	652	88	2 273	2 023	250
2 168	1 965	203	620	568	52	348	318	30	1 200	1 078	122
4 210	3 741	469	896	790	106	810	703	106	2 504	2 247	256
68	66	3	8	8	—	8	8	—	51	49	3
19	16	3	9	6	3	6	6	—	4	4	—

Table 2c. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

OWNER CHARACTERISTICS—Con.

Age of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 25 years	132	129	3	62	62	—	15	15	—	55	52	3
25 to 34 years	1 593	1 402	191	365	316	48	307	268	39	921	817	104
35 to 44 years	1 610	1 382	229	379	326	52	312	277	35	920	779	142
45 to 54 years	1 498	1 349	148	362	326	36	275	240	35	861	784	77
55 to 64 years	1 067	985	82	230	218	12	170	146	24	666	620	46
65 years or over	445	433	12	112	106	6	76	76	—	257	251	6
Not reported	119	107	13	24	18	7	17	14	3	78	75	3
Median	44	44	41	44	44	...	43	43	...	44	45	41

Race of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
White	5 110	4 566	544	984	870	114	921	819	102	3 205	2 877	327
Black	1 041	943	97	472	438	34	222	189	34	346	317	29
Asian and Pacific Islander	146	122	24	20	17	3	3	3	—	123	102	21
American Indian, Eskimo, and Aleut	28	28	—	11	11	—	6	6	—	11	11	—
Not reported	140	128	12	46	37	10	19	19	—	75	72	3

Sex of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Male	1 344	1 194	150	293	265	28	268	241	27	782	688	95
Female	1 009	938	71	365	333	32	105	99	6	540	507	33
Male and female co-owners	4 065	3 614	451	861	764	97	785	681	103	2 419	2 169	250
Not reported	47	41	6	14	11	3	14	14	—	18	15	3

Spanish Origin

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Spanish	402	337	65	110	95	15	91	82	9	201	160	41
Not Spanish	5 666	5 085	581	1 314	1 174	140	1 016	897	119	3 336	3 014	323
Not reported	397	365	31	110	104	6	65	57	8	222	205	17

Veteran Status

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Veteran	2 901	2 592	309	466	415	50	897	787	110	1 538	1 390	148
Vietnam conflict	1 012	863	149	118	95	23	449	384	66	445	385	61
Korean conflict	518	469	49	103	97	6	126	103	23	288	269	20
Korean conflict and World War II	121	112	10	23	19	4	47	41	6	51	51	—
World War II	816	761	56	134	128	6	149	134	15	534	499	35
World War I	6	6	—	—	—	—	—	—	—	6	6	—
Other	369	331	38	75	63	12	110	110	—	185	158	27
Not reported	58	52	6	13	13	—	16	16	—	29	23	6
Nonveteran	3 392	3 045	347	1 018	917	101	256	233	23	2 118	1 895	223
Not reported	172	150	22	50	40	9	19	16	3	104	94	9

Persons in Household

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1 person	565	523	42	140	135	6	87	75	13	337	314	24
2 persons	1 789	1 638	152	390	342	48	341	306	35	1 058	989	69
3 persons	1 442	1 326	116	345	323	21	234	214	21	863	789	74
4 persons	1 406	1 231	176	325	290	35	281	243	38	800	698	102
5 persons	671	569	102	157	133	24	123	108	15	391	328	63
6 or more persons	451	384	67	150	129	21	86	74	12	215	181	34
Not reported	140	116	24	27	20	7	19	16	3	94	80	14
Median	3.1	3.0	3.6	3.1	3.1	...	3.1	3.1	...	3.0	2.9	3.7

Income

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	210	195	14	72	67	6	23	23	—	115	106	9
\$5,000 to \$7,499	187	178	9	79	73	6	23	23	—	85	82	3
\$7,500 to \$9,999	202	185	17	69	66	3	39	36	3	94	83	11
\$10,000 to \$12,499	338	303	35	112	91	21	58	55	3	168	157	12
\$12,500 to \$14,999	269	248	21	99	93	6	40	37	3	130	118	11
\$15,000 to \$19,999	744	687	56	199	185	14	164	149	15	380	353	27
\$20,000 to \$24,999	906	809	97	258	232	26	195	170	26	453	407	46
\$25,000 to \$29,999	843	734	109	196	179	17	163	141	22	483	414	69
\$30,000 to \$34,999	718	629	89	184	151	33	163	140	23	371	338	33
\$35,000 to \$49,999	935	837	98	140	123	17	149	134	15	645	579	67
\$50,000 or more	612	521	90	37	34	3	63	50	12	512	437	75
Not reported	502	460	42	88	78	10	91	76	15	323	305	18
Median	\$25700	\$25400	\$28100	\$21800	\$21600	...	\$24900	\$24600	...	\$28000	\$27800	\$29500
Mean	\$29400	\$29100	\$32500	\$22600	\$22600	...	\$26700	\$26200	...	\$33100	\$32700	\$36700

Table 3c. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

First mortgage debt on 1-housing-unit properties -----
Average first mortgage debt -----

MORTGAGE CHARACTERISTICS

Form of Debt of First Mortgage

Mortgage or deed of trust -----
Contract to purchase -----

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----
1977 and 1978 -----
1975 and 1976 -----
1970 to 1974 -----
1965 to 1969 -----
1960 to 1964 -----
1959 or earlier -----

First Mortgage Loan

Less than \$5,000 -----
\$5,000 to \$9,999 -----
\$10,000 to \$14,999 -----
\$15,000 to \$19,999 -----
\$20,000 to \$24,999 -----
\$25,000 to \$29,999 -----
\$30,000 to \$34,999 -----
\$35,000 to \$39,999 -----
\$40,000 to \$49,999 -----
\$50,000 to \$59,999 -----
\$60,000 to \$79,999 -----
\$80,000 to \$99,999 -----
\$100,000 to \$149,999 -----
\$150,000 or more -----

First Mortgage Outstanding Debt

Less than \$5,000 -----
\$5,000 to \$9,999 -----
\$10,000 to \$14,999 -----
\$15,000 to \$19,999 -----
\$20,000 to \$24,999 -----
\$25,000 to \$29,999 -----
\$30,000 to \$34,999 -----
\$35,000 to \$39,999 -----
\$40,000 to \$49,999 -----
\$50,000 to \$59,999 -----
\$60,000 to \$79,999 -----
\$80,000 to \$99,999 -----
\$100,000 to \$149,999 -----
\$150,000 or more -----

Current Interest Rate on First Mortgage

Less than 5.0 percent -----
5.0 percent -----
5.1 to 5.9 percent -----
6.0 percent -----
6.1 to 6.9 percent -----
7.0 percent -----
7.1 to 7.4 percent -----
7.5 to 7.9 percent -----
8.0 percent -----
8.1 to 8.4 percent -----
8.5 to 8.9 percent -----
9.0 percent -----
9.1 to 9.9 percent -----
10.0 percent -----
10.1 to 11.9 percent -----
12.0 percent -----
12.1 to 13.9 percent -----
14.0 percent or more -----

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed -----
Rate higher now than when mortgage made -----
Rate lower now than when mortgage made -----
Rate unchanged or same now as when mortgage made -----
Not reported -----
No, interest rate cannot be changed -----
Not reported -----

Reason for Change in First Mortgage Rate

Interest rate can be changed -----
Rate renegotiated periodically -----
Rate changes tied to market index -----
When mortgage is assumed -----
When payments become delinquent -----
Other reason -----
Not reported -----
Interest rate cannot be changed -----

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
First mortgage debt on 1-housing-unit properties -----	152 479	133 607	18 872	25 694	22 923	2 770	28 354	24 505	3 849	98 431	86 178	12 252
Average first mortgage debt -----	23 600	23 100	27 900	16 800	16 700	17 200	24 200	23 700	28 300	26 200	25 500	32 200
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	149 362	130 724	18 637	25 694	22 923	2 770	28 217	24 368	3 849	95 451	83 433	12 018
Contract to purchase -----	3 117	2 883	235	-	-	-	137	137	-	2 980	2 745	235
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	52 751	47 756	4 996	8 802	8 163	638	8 838	7 881	957	35 112	31 712	3 400
1977 and 1978 -----	43 728	38 168	5 560	4 984	4 347	637	8 475	7 385	1 090	30 269	26 436	3 833
1975 and 1976 -----	20 666	16 666	4 000	2 716	1 920	796	4 316	3 487	829	13 634	11 260	2 374
1970 to 1974 -----	22 167	18 925	3 242	5 301	4 954	347	4 368	3 807	561	12 498	10 165	2 334
1965 to 1969 -----	8 634	7 808	826	2 430	2 187	243	1 487	1 179	308	4 717	4 442	274
1960 to 1964 -----	3 933	3 684	249	1 131	1 022	109	743	640	103	2 059	2 022	37
1959 or earlier -----	600	600	-	331	331	-	127	127	-	142	142	-
First Mortgage Loan												
Less than \$5,000 -----	162	151	11	28	28	-	18	18	-	116	105	11
\$5,000 to \$9,999 -----	2 386	2 228	158	851	791	60	332	323	9	1 203	1 114	89
\$10,000 to \$14,999 -----	9 450	8 508	942	3 690	3 234	456	1 667	1 475	191	4 094	3 799	295
\$15,000 to \$19,999 -----	13 734	12 345	1 389	4 556	4 006	550	3 071	2 737	333	6 107	5 602	505
\$20,000 to \$24,999 -----	13 468	11 966	1 502	3 243	2 901	342	2 702	2 312	390	7 522	6 752	770
\$25,000 to \$29,999 -----	15 701	13 487	2 214	3 320	2 957	363	3 120	2 566	554	9 261	7 964	1 297
\$30,000 to \$34,999 -----	14 725	13 349	1 376	2 430	2 168	263	2 578	2 393	184	9 717	8 788	929
\$35,000 to \$39,999 -----	13 470	12 376	1 094	2 538	2 319	220	2 882	2 337	544	8 050	7 720	330
\$40,000 to \$49,999 -----	20 961	19 145	1 816	2 369	2 369	-	3 231	3 090	142	15 360	13 686	1 674
\$50,000 to \$59,999 -----	14 613	11 059	3 554	2 098	1 749	349	3 205	3 041	163	9 310	6 269	3 042
\$60,000 to \$79,999 -----	17 031	14 611	2 420	569	402	166	3 560	2 717	844	12 901	11 492	1 410
\$80,000 to \$99,999 -----	7 829	6 077	1 752	-	-	-	1 366	1 148	217	6 463	4 929	1 534
\$100,000 to \$149,999 -----	6 000	5 357	643	-	-	-	624	347	277	5 376	5 010	366
\$150,000 or more -----	2 948	2 948	-	-	-	-	-	-	-	2 948	2 948	-
First Mortgage Outstanding Debt												
Less than \$5,000 -----	2 176	2 004	172	623	577	46	308	286	23	1 244	1 141	103
\$5,000 to \$9,999 -----	7 624	7 044	580	2 762	2 465	297	1 167	1 068	99	3 695	3 511	184
\$10,000 to \$14,999 -----	11 479	10 451	1 027	3 595	3 270	325	2 035	1 821	214	5 849	5 360	489
\$15,000 to \$19,999 -----	13 081	11 714	1 367	3 701	3 215	486	2 860	2 495	365	6 520	6 003	516
\$20,000 to \$24,999 -----	13 475	11 399	2 076	2 942	2 490	452	2 887	2 410	477	7 646	6 499	1 147
\$25,000 to \$29,999 -----	14 872	12 984	1 888	2 490	2 323	167	2 772	2 395	377	9 610	8 266	1 344
\$30,000 to \$34,999 -----	13 618	12 426	1 192	2 452	2 189	263	2 549	2 001	548	8 618	8 236	382
\$35,000 to \$39,999 -----	12 931	12 047	884	2 339	2 119	220	2 435	2 331	103	8 157	7 596	561
\$40,000 to \$49,999 -----	17 999	15 921	2 079	2 128	2 128	-	3 592	3 450	142	12 279	10 342	1 937
\$50,000 to \$59,999 -----	13 061	9 923	3 138	2 260	1 744	516	2 385	2 221	163	8 416	5 957	2 459
\$60,000 to \$79,999 -----	17 722	15 196	2 526	402	402	-	4 077	3 015	1 061	13 243	11 778	1 465
\$80,000 to \$99,999 -----	6 694	5 117	1 577	-	-	-	940	663	277	5 754	4 454	1 300
\$100,000 to \$149,999 -----	5 264	4 898	366	-	-	-	347	347	-	4 917	4 551	366
\$150,000 or more -----	2 482	2 482	-	-	-	-	-	-	-	2 482	2 482	-
Current Interest Rate on First Mortgage												
Less than 5.0 percent -----	790	717	73	95	95	-	278	278	-	417	344	73
5.0 percent -----	67	67	-	14	14	-	-	-	-	53	53	-
5.1 to 5.9 percent -----	6 467	5 946	520	3 083	2 788	295	1 535	1 358	177	1 849	1 801	48
6.0 percent -----	3 173	2 938	235	622	504	117	419	399	20	2 132	2 035	97
6.1 to 6.9 percent -----	3 403	3 265	138	249	231	18	459	459	-	2 695	2 575	121
7.0 percent -----	7 259	6 301	958	3 067	2 658	409	2 970	2 684	286	1 222	959	264
7.1 to 7.4 percent -----	1 977	1 600	377	64	64	-	177	177	-	1 736	1 359	377
7.5 to 7.9 percent -----	8 106	6 875	1 231	1 501	1 369	133	989	706	282	5 615	4 799	816
8.0 percent -----	9 027	7 474	1 553	1 677	1 443	235	3 615	2 862	753	3 735	3 169	565
8.1 to 8.4 percent -----	2 193	1 803	390	73	73	-	411	274	137	1 709	1 456	253
8.5 to 8.9 percent -----	29 060	25 046	4 013	5 408	4 630	778	6 321	5 136	1 184	17 332	15 280	2 052
9.0 percent -----	10 949	8 735	2 215	825	488	337	1 756	1 756	-	8 368	6 490	1 878
9.1 to 9.9 percent -----	25 829	22 915	2 914	2 736	2 555	180	3 179	2 687	491	19 915	17 673	2 242
10.0 percent -----	7 878	6 697	1 181	1 897	1 794	103	2 454	2 177	277	3 527	2 726	801
10.1 to 11.9 percent -----	21 361	18 373	2 988	2 327	2 161	166	2 013	1 771	242	17 021	14 441	2 580
12.0 percent -----	4 189	4 189	-	887	887	-	1 127	1 127	-	2 176	2 176	-
12.1 to 13.9 percent -----	7 368	7 330	38	857	857	-	395	395	-	6 116	6 078	38
14.0 percent or more -----	3 382	3 335	48	311	311	-	258	258	-	2 813	2 765	48
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed -----	43 174	37 831	5 344	-	-	-	-	-	-	43 174	37 831	5 344
Rate higher now than when mortgage made -----	5 091	4 530	561	-	-	-	-	-	-	5 091	4 530	561
Rate lower now than when mortgage made -----	185	185	-	-	-	-	-	-	-	185	185	-
Rate unchanged or same now as when mortgage made -----	37 184	32 401	4 782	-	-	-	-	-	-	37 184	32 401	4 782
Not reported -----	714	714	-	-	-	-	-	-	-	714	714	-
No, interest rate cannot be changed -----	107 695	94 799	12 897	25 694	22 923	2 770	28 354	24 505	3 849	53 647	47 370	6 277
Not reported -----	1 610	978	632	-	-	-	-	-	-	1 610	978	632
Reason for Change in First Mortgage Rate												
Interest rate can be changed -----	43 174	37 831	5 344	-	-	-	-	-	-	43 174	37 831	5 344
Rate renegotiated periodically -----	3 076	2 624	452	-	-	-	-	-	-	3 076	2 624	452
Rate changes tied to market index -----	2 353	1 802	551	-	-	-	-	-	-	2 353	1 802	551
When mortgage is assumed -----	33 353	29 591	3 762	-	-	-	-	-	-	33 353	29 591	3 762
When payments become delinquent -----	4 173	3 818	355	-	-	-	-	-	-	4 173	3 818	355
Other reason -----	5 091	4 567	524	-	-	-	-	-	-	5 091	4 567	524
Not reported -----	491	491	-	-	-	-	-	-	-	491	491	-
Interest rate cannot be changed -----	107 695	94 799	12 897	25 694	22 923	2 770	28 354	24 505	3 849	53 647	47 370	6 277

¹Detail does not add to total because lenders reported more than one reason.

Table 3c. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	2 851	2 840	11	29	29	—	—	—	—	2 822	2 811	11
8 to 12 years	2 288	2 035	253	165	165	—	—	—	—	2 123	1 870	253
13 to 17 years	2 224	2 056	168	49	49	—	19	19	—	2 155	1 987	168
18 to 22 years	9 442	8 639	803	623	591	32	329	223	106	8 490	7 824	666
23 to 27 years	21 797	19 890	1 907	2 135	1 968	168	1 002	944	58	18 660	16 978	1 682
28 to 32 years	111 445	95 996	15 449	22 452	19 924	2 528	27 004	23 319	3 686	61 989	52 753	9 235
33 to 37 years	470	261	209	221	178	43	—	—	—	249	83	165
38 or more years	97	97	—	20	20	—	—	—	—	77	77	—
No stated term	1 866	1 793	73	—	—	—	—	—	—	1 866	1 793	73

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	9 933	8 932	1 001	2 421	2 240	180	301	281	20	7 212	6 411	800
Payments increase yearly for first five years of mortgage	2 051	1 870	180	1 936	1 756	180	97	97	—	17	17	—
Payments increase yearly for first ten years of mortgage	103	103	—	—	—	—	103	103	—	—	—	—
Payments change in some other way	7 198	6 378	820	277	277	—	76	56	20	6 845	6 044	800
Not reported	582	582	—	207	207	—	25	25	—	350	350	—
No, monthly payments cannot change	139 925	122 997	16 927	23 107	20 535	2 572	27 902	24 119	3 783	88 916	78 344	10 572
Not reported	2 621	1 677	944	167	149	18	152	106	46	2 302	1 423	880

Holder of First Mortgage

Commercial bank or trust company	17 000	15 871	1 129	1 805	1 600	205	1 495	1 421	74	13 699	12 850	849
Mutual savings bank	11 176	10 387	789	3 018	2 798	220	2 858	2 421	437	5 300	5 168	132
Savings and loan association	62 966	53 707	9 259	3 216	2 867	349	5 096	4 557	539	54 654	46 283	8 371
Life insurance company	5 151	4 531	620	1 273	1 196	77	729	715	14	3 149	2 620	529
Mortgage company	4 522	4 205	316	1 598	1 322	276	2 147	2 147	—	777	736	40
Federal agency	6 346	5 732	614	2 560	2 364	195	3 276	2 898	379	510	470	40
Federally-secured pool	18 736	15 456	3 280	6 376	5 515	861	9 663	7 732	1 931	2 697	2 209	488
Federal National Mortgage Association	10 585	8 932	1 652	5 209	4 647	562	2 011	1 679	332	3 364	2 606	758
Real estate or construction company	230	230	—	—	—	—	—	—	—	230	230	—
Individual or individual's estate	5 862	5 303	559	—	—	—	—	—	—	5 862	5 303	559
Other	9 906	9 252	654	640	615	25	1 079	935	144	8 188	7 702	486

Location of First Mortgage Holder

Property in Northeast Region	14 219	13 340	879	2 077	1 949	128	1 936	1 806	131	10 205	9 585	620
Lender in Northeast	12 832	12 009	823	1 454	1 325	128	1 481	1 402	79	9 897	9 282	615
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	1 265	1 209	56	502	502	—	455	404	51	308	304	5
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	122	122	—	122	122	—	—	—	—	—	—	—
Property in North Central Region	29 095	26 998	2 097	5 430	5 118	312	3 644	3 334	310	20 021	18 546	1 475
Lender in Northeast	1 448	1 206	242	461	447	14	272	244	28	714	515	200
Lender in North Central	21 764	20 268	1 496	1 928	1 781	147	1 511	1 437	73	18 325	17 050	1 276
Lender in South	5 765	5 405	360	3 013	2 862	151	1 774	1 565	209	978	978	—
Lender in West	101	101	—	10	10	—	87	87	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	18	18	—	18	18	—	—	—	—	—	—	—
Property in South Region	52 545	47 702	4 843	10 162	8 945	1 217	11 867	10 387	1 480	30 516	28 370	2 146
Lender in Northeast	4 625	4 130	496	1 507	1 394	113	1 695	1 351	344	1 423	1 384	39
Lender in North Central	1 773	1 658	114	526	449	77	541	503	38	706	706	—
Lender in South	45 676	41 444	4 232	8 053	7 026	1 027	9 522	8 424	1 098	28 102	25 994	2 107
Lender in West	307	307	—	76	76	—	17	17	—	214	214	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	164	164	—	—	—	—	92	92	—	72	72	—
Property in West Region	56 620	45 566	11 054	8 025	6 911	1 113	10 907	8 978	1 929	37 688	29 677	8 011
Lender in Northeast	3 697	3 280	417	955	867	89	1 358	1 067	291	1 384	1 346	38
Lender in North Central	1 778	1 474	304	483	403	79	204	206	—	1 089	864	225
Lender in South	14 855	11 466	3 389	5 093	4 451	641	5 913	4 574	1 339	3 849	2 440	1 409
Lender in West	36 003	29 060	6 943	1 493	1 189	304	3 430	3 130	299	31 080	24 741	6 340
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	286	286	—	—	—	—	—	—	—	286	286	—

Servicing of First Mortgage

Holder	94 652	83 481	11 171	6 893	5 985	908	9 709	9 211	499	78 050	68 285	9 764
Agent	57 827	50 126	7 701	18 801	16 938	1 863	18 645	15 294	3 351	20 381	17 893	2 488

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	15 064	13 269	1 795	2 558	2 158	400	1 616	1 330	286	10 890	9 781	1 109
20 to 29 percent	16 434	12 815	3 619	2 901	2 385	516	1 498	1 168	330	12 035	9 263	2 773
30 to 39 percent	18 513	15 971	2 541	3 198	2 749	449	2 072	1 753	320	13 242	11 470	1 772
40 to 49 percent	24 115	18 923	5 192	3 029	2 311	718	3 922	2 926	996	17 165	13 687	3 478
50 to 59 percent	22 469	19 299	3 170	3 070	2 679	392	4 747	3 800	947	14 652	12 820	1 832
60 to 69 percent	20 597	19 245	1 352	3 062	2 796	266	4 563	4 110	453	12 972	12 339	633
70 to 79 percent	15 362	14 602	760	3 182	3 182	—	3 539	3 273	267	8 640	8 146	494
80 to 89 percent	10 757	10 515	242	2 874	2 874	—	4 154	3 913	242	3 728	3 728	—
90 to 99 percent	3 042	3 004	38	773	773	—	1 258	1 258	—	1 011	973	38
100 percent or more	820	820	—	114	114	—	85	85	—	622	622	—
Not reported	5 307	5 144	163	933	902	30	900	891	9	3 474	3 350	124

Table 3c. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Regular payments of interest and/or principal	152 408	133 536	18 872	25 694	22 923	2 770	28 354	24 505	3 849	98 360	86 107	12 252
Interest and principal	151 584	132 757	18 827	25 694	22 923	2 770	28 354	24 505	3 849	97 535	85 328	12 207
Fully amortized	145 097	126 924	18 173	25 435	22 694	2 740	27 924	24 349	3 575	91 739	79 881	11 858
Partially amortized	6 487	5 832	654	259	229	30	430	156	275	5 797	5 448	349
Principal only	114	114	—	—	—	—	—	—	—	114	114	—
Fully amortized	112	112	—	—	—	—	—	—	—	112	112	—
Partially amortized	2	2	—	—	—	—	—	—	—	2	2	—
Interest only	710	665	45	—	—	—	—	—	—	710	665	45
No regular payments required	71	71	—	—	—	—	—	—	—	71	71	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	152 408	133 536	18 872	25 694	22 923	2 770	28 354	24 505	3 849	98 360	86 107	12 252
Less than \$60	1 632	1 497	135	617	539	78	455	432	23	560	526	34
\$60 to \$79	2 769	2 498	270	1 531	1 379	153	594	514	80	643	606	37
\$80 to \$99	4 979	4 415	564	2 106	1 792	314	1 155	1 040	115	1 717	1 583	135
\$100 to \$149	15 329	13 863	1 467	5 249	4 641	608	3 305	3 096	209	6 775	6 125	649
\$150 to \$199	16 885	14 823	2 062	3 445	2 993	452	3 500	2 925	575	9 939	8 905	1 034
\$200 to \$249	17 230	14 672	2 557	3 023	2 680	343	3 404	2 745	659	10 803	9 248	1 555
\$250 to \$299	15 315	14 565	750	2 705	2 619	86	3 215	2 774	441	9 395	9 172	222
\$300 to \$399	24 137	21 876	2 262	3 028	2 925	103	4 252	4 007	245	16 857	14 944	1 913
\$400 to \$499	17 728	14 236	3 492	2 928	2 462	466	3 075	2 912	163	11 725	8 862	2 863
\$500 to \$599	10 442	8 402	2 040	1 061	894	166	1 978	1 376	602	7 402	6 131	1 271
\$600 to \$699	8 184	7 317	867	—	—	—	1 395	1 178	217	6 788	6 139	649
\$700 to \$799	5 216	3 745	1 471	—	—	—	790	549	242	4 426	3 196	1 230
\$800 or more	12 564	11 628	936	—	—	—	1 234	957	277	11 329	10 671	658
No regular payments required	71	71	—	—	—	—	—	—	—	71	71	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	152 408	133 536	18 872	25 694	22 923	2 770	28 354	24 505	3 849	98 360	86 107	12 252
Current or ahead of schedule	141 079	124 551	16 528	22 869	20 406	2 463	26 178	22 726	3 452	92 033	81 420	10 613
Delinquent (30 days or more)	7 507	5 803	1 704	2 233	1 961	272	1 735	1 384	351	3 540	2 457	1 082
1 to 3 payments	6 533	4 994	1 540	1 955	1 745	210	1 451	1 101	351	3 128	2 148	979
4 or more payments	974	809	165	278	216	62	284	284	—	412	309	103
Foreclosure in process	387	325	62	182	120	62	197	197	—	9	9	—
Foreclosure not in process	526	424	103	37	37	—	87	87	—	403	300	103
Not reported	60	60	—	60	60	—	—	—	—	—	—	—
Not reported	3 821	3 182	640	592	556	36	441	395	46	2 788	2 230	557
No regular payments required	71	71	—	—	—	—	—	—	—	71	71	—

OWNER CHARACTERISTICS

Race of Owner

White	126 246	110 273	15 973	17 006	14 815	2 191	22 385	19 475	2 910	86 854	75 982	10 872
Black	18 285	16 355	1 929	7 413	6 983	430	5 228	4 289	939	5 643	5 084	560
Asian and Pacific Islander	4 977	4 120	857	451	405	46	60	60	—	4 466	3 655	811
American Indian, Eskimo, and Aleut	439	439	—	91	91	—	104	104	—	244	244	—
Not reported	2 533	2 420	113	733	630	103	577	577	—	1 223	1 213	10

Sex of Owner

Male	29 702	25 489	4 213	4 404	4 017	388	5 591	5 023	568	19 707	16 449	3 258
Female	16 257	15 000	1 257	4 798	4 467	331	1 663	1 562	101	9 796	8 971	825
Male and female co-owners	105 750	92 408	13 341	16 332	14 298	2 034	20 788	17 608	3 181	68 629	60 502	8 127
Not reported	770	710	61	159	141	18	313	313	—	299	256	43

Spanish Origin

Spanish	8 944	7 359	1 585	2 253	2 023	229	2 015	1 837	178	4 677	3 499	1 178
Not Spanish	136 764	119 944	16 820	22 085	19 580	2 504	25 155	21 697	3 459	89 524	78 667	10 857
Not reported	6 771	6 304	467	1 357	1 320	37	1 184	972	213	4 230	4 012	218

Table 4c. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities	Total first and junior mortgage debt on—				Inside SMSA's, in Central Cities	Total first and junior mortgage debt on—			
	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage		Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1-housing unit properties -----	161 219	27 729	29 913	103 576	MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Average total mortgage debt -----	24 900	18 100	25 500	27 600	Selected Annual Owner Costs as Percent of Income				
MORTGAGE CHARACTERISTICS					Acquired before 1980 -----	135 496	23 900	25 042	86 555
Total Mortgage Loan					Less than 5 percent -----	1 355	177	153	1 025
Less than \$5,000 -----	151	28	18	105	5 to 9 percent -----	7 539	1 415	1 807	4 317
\$5,000 to \$9,999 -----	2 269	791	332	1 146	10 to 14 percent -----	21 971	4 034	3 485	14 452
\$10,000 to \$14,999 -----	8 700	3 304	1 506	3 890	15 to 19 percent -----	26 453	3 639	5 044	17 769
\$15,000 to \$19,999 -----	12 771	4 130	2 797	5 844	20 to 24 percent -----	21 883	4 466	4 625	12 792
\$20,000 to \$24,999 -----	13 341	3 321	2 591	7 428	25 to 29 percent -----	13 782	2 608	2 497	8 677
\$25,000 to \$29,999 -----	15 078	3 482	2 984	8 612	30 to 34 percent -----	9 621	1 693	1 331	6 597
\$30,000 to \$34,999 -----	15 741	3 083	3 090	9 569	35 to 39 percent -----	5 578	1 154	943	3 482
\$35,000 to \$39,999 -----	14 742	3 411	2 843	8 488	40 to 49 percent -----	6 761	1 255	2 088	3 417
\$40,000 to \$49,999 -----	21 886	2 482	3 987	15 418	50 percent or more -----	8 080	2 192	931	4 956
\$50,000 to \$59,999 -----	13 502	1 905	3 195	8 401	Not reported or not computed -----	12 473	1 267	2 136	9 069
\$60,000 to \$79,999 -----	20 832	725	3 765	16 342	Acquired 1980 and 1981 (part) -----	25 722	3 829	4 872	17 022
\$80,000 to \$99,999 -----	8 606	523	1 148	6 934	PROPERTY CHARACTERISTICS				
\$100,000 to \$149,999 -----	9 191	544	1 236	7 410	Year Structure Built				
\$150,000 or more -----	4 410	—	421	3 989	1979 to March 1980 -----	9 665	1 460	657	7 548
Total Mortgage Outstanding Debt					1977 and 1978 -----	8 663	915	899	6 850
Less than \$5,000 -----	2 088	598	295	1 195	1975 and 1976 -----	9 730	1 292	1 564	6 874
\$5,000 to \$9,999 -----	7 376	2 621	1 091	3 664	1970 to 1974 -----	23 197	3 424	5 141	14 632
\$10,000 to \$14,999 -----	10 908	3 339	1 926	5 643	1960 to 1969 -----	31 448	6 161	7 817	17 470
\$15,000 to \$19,999 -----	12 803	3 667	2 597	6 539	1950 to 1959 -----	28 127	5 612	6 686	15 829
\$20,000 to \$24,999 -----	13 015	2 886	2 953	7 176	1940 to 1949 -----	15 705	3 482	2 535	9 689
\$25,000 to \$29,999 -----	15 005	3 078	2 869	9 058	1939 or earlier -----	30 310	4 375	3 531	22 404
\$30,000 to \$34,999 -----	14 989	3 045	2 725	9 219	Not reported -----	4 372	1 008	1 084	2 280
\$35,000 to \$39,999 -----	13 264	2 647	2 565	8 052	Value				
\$40,000 to \$49,999 -----	19 349	2 240	4 133	12 976	Less than \$5,000 -----	107	11	—	96
\$50,000 to \$59,999 -----	12 304	1 901	2 566	7 837	\$5,000 to \$9,999 -----	87	30	—	57
\$60,000 to \$79,999 -----	20 761	874	3 873	16 014	\$10,000 to \$14,999 -----	505	147	17	341
\$80,000 to \$99,999 -----	7 332	507	934	5 890	\$15,000 to \$19,999 -----	1 626	716	313	596
\$100,000 to \$149,999 -----	8 081	324	965	6 791	\$20,000 to \$24,999 -----	2 673	998	607	1 068
\$150,000 or more -----	3 944	—	421	3 523	\$25,000 to \$29,999 -----	4 005	1 814	854	1 337
Total Outstanding Debt as Percent of Value					\$30,000 to \$34,999 -----	5 789	2 216	1 324	2 249
Less than 20 percent -----	13 869	2 241	1 403	10 225	\$35,000 to \$39,999 -----	5 758	1 579	1 870	2 310
20 to 29 percent -----	15 041	2 541	1 543	10 957	\$40,000 to \$49,999 -----	17 121	4 571	4 090	8 459
30 to 39 percent -----	19 570	3 450	2 028	14 092	\$50,000 to \$59,999 -----	16 057	4 462	4 074	7 521
40 to 49 percent -----	22 205	2 703	3 148	16 354	\$60,000 to \$79,999 -----	29 882	5 980	5 648	18 254
50 to 59 percent -----	24 719	3 480	4 713	16 526	\$80,000 to \$99,999 -----	21 471	2 020	4 432	15 019
60 to 69 percent -----	23 126	3 285	5 113	14 727	\$100,000 to \$149,999 -----	25 421	2 051	3 844	19 527
70 to 79 percent -----	18 275	4 131	4 237	9 907	\$150,000 or more -----	25 334	189	1 902	23 242
80 to 89 percent -----	13 004	3 251	5 032	4 721	Not reported -----	5 383	945	938	3 500
90 to 99 percent -----	4 127	1 271	1 580	1 275	OWNER CHARACTERISTICS				
100 percent or more -----	1 900	430	177	1 292	Age of Owner				
Not reported -----	5 383	945	938	3 500	Less than 25 years -----	3 492	1 511	552	1 429
MORTGAGE PAYMENTS AND OTHER EXPENSES					25 to 34 years -----	54 985	10 469	10 427	34 089
Monthly Interest and Principal Payments on Total Mortgages					35 to 44 years -----	48 288	6 973	9 274	32 041
Regular monthly payments of interest and/or principal -----	161 148	27 729	29 913	103 506	45 to 54 years -----	29 473	5 336	5 590	18 546
Less than \$60 -----	1 497	539	432	526	55 to 64 years -----	16 641	1 873	2 746	12 022
\$60 to \$79 -----	2 522	1 388	514	620	65 years or over -----	6 374	1 279	989	4 106
\$80 to \$99 -----	4 653	2 011	1 049	1 593	Not reported -----	1 966	286	336	1 344
\$100 to \$149 -----	14 139	4 745	3 133	6 261	Race of Owner				
\$150 to \$199 -----	15 341	3 289	3 054	8 998	White -----	133 973	18 738	23 659	91 577
\$200 to \$249 -----	15 809	3 208	2 790	9 811	Black -----	18 971	7 639	5 514	5 819
\$250 to \$299 -----	16 019	3 081	3 270	9 668	Asian and Pacific Islander -----	5 235	489	60	4 686
\$300 to \$399 -----	26 599	4 403	5 097	17 099	American Indian, Eskimo, and Aleut -----	439	91	104	244
\$400 to \$499 -----	18 258	2 841	4 019	11 398	Not reported -----	2 600	773	577	1 250
\$500 to \$599 -----	10 861	983	1 718	8 160	Sex of Owner				
\$600 to \$699 -----	9 951	157	1 576	8 219	Male -----	31 496	4 768	5 806	20 921
\$700 to \$799 -----	5 345	—	994	4 351	Female -----	16 884	5 056	1 723	10 106
\$800 or more -----	20 154	1 084	2 267	16 803	Male and female co-owners -----	112 023	17 741	22 072	72 209
No regular payments required -----					Not reported -----	817	164	313	340
	71	—	—	71	Spanish Origin				
Interest and Principal Payments on Total Mortgages as Percent of Income					Spanish -----	9 593	2 386	2 084	5 123
Regular payments of interest and/or principal -----	161 148	27 729	29 913	103 506	Not Spanish -----	144 399	23 966	26 543	93 890
Less than 5 percent -----	11 538	3 313	2 140	6 085	Not reported -----	7 227	1 377	1 287	4 563
5 to 9 percent -----	35 744	6 502	6 180	23 062	Veteran Status				
10 to 14 percent -----	31 718	5 044	5 744	20 931	Veteran -----	72 257	7 773	24 228	40 256
15 to 19 percent -----	28 061	5 662	5 891	16 508	Vietnam conflict -----	34 120	2 770	15 143	16 206
20 to 24 percent -----	15 709	2 271	3 460	9 977	Korean conflict -----	11 524	2 045	2 675	6 804
25 to 29 percent -----	10 222	1 409	784	8 029	Korean conflict and World War II -----	1 581	211	733	637
30 to 34 percent -----	6 564	762	1 454	4 349	World War II -----	13 760	1 249	2 143	10 368
35 to 39 percent -----	3 819	707	1 463	1 649	World War I -----	26	—	—	26
40 to 49 percent -----	3 016	449	368	2 199	Other -----	9 712	1 186	3 212	5 313
50 percent or more -----	3 224	545	594	2 085	Not reported -----	1 536	311	322	903
Not reported or not computed -----	11 532	1 066	1 834	8 632	Nonveteran -----	86 084	19 491	5 368	61 225
No regular payments required -----					Not reported -----	2 877	465	317	2 096
	71	—	—	71					

Table 4c. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities**OWNER CHARACTERISTICS—Con.****Income**

	Total first and junior mortgage debt on—			
	Total properties	Properties with—		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	2 709	623	168	1 918
\$5,000 to \$7,499.....	2 298	912	297	1 089
\$7,500 to \$9,999.....	2 471	751	664	1 056
\$10,000 to \$12,499.....	5 501	1 857	1 044	2 600
\$12,500 to \$14,999.....	4 210	1 119	802	2 289
\$15,000 to \$19,999.....	14 516	3 728	3 616	7 172
\$20,000 to \$24,999.....	19 622	4 983	4 603	10 037

Inside SMSA's, in Central Cities**OWNER CHARACTERISTICS—Con.****Income—Con.**

	Total first and junior mortgage debt on—			
	Total properties	Properties with—		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
\$25,000 to \$29,999.....	21 065	3 831	4 788	12 447
\$30,000 to \$34,999.....	19 352	4 315	4 488	10 549
\$35,000 to \$49,999.....	29 559	3 639	4 759	21 161
\$50,000 or more.....	29 213	990	2 864	25 358
Not reported.....	10 702	981	1 819	7 901

Table 5c. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	5 787	675	572	2 266	359	166	221	483	407	19	273	346
2 mortgages	647	55	52	274	27	23	23	97	55	—	23	17
3 or more mortgages	30	—	3	18	—	—	—	3	3	—	—	3

Form of Debt of First Mortgage

Mortgage or deed of trust	6 227	718	618	2 520	383	180	239	580	465	17	178	329
Contract to purchase	237	12	9	37	3	9	6	3	—	3	118	37

Origin of First Mortgage

Mortgage made at time property acquired	4 875	516	465	1 959	248	144	190	463	354	14	256	266
Mortgage assumed at time property acquired	1 020	76	137	352	124	29	40	108	102	3	23	25
Mortgage placed later than acquisition of property	570	138	25	246	14	17	15	11	9	3	17	75
Refinanced mortgage:												
Same lender	225	38	14	121	8	6	3	3	3	3	11	15
Different lender	156	31	9	67	3	8	6	9	—	—	—	23
Mortgage placed on property owned free and clear of debt	190	69	3	58	3	3	6	—	6	—	6	37

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	570	138	25	246	14	17	15	11	9	3	17	75
Renew or extend loan that had fallen due, without increasing the outstanding balance	35	11	—	9	6	—	—	—	—	3	—	6
Secure better terms	74	9	—	48	—	3	3	6	3	—	—	3
Provide funds for additions, improvements, or repairs to this property	232	75	6	84	6	3	6	3	3	—	11	34
Provide funds for investment in other real estate	58	24	3	23	—	—	—	3	—	—	—	6
Provide funds for other types of investments	33	6	3	19	3	—	—	—	—	—	—	3
Provide funds for educational or medical expenses	6	—	—	3	—	—	—	—	—	—	—	3
Other reasons	62	14	6	22	—	3	—	—	—	—	—	18
Not reported	70	—	9	38	—	6	6	—	3	—	6	3
Other properties	5 894	592	602	2 311	372	173	230	571	456	17	279	291

Year First Mortgage Made or Assumed

1979 to 1981 (part)	1 364	193	48	427	21	56	94	190	92	8	84	150
1977 and 1978	1 323	152	111	526	40	47	32	191	97	6	54	68
1975 and 1976	810	86	84	359	6	39	24	95	35	—	45	37
1970 to 1974	1 326	135	148	568	52	37	53	81	157	—	63	32
1965 to 1969	868	103	110	393	101	—	20	17	60	3	32	29
1960 to 1964	573	38	89	241	120	11	17	3	13	3	12	28
1959 or earlier	201	23	38	43	47	—	4	6	11	—	6	23

First Mortgage Loan

Less than \$5,000	75	24	3	11	—	14	—	3	—	—	17	3
\$5,000 to \$9,999	589	82	68	202	26	14	30	20	31	9	70	37
\$10,000 to \$14,999	1 168	148	155	390	127	27	47	39	124	—	58	53
\$15,000 to \$19,999	1 090	93	144	387	120	24	31	85	92	6	41	67
\$20,000 to \$24,999	749	80	74	353	40	20	32	61	47	3	13	25
\$25,000 to \$29,999	662	76	57	297	21	17	9	97	37	3	11	38
\$30,000 to \$34,999	515	51	51	202	20	29	30	38	31	—	21	42
\$35,000 to \$39,999	392	25	25	174	3	12	23	75	25	—	8	21
\$40,000 to \$49,999	516	62	23	246	15	22	16	60	24	—	26	22
\$50,000 to \$59,999	282	24	9	119	3	9	6	50	34	—	9	19
\$60,000 to \$79,999	264	33	3	98	8	3	17	43	19	—	12	28
\$80,000 to \$99,999	93	22	9	46	—	—	4	7	—	—	6	—
\$100,000 to \$149,999	54	3	6	28	—	—	—	6	—	—	3	8
\$150,000 or more	16	7	—	3	3	—	—	—	—	—	—	3
Median	\$22100	\$21100	\$18000	\$24100	\$16700	\$24300	\$22200	\$29300	\$19200	...	\$15400	\$24600
Mean	\$27400	\$28200	\$22000	\$28800	\$21000	\$25900	\$27900	\$33400	\$24900	...	\$22900	\$30600

First Mortgage Outstanding Debt

Less than \$5,000	844	132	88	299	98	25	23	11	32	3	82	51
\$5,000 to \$9,999	1 001	116	128	353	133	20	31	25	77	6	55	58
\$10,000 to \$14,999	921	97	142	357	84	20	29	42	78	3	34	36
\$15,000 to \$19,999	755	96	68	286	26	18	31	81	85	6	23	34
\$20,000 to \$24,999	601	58	62	250	6	23	32	86	35	3	14	32
\$25,000 to \$29,999	544	52	57	254	3	17	10	68	28	—	26	29
\$30,000 to \$34,999	420	33	19	163	9	24	31	52	41	—	12	35
\$35,000 to \$39,999	346	35	20	157	3	15	18	61	21	—	3	15
\$40,000 to \$49,999	401	31	24	175	12	16	15	63	22	—	20	24
\$50,000 to \$59,999	240	25	3	110	—	9	3	38	33	—	6	13
\$60,000 to \$79,999	260	31	6	93	8	3	17	46	13	—	15	28
\$80,000 to \$99,999	75	15	6	43	—	—	4	6	—	—	—	—
\$100,000 to \$149,999	45	3	6	15	—	—	—	3	—	—	6	11
\$150,000 or more	13	7	—	3	3	—	—	—	—	—	—	—
Median	\$18100	\$16100	\$13500	\$19700	\$8500	\$22500	\$21300	\$28400	\$17700	...	\$11700	\$20600
Mean	\$23600	\$23300	\$17800	\$24600	\$13400	\$23800	\$26000	\$32100	\$22800	...	\$19800	\$27100

Current Interest Rate on First Mortgage

Less than 5.0 percent	182	19	17	26	38	—	18	9	3	—	11	41
5.0 percent	25	—	11	5	9	—	—	—	—	—	—	—
5.1 to 5.9 percent	843	83	173	233	209	14	26	8	50	—	6	42
6.0 percent	379	32	57	173	34	8	14	—	17	6	27	11

Table 5c. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Current Interest Rate on First Mortgage—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	279	32	11	152	26	—	4	6	17	—	9	22
7.0 percent	476	45	57	167	12	12	18	41	87	—	23	14
7.1 to 7.4 percent	116	11	15	76	3	—	—	—	—	—	3	8
7.5 to 7.9 percent	441	45	45	238	11	6	6	12	50	—	10	19
8.0 percent	404	41	23	134	5	21	10	84	15	3	54	14
8.1 to 8.4 percent	93	12	6	54	3	—	4	—	3	—	—	11
8.5 to 8.9 percent	1 013	105	104	405	9	32	51	165	84	3	23	33
9.0 percent	382	48	29	198	—	27	6	21	15	—	22	17
9.1 to 9.9 percent	645	74	55	247	17	16	22	91	61	3	24	34
10.0 percent	227	26	6	64	—	11	27	31	21	6	33	3
10.1 to 11.9 percent	520	48	8	260	9	23	21	66	30	—	20	35
12.0 percent	107	12	6	27	—	3	12	24	3	—	18	3
12.1 to 13.9 percent	175	48	—	75	—	—	6	17	3	—	6	21
14.0 percent or more	157	51	6	23	—	17	—	9	7	—	8	37
Median	8.5	8.7	7.0	8.5	5.7	9.0	8.7	8.9	8.0	...	8.6	8.5

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 420	125	89	992	27	8	—	28	28	—	38	84
Rate higher now than when mortgage made	177	22	9	110	—	—	—	—	—	—	6	31
Rate lower now than when mortgage made	8	—	3	6	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	1 211	104	78	861	27	6	—	28	28	—	26	53
Not reported	23	—	—	15	—	3	—	—	—	—	6	—
No, interest rate cannot be changed	4 967	591	535	1 534	356	176	244	552	434	19	250	276
Not reported	78	15	3	32	3	6	—	3	3	—	8	6

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	1 420	125	89	992	27	8	—	28	28	—	38	84
Rate renegotiated periodically	99	29	8	46	—	—	—	—	—	—	3	13
Rate changes tied to market index	60	9	—	45	—	—	—	—	—	—	3	3
When mortgage is assumed	1 046	68	59	783	24	6	—	—	—	—	15	38
When payments become delinquent	231	11	22	187	3	3	—	24	28	—	—	3
Other reason	221	8	14	145	—	—	—	3	—	—	14	36
Not reported	15	6	—	3	—	—	—	—	—	—	6	—
Interest rate cannot be changed	4 967	591	535	1 534	356	176	244	552	434	19	250	276

Term of First Mortgage

Less than 8 years	158	61	3	17	—	14	—	—	—	—	38	25
8 to 12 years	215	68	3	56	—	8	—	—	—	3	37	40
13 to 17 years	218	51	17	77	3	8	5	—	8	3	40	6
18 to 22 years	681	117	70	349	33	3	11	8	17	3	43	28
23 to 27 years	1 243	125	153	672	123	14	6	26	31	—	28	65
28 to 32 years	3 835	294	373	1 382	219	143	220	548	406	8	54	190
33 to 37 years	27	—	9	3	9	—	—	—	3	—	3	—
38 or more years	12	3	—	—	—	—	3	—	—	—	6	—
No stated term	75	—	—	3	—	—	—	—	—	3	47	12
Median	28.9	25.5	28.9	28.4	28.8	29.7	30.3	30.3	30.2	...	19.2	28.3

Unexpired Term of First Mortgage

Less than 4 years	364	99	25	107	35	11	—	3	3	—	49	32
4 to 7 years	487	82	37	201	60	8	3	3	17	—	34	43
8 to 12 years	727	108	107	307	78	3	18	3	19	3	49	33
13 to 17 years	741	95	91	358	31	14	12	22	52	6	27	35
18 to 22 years	953	76	106	485	12	18	39	52	99	—	25	41
23 to 27 years	1 355	118	107	528	31	69	56	251	117	—	24	55
28 to 32 years	714	60	17	213	15	36	77	141	58	3	19	76
33 or more years	5	3	—	—	—	—	—	—	—	—	3	—
No stated term or not computed	1 119	90	137	360	124	31	40	108	102	9	67	50
Median	19.9	14.7	17.2	19.3	10.3	...	25.7	26.1	22.6	...	11.2	19.8

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	401	36	36	216	6	8	3	21	32	—	24	18
Payments increase yearly for first five years of mortgage	44	—	6	—	—	3	3	7	24	—	—	3
Payments increase yearly for first ten years of mortgage	3	—	—	—	—	—	—	3	—	—	—	—
Payments change in some other way	325	36	28	205	6	—	—	9	3	—	24	15
Not reported	29	—	3	12	—	6	—	3	6	—	—	—
No, monthly payments cannot change	5 949	671	586	2 295	377	176	241	559	424	17	261	343
Not reported	114	23	5	46	3	6	—	3	8	3	11	6

Location of First Mortgage Holder

Property in Northeast Region	797	113	312	230	3	3	30	26	19	3	18	41
Lender in Northeast	711	110	310	230	3	3	—	—	—	3	12	41
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	81	—	—	—	—	—	30	26	19	—	6	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	6	3	3	—	—	—	—	—	—	—	—	—
Property in North Central Region	1 583	246	25	753	104	39	28	106	131	3	86	62
Lender in Northeast	106	14	17	22	50	3	—	—	—	—	—	—
Lender in North Central	1 193	232	8	729	45	31	—	—	—	3	83	62
Lender in South	274	—	—	—	6	3	—	—	—	—	—	—
Lender in West	8	—	—	—	3	—	28	106	131	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	—	3	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason

Table 5c. Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Property in South Region	2 276	175	144	878	179	106	96	278	196	14	110	100
Under in Northeast	291	17	118	79	66	6	—	—	—	—	4	3
Under in North Central	88	3	6	22	26	23	—	—	—	—	—	8
Under in South	1 876	152	21	771	82	77	96	278	196	14	103	86
Under in West	12	3	—	—	6	—	—	—	—	—	—	3
Under outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	9	—	—	5	—	—	—	—	—	—	4	—
Property in West Region	1 808	197	146	696	100	41	91	173	119	—	82	163
Under in Northeast	193	22	65	44	52	—	—	—	—	—	—	10
Under in North Central	63	3	—	16	23	15	—	—	—	—	3	3
Under in South	413	—	12	9	3	—	91	173	119	—	—	6
Under in West	1 126	172	68	614	22	26	—	—	—	—	79	144
Under outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	13	—	—	13	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	4 056	555	346	2 243	136	154	65	147	32	14	206	158
Agent	2 409	175	281	314	250	36	179	436	433	6	90	208

Holder's Acquisition of First Mortgage

Originated by holder	4 101	578	311	2 133	150	103	124	153	77	14	242	214
Purchased from present servicer	1 406	66	160	246	142	18	73	284	278	—	14	123
Purchased from someone else	706	42	131	108	71	57	33	140	90	3	12	20
Not reported	253	44	25	70	23	12	14	6	19	3	29	8

Mortgage Assumption

Under's permission needed for assumption	2 474	263	136	1 589	64	17	18	66	67	5	93	156
Under's permission not needed for assumption	3 178	325	421	753	280	124	192	458	340	8	114	163
Not reported	813	143	70	216	42	49	34	59	58	6	89	47

Prepayment Penalties

Yes	1 161	63	36	827	27	17	6	60	48	3	24	51
No	5 017	618	575	1 640	348	144	225	514	392	14	238	310
Not reported	286	49	17	90	11	28	14	9	26	3	34	6

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 879	590	599	2 308	372	167	230	570	456	17	279	291
Less than 40 percent	148	34	20	46	15	—	—	11	8	—	10	4
40 to 49 percent	146	19	19	60	21	5	3	—	6	—	6	6
50 to 59 percent	288	50	28	108	24	6	12	18	9	—	14	20
60 to 69 percent	556	69	56	273	31	9	3	35	30	—	41	9
70 to 79 percent	933	89	87	512	70	9	8	44	48	—	40	26
80 to 89 percent	1 265	116	109	631	75	25	37	94	41	—	67	69
90 to 94 percent	728	52	72	241	29	33	29	89	100	6	21	58
95 to 99 percent	710	52	90	142	40	43	40	137	93	3	21	48
100 percent or more	897	97	87	221	40	32	89	132	96	5	48	48
Not reported	207	12	31	75	26	6	8	9	24	3	12	3
Median	86	82	87	82	82	...	97	94	94	...	83	91
Other properties	586	141	28	249	14	23	15	13	9	3	17	75

Total Outstanding Debt as Percent of Value

Less than 20 percent	1 604	214	180	687	222	15	36	17	42	3	97	91
20 to 29 percent	803	115	106	332	65	17	23	23	49	3	31	39
30 to 39 percent	781	91	98	354	14	21	20	50	74	3	27	29
40 to 49 percent	721	89	74	306	11	21	30	67	62	3	23	37
50 to 59 percent	735	60	68	310	18	26	23	105	80	—	26	17
60 to 69 percent	600	47	34	227	20	32	31	94	50	—	32	32
70 to 79 percent	429	44	29	113	3	24	34	82	36	—	23	42
80 to 89 percent	310	24	8	61	6	21	22	91	23	5	6	43
90 to 99 percent	118	9	—	30	—	6	9	29	11	—	3	20
100 percent or more	58	6	8	14	6	—	3	9	—	—	3	9
Not reported	307	31	21	124	21	8	14	15	37	3	25	7
Median	39	32	32	36	20—	57	53	62	48	...	33	46

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	6 462	728	627	2 557	386	190	244	583	465	19	296	366
Interest and principal	6 434	725	627	2 552	386	190	244	580	465	19	283	363
Fully amortized	6 170	681	608	2 491	380	190	244	577	462	14	205	317
Partially amortized	263	44	19	61	6	—	—	3	3	6	77	45
Principal only	11	—	—	3	—	—	—	—	—	—	8	—
Fully amortized	8	—	—	3	—	—	—	—	—	—	5	—
Partially amortized	3	—	—	—	—	—	—	—	—	—	3	—
Interest only	17	3	—	3	—	—	—	3	—	—	5	3
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	6 434	725	627	2 552	386	190	244	580	465	19	283	363
Real estate taxes and property insurance	3 966	304	398	1 394	280	154	222	535	435	5	45	195
With no other items	1 931	166	163	822	122	71	127	218	117	5	34	87
With other items	2 035	138	235	572	158	83	96	317	318	—	12	108
Real estate taxes only	719	67	138	425	16	8	8	12	6	3	14	20
Property insurance only	37	11	3	6	3	—	—	—	—	—	6	10
Other combinations or no other items	1 711	344	89	727	87	28	14	33	24	12	217	138
No regular payments of interest and principal	31	6	—	6	—	—	—	3	—	—	14	3

Table 5c. Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	6 462	728	627	2 557	386	190	244	583	465	19	296	366
Less than \$60	353	34	51	133	24	11	29	12	20	6	20	14
\$60 to \$79	534	58	81	139	89	8	25	17	50	3	36	27
\$80 to \$99	633	76	101	211	73	15	14	17	68	—	27	30
\$100 to \$149	1 314	138	142	533	119	38	31	81	104	3	69	56
\$150 to \$199	932	105	95	371	31	34	38	98	52	8	46	53
\$200 to \$249	702	81	70	308	15	22	24	78	42	—	12	50
\$250 to \$299	497	48	31	210	9	16	23	76	34	—	18	33
\$300 to \$399	645	78	30	291	12	24	20	88	43	—	24	36
\$400 to \$499	366	36	8	165	3	12	19	60	28	—	11	24
\$500 to \$599	182	22	—	64	3	3	10	33	15	—	15	17
\$600 to \$699	123	13	6	59	6	3	—	12	3	—	9	12
\$700 to \$799	69	10	3	34	—	3	—	6	4	—	3	3
\$800 or more	111	29	9	40	3	—	7	6	—	—	6	11
Median	\$171	\$177	\$128	\$185	\$103	\$183	\$179	\$243	\$145	...	\$148	\$203
Mean	\$227	\$255	\$164	\$237	\$146	\$222	\$229	\$281	\$197	...	\$218	\$265
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	6 462	728	627	2 557	386	190	244	583	465	19	296	366
Current or ahead of schedule	5 945	665	579	2 411	369	172	227	528	411	14	226	343
Delinquent (30 days or more)	331	25	28	95	8	3	17	55	40	3	39	18
1 to 3 payments	269	19	26	80	6	—	9	49	37	3	24	15
4 or more payments	63	6	3	14	3	3	8	5	3	—	14	3
Foreclosure in process	20	3	3	—	—	3	—	5	3	—	—	3
Foreclosure not in process	40	3	—	14	3	—	6	—	—	—	14	—
Not reported	3	—	—	—	—	—	3	—	—	—	—	—
Not reported	185	37	20	52	8	14	—	—	14	3	31	6
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	6 462	728	627	2 557	386	190	244	583	465	19	296	366
Less than 5 percent	1 306	140	186	532	184	25	55	32	72	6	30	45
5 to 9 percent	1 924	205	193	803	101	58	62	163	163	8	73	94
10 to 14 percent	1 132	118	93	459	38	35	26	167	64	3	55	75
15 to 19 percent	737	79	38	254	29	39	53	83	76	—	38	48
20 to 24 percent	331	38	14	120	12	12	12	45	29	—	9	40
25 to 29 percent	193	21	15	78	—	—	3	26	18	—	12	20
30 to 34 percent	101	18	3	36	—	6	6	12	3	—	9	8
35 to 39 percent	57	12	8	12	—	3	4	6	—	—	8	3
40 to 49 percent	57	12	13	9	—	6	—	9	—	—	6	3
50 percent or more	76	10	6	23	—	3	9	6	—	—	18	—
Not reported or not computed	547	74	58	231	23	3	14	34	40	3	39	29
Median	9	10	8	9	5	11	10	12	9	...	12	12
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	5 845	649	608	2 356	380	166	212	488	431	19	250	285
Less than \$10	2 682	280	207	1 086	182	92	98	285	210	8	90	145
\$10 to \$14	1 313	129	110	573	110	41	49	122	72	6	48	53
\$15 to \$19	649	92	96	306	34	7	20	20	39	—	20	17
\$20 to \$24	327	29	74	116	17	11	14	22	22	—	7	15
\$25 to \$29	174	20	43	51	8	3	3	6	12	—	11	17
\$30 to \$39	186	36	28	52	8	3	3	8	22	3	12	11
\$40 to \$49	52	8	11	14	—	—	5	—	8	—	3	3
\$50 to \$59	25	3	3	3	—	3	—	3	3	—	3	6
\$60 or more	43	—	5	11	—	—	7	3	3	—	9	6
Not reported or not computed	392	51	30	145	20	8	14	21	40	3	47	13
Median	\$10	\$11	\$14	\$10	10	...	\$10	10	10	...	\$11	10
Acquired 1980 and 1981 (part)	619	82	19	201	6	23	33	94	34	—	46	81

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	5 845	649	608	2 356	380	166	212	488	431	19	250	285
Less than 5 percent	63	6	6	32	3	6	—	3	4	—	3	—
5 to 9 percent	593	54	82	252	73	14	41	9	25	—	14	30
10 to 14 percent	1 170	136	105	542	124	17	23	74	85	6	27	33
15 to 19 percent	1 101	123	114	446	49	28	37	130	73	3	41	56
20 to 24 percent	787	81	80	301	42	26	21	100	70	5	24	37
25 to 29 percent	410	46	31	161	5	13	22	38	29	3	15	46
30 to 34 percent	299	27	22	116	14	17	17	24	29	—	12	20
35 to 39 percent	205	27	26	69	9	—	—	27	23	—	3	7
40 to 49 percent	226	29	14	75	9	15	17	17	20	—	15	15
50 percent or more	345	47	53	101	14	12	14	29	28	—	41	6
Not reported or not computed	647	74	75	259	32	9	20	37	46	3	57	35
Median	19	19	18	17	14	...	19	20	20	...	22	21
Acquired 1980 and 1981 (part)	619	82	19	201	6	23	33	94	34	—	46	81

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	6 464	731	627	2 557	386	190	244	583	465	19	296	366
1,000,000 or more	1 015	98	149	445	28	20	42	70	76	3	44	40
250,000 to 999,999	2 509	240	197	949	164	94	115	267	207	11	113	153
50,000 to 249,999	2 392	295	250	937	160	70	75	220	144	5	109	127
10,000 to 49,999	548	98	32	227	33	6	12	26	38	—	31	46
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Table 5c. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Location by Size of Place—Con.

Outside SMSA's	—
10,000 or more	—
2,500 to 9,999	—
Less than 2,500 and rural	—

Year Structure Built

1979 to March 1980	149
1977 and 1978	190
1975 and 1976	229
1970 to 1974	627
1960 to 1969	1 398
1950 to 1959	1 375
1940 to 1949	1 757
1939 or earlier	1 499
Not reported	240

Value

Less than \$5,000	17
\$5,000 to \$9,999	19
\$10,000 to \$14,999	85
\$15,000 to \$19,999	208
\$20,000 to \$24,999	259
\$25,000 to \$29,999	339
\$30,000 to \$34,999	376
\$35,000 to \$39,999	390
\$40,000 to \$49,999	940
\$50,000 to \$59,999	708
\$60,000 to \$79,999	1 130
\$80,000 to \$99,999	650
\$100,000 to \$149,999	596
\$150,000 or more	438
Not reported	307
Median	\$56300
Mean	\$70000

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	2 353
Less than 1.0	314
1.0 to 1.4	533
1.5 to 1.9	556
2.0 to 2.4	354
2.5 to 2.9	155
3.0 to 3.4	90
3.5 to 3.9	58
4.0 or more	98
Not reported or not computed	195
Median	1.7

Other properties	4 111
------------------------	-------

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years	132
25 to 34 years	1 593
35 to 44 years	1 610
45 to 54 years	1 498
55 to 64 years	1 067
65 years or over	445
Not reported	119
Median	44

Race of Owner

White	5 110
Black	1 041
Asian and Pacific Islander	146
American Indian, Eskimo, and Aleut	28
Not reported	140

Sex of Owner

Male	1 344
Female	1 009
Male and female co-owners	4 065
Not reported	47

Spanish Origin

Spanish	402
Not Spanish	5 666
Not reported	397

Veteran Status

Veteran	2 901
Vietnam conflict	1 012
Korean conflict	518
Korean conflict and World War II	121
World War II	816
World War I	6
Other	369
Not reported	58
Nonveteran	3 392
Not reported	172

	Holder of first mortgage										
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Total											
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
149	26	6	51	6	10	3	14	9	-	3	20
190	19	3	88	3	3	9	28	18	-	3	16
229	14	12	97	6	8	6	54	13	-	3	16
627	67	31	287	3	23	35	94	52	-	15	21
1 398	123	141	617	156	29	62	119	80	3	11	56
1 375	124	175	509	129	49	42	103	104	3	60	77
757	94	51	273	29	19	32	74	68	3	68	46
1 499	234	184	547	42	37	47	84	93	8	115	107
240	30	23	88	12	12	9	13	29	3	18	6
17	-	-	12	-	-	-	-	-	-	3	3
19	3	3	-	-	5	3	-	-	-	-	6
85	14	8	14	8	3	6	3	5	-	22	3
208	32	18	49	3	11	3	8	31	5	25	23
259	24	17	86	17	9	11	25	25	-	31	14
339	56	31	102	20	15	22	38	27	3	15	12
376	31	32	129	17	9	20	45	52	-	9	34
390	49	33	136	20	9	15	57	38	-	17	17
940	112	127	325	54	47	40	95	55	3	37	46
708	73	70	267	42	30	33	82	52	3	18	39
1 130	115	144	470	68	24	37	92	80	3	34	63
650	61	59	308	44	3	9	64	34	-	23	45
596	63	49	283	47	12	30	36	22	-	12	40
438	68	15	254	25	3	3	22	6	-	25	17
307	31	21	124	21	8	14	15	37	3	25	7
\$56300	\$54100	\$54900	\$64200	\$60500	\$46300	\$49100	\$51600	\$46400	...	\$43800	\$56200
\$70000	\$75300	\$59700	\$79600	\$74500	\$48800	\$54500	\$59800	\$51400	...	\$69100	\$68700
2 353	261	139	863	58	86	112	352	186	11	128	156
314	47	29	101	-	9	8	54	22	8	20	15
533	48	48	191	11	17	23	87	46	3	26	32
556	49	24	221	14	21	37	93	49	-	12	37
354	39	8	124	18	21	20	54	18	-	12	40
155	12	9	54	3	3	3	18	21	-	24	10
90	12	3	43	3	3	3	10	3	-	3	6
58	18	-	21	3	-	4	9	-	-	-	3
98	7	16	19	-	9	6	15	6	-	18	3
195	29	3	89	6	3	8	15	20	-	13	10
1.7	1.7	...	1.7	...	...	...	1.7	...	...	...	...
4 111	469	488	1 695	328	104	132	230	279	9	168	210
132	3	6	31	-	6	9	40	17	-	3	18
1 593	171	106	600	40	61	75	234	145	8	66	87
1 610	203	178	628	52	63	66	154	109	-	80	77
1 498	164	157	622	128	34	45	94	98	6	77	73
1 067	111	117	465	123	16	34	35	67	6	32	61
445	59	53	161	41	6	15	17	17	-	32	44
119	20	10	51	3	4	-	8	12	-	7	6
44	44	46	45	53	39	41	36	41	...	45	45
5 110	571	496	2 174	340	135	188	385	285	11	231	294
1 041	98	105	262	40	37	48	182	165	9	47	49
146	30	9	66	3	9	-	6	-	-	9	15
28	11	3	6	-	3	3	-	3	-	-	-
140	21	15	50	3	6	6	10	12	-	10	8
1 344	115	141	540	66	49	77	108	81	3	74	90
1 009	130	108	330	75	27	46	75	91	6	57	65
4 065	476	375	1 671	242	114	121	393	288	11	164	211
47	10	3	17	3	-	-	7	6	-	1	-
402	17	24	155	9	27	27	48	39	5	32	19
5 666	665	558	2 258	352	156	198	498	402	11	241	328
397	49	45	145	26	6	20	37	25	3	23	20
2 901	305	287	1 164	210	78	132	266	186	9	70	194
1 012	103	81	359	38	41	71	146	82	-	27	64
518	40	70	227	31	7	17	39	37	6	11	33
121	16	17	36	27	3	7	3	9	-	-	3
816	98	77	354	85	16	23	30	41	3	29	61
6	-	-	3	-	-	-	-	-	-	-	3
369	42	36	164	24	12	11	37	17	-	3	23
58	6	6	21	6	-	3	10	-	-	-	7
3 392	403	319	1 318	170	112	107	310	267	11	210	166
172	23	21	76	6	-	5	7	11	-	16	6

Table 5c. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

OWNER CHARACTERISTICS—Con.

Income

	Holder of first mortgage										
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Total											
Less than \$5,000	210	23	24	74	11	3	3	11	20	—	34
\$5,000 to \$7,499	187	26	26	41	14	9	5	6	23	—	22
\$7,500 to \$9,999	202	31	21	61	6	14	20	15	17	—	11
\$10,000 to \$12,499	338	24	35	136	9	21	14	38	31	3	17
\$12,500 to \$14,999	269	42	20	76	23	9	9	17	21	3	20
\$15,000 to \$19,999	744	107	77	244	43	29	35	88	43	3	30
\$20,000 to \$24,999	906	80	71	328	52	25	41	126	81	6	31
\$25,000 to \$29,999	843	84	92	323	49	23	28	78	64	—	44
\$30,000 to \$34,999	718	83	87	296	43	17	32	68	47	—	8
\$35,000 to \$49,999	935	74	73	463	54	32	36	72	58	3	27
\$50,000 or more	612	91	51	302	58	6	7	33	22	—	19
Not reported	502	66	52	213	23	3	14	31	37	3	33
Median	\$25700	\$24900	\$25800	\$28300	\$27300	\$21800	\$23600	\$24000	\$23600	...	\$19600
Mean	\$29400	\$29500	\$27700	\$32500	\$32000	\$29100	\$24900	\$26700	\$26000	...	\$22900

Table 1d. Mortgage Status, 1-Unit Homeowner Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities				Inside SMSA's, not in Central Cities			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties -----	20 532	6 798	13 734	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part) -----			
Inside SMSA's -----	20 532	6 798	13 734	Less than \$5,000 -----	6 254	502	5 752
1,000,000 or more -----	—	—	—	\$5,000 to \$9,999 -----	26	14	12
250,000 to 999,999 -----	—	—	—	\$10,000 to \$14,999 -----	55	27	28
50,000 to 249,999 -----	2 728	832	1 896	\$15,000 to \$19,999 -----	54	6	48
10,000 to 49,999 -----	7 377	2 254	5 122	\$20,000 to \$24,999 -----	148	33	115
Less than 10,000 and rural -----	10 428	3 712	6 715	\$25,000 to \$29,999 -----	196	27	169
Outside SMSA's -----	—	—	—	\$30,000 to \$34,999 -----	365	36	330
10,000 or more -----	—	—	—	\$35,000 to \$39,999 -----	328	39	289
2,500 to 9,999 -----	—	—	—	\$40,000 to \$49,999 -----	528	44	483
Less than 2,500 and rural -----	—	—	—	\$50,000 to \$59,999 -----	1 013	38	975
Manner of Acquisition				\$60,000 to \$79,999 -----	1 030	56	974
By purchase -----	19 609	5 944	13 665	\$80,000 to \$99,999 -----	1 241	82	1 159
Placed one new mortgage -----	14 765	3 166	11 599	\$100,000 to \$149,999 -----	579	23	556
Placed two or more new mortgages -----	358	116	242	\$150,000 or more -----	395	35	360
Assumed mortgage(s) already on property -----	1 817	332	1 484	Not reported -----	159	18	141
Assumed mortgage already on property and placed new mortgage -----	233	60	173	Median -----	137	23	113
All cash -----	1 963	1 844	118	Other properties -----	\$53400	\$43500	\$53800
Borrowed other than with mortgage -----	473	427	47	Value	14 279	6 297	7 982
Inheritance or gift -----	712	655	57	Less than \$5,000 -----	90	80	9
Other -----	55	46	9	\$5,000 to \$9,999 -----	158	138	19
Not reported -----	156	153	3	\$10,000 to \$14,999 -----	220	167	53
Source of Downpayment				\$15,000 to \$19,999 -----	283	197	86
Purchased 1975 to 1981 (part) -----	8 107	700	7 407	\$20,000 to \$24,999 -----	445	298	146
Sale of previous home -----	3 075	341	2 735	\$25,000 to \$29,999 -----	623	374	249
Sale of other real property or other investment -----	256	44	213	\$30,000 to \$34,999 -----	955	476	479
Savings -----	3 030	202	2 829	\$35,000 to \$39,999 -----	1 218	550	668
Borrowing other than mortgage on this property -----	334	36	298	\$40,000 to \$49,999 -----	2 568	867	1 700
Gift -----	134	6	128	\$50,000 to \$59,999 -----	2 499	787	1 712
Land on which structure was built -----	45	3	42	\$60,000 to \$79,999 -----	4 408	1 156	3 252
Other -----	97	—	97	\$80,000 to \$99,999 -----	2 550	520	2 030
No downpayment required -----	532	2	530	\$100,000 to \$149,999 -----	2 227	416	1 811
Not reported -----	603	67	536	\$150,000 or more -----	1 281	296	985
Other properties -----	12 425	6 098	6 327	Not reported -----	1 008	475	533
Land and Building Acquisition				Median -----	\$63200	\$50200	\$69100
During some 12-month period -----	18 665	5 723	12 942	Mean -----	\$71500	\$58500	\$77800
Acquired land previously -----	1 475	888	586	Purchase Price as Percent of Value			
Land not owned by building owner -----	179	74	106	Acquired by purchase -----	19 609	5 944	13 665
Not reported -----	213	113	100	Purchased 1977 to 1981 (part) -----	6 254	502	5 752
Year Property Acquired				Less than 80 percent -----	3 086	244	2 842
1979 to 1981 (part) -----	3 383	341	3 043	80 to 89 percent -----	1 498	92	1 406
1977 and 1978 -----	3 014	285	2 729	90 to 94 percent -----	617	44	573
1975 and 1976 -----	1 924	265	1 660	95 to 99 percent -----	378	29	349
1970 to 1974 -----	3 356	756	2 601	100 percent or more -----	415	55	360
1965 to 1969 -----	2 634	850	1 784	Not reported -----	260	38	222
1960 to 1964 -----	2 166	887	1 279	Median -----	80—	80—	80—
1959 or earlier -----	4 054	3 415	639	Purchased 1970 to 1976 -----	5 051	810	4 242
Year Structure Built				Less than 60 percent -----	3 244	507	2 738
1979 to March 1980 -----	887	44	842	60 to 79 percent -----	1 217	187	1 029
1977 and 1978 -----	1 176	93	1 083	80 to 89 percent -----	175	26	149
1975 and 1976 -----	913	79	834	90 to 99 percent -----	42	15	27
1970 to 1974 -----	2 336	354	1 982	100 percent or more -----	37	7	30
1960 to 1969 -----	4 528	1 031	3 497	Not reported -----	337	68	269
1950 to 1959 -----	4 557	1 938	2 619	Median -----	60—	60—	60—
1940 to 1949 -----	2 065	1 068	997	Purchased 1969 or earlier -----	8 304	4 633	3 671
1939 or earlier -----	3 453	1 951	1 502	Less than 40 percent -----	5 729	3 200	2 529
Not reported -----	617	241	376	40 to 59 percent -----	1 303	627	676
Rooms				60 to 79 percent -----	238	158	80
4 or less rooms -----	1 202	758	444	80 to 99 percent -----	59	36	23
5 rooms -----	3 761	1 497	2 263	100 percent or more -----	73	53	20
6 rooms -----	4 585	1 602	2 983	Not reported -----	902	559	344
7 rooms -----	3 452	856	2 596	Median -----	40—	40—	40—
8 or more rooms -----	3 691	663	3 027	Not acquired by purchase -----	923	854	69
Not reported -----	3 842	1 422	2 421	Purchase Price-Income Ratio			
Median -----	6.2	5.8	6.5	Acquired by purchase 1977 to 1981 (part) -----	6 254	502	5 752
				Less than 1.0 -----	483	75	407
				1.0 to 1.4 -----	1 256	68	1 188
				1.5 to 1.9 -----	1 297	51	1 246
				2.0 to 2.4 -----	1 000	52	948
				2.5 to 2.9 -----	649	57	592
				3.0 to 3.4 -----	359	30	329
				3.5 to 3.9 -----	201	12	189
				4.0 or more -----	459	82	378
				Not reported or not computed -----	549	75	474
				Median -----	1.9	2.2	1.9
				Other properties -----	14 279	6 297	7 982

Table 1d. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

Acquired before 1980	10 918	6 629	12 289
Less than \$60	282	279	3
\$60 to \$79	420	420	—
\$80 to \$99	478	471	7
\$100 to \$149	1 890	1 776	115
\$150 to \$199	1 687	1 256	431
\$200 to \$249	1 697	823	873
\$250 to \$299	1 632	447	1 185
\$300 to \$349	1 474	235	1 239
\$350 to \$399	1 452	157	1 296
\$400 to \$449	1 136	55	1 081
\$450 to \$499	1 105	60	1 045
\$500 to \$599	1 700	23	1 677
\$600 to \$699	1 137	49	1 088
\$700 to \$799	699	—	699
\$800 or more	1 131	33	1 099
Not reported	998	546	453
Median	\$330	\$154	\$436
Acquired 1980 and 1981 (part)	1 615	170	1 445

Real Estate Tax

Acquired before 1980	10 918	6 629	12 289
Less than \$100	1 112	759	354
\$100 to \$199	1 133	538	595
\$200 to \$299	1 366	607	759
\$300 to \$399	1 622	568	1 054
\$400 to \$499	1 552	532	1 019
\$500 to \$599	1 400	406	993
\$600 to \$699	1 381	435	946
\$700 to \$799	1 070	296	774
\$800 to \$899	1 041	325	716
\$900 to \$999	840	230	610
\$1,000 to \$1,499	2 936	775	2 161
\$1,500 or more	2 760	649	2 111
Not reported	705	507	198
Median	\$667	\$514	\$742
Acquired 1980 and 1981 (part)	1 615	170	1 445

Real Estate Tax Per \$1,000 Value

Acquired before 1980	10 918	6 629	12 289
Less than \$10	7 758	2 472	5 286
\$10 to \$14	3 562	1 045	2 517
\$15 to \$19	2 033	729	1 305
\$20 to \$24	1 565	521	1 044
\$25 to \$29	875	252	623
\$30 to \$39	755	285	470
\$40 to \$49	210	78	133
\$50 to \$59	112	37	74
\$60 or more	216	119	98
Not reported or not computed	1 830	1 090	740
Median	\$11	\$11	\$11
Acquired 1980 and 1981 (part)	1 615	170	1 445

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	10 918	6 629	12 289
Less than 5 percent	744	683	61
5 to 9 percent	2 894	1 742	1 152
10 to 14 percent	3 523	1 169	2 353
15 to 19 percent	2 977	605	2 372
20 to 24 percent	2 222	361	1 861
25 to 29 percent	1 415	245	1 170
30 to 34 percent	848	177	671
35 to 39 percent	507	108	399
40 to 49 percent	567	151	416
50 percent or more	833	246	588
Not reported or not computed	2 388	1 142	1 247
Median	17	11	19
Acquired 1980 and 1981 (part)	1 615	170	1 445

Inside SMSA's, not in Central Cities**OWNER CHARACTERISTICS****Ownership Status**

1 owner	6 609	2 967	3 642
2 owners	13 491	3 677	9 814
3 or more owners	330	126	204
Not reported	102	28	75

Age of Owner

Less than 25 years	296	15	281
25 to 34 years	3 810	170	3 640
35 to 44 years	4 510	481	4 030
45 to 54 years	4 148	984	3 164
55 to 64 years	3 713	1 948	1 765
65 years or over	3 615	3 009	606
Not reported	440	192	248
Median	48	63	42

Race of Owner

White	19 061	6 383	12 677
Black	773	205	568
Asian and Pacific Islander	264	40	224
American Indian, Eskimo, and Aleut	55	24	31
Not reported	379	146	233

Sex of Owner

Male	3 879	1 276	2 603
Female	3 210	1 873	1 336
Male and female co-owners	13 234	3 578	9 656
Not reported	210	71	139

Spanish Origin

Spanish	728	226	502
Not Spanish	18 751	6 101	12 650
Not reported	1 054	472	582

Veteran Status

Veteran	8 960	2 481	6 480
Vietnam conflict	2 334	139	2 194
Korean conflict	1 594	331	1 263
Korean conflict and World War II	271	91	180
World War II	3 247	1 643	1 605
World War I	74	71	3
Other	1 324	165	1 159
Not reported	117	41	76
Nonveteran	10 996	4 035	6 961
Not reported	575	283	293

Persons in Household

1 person	2 225	1 426	799
2 persons	6 235	3 062	3 172
3 persons	3 939	973	2 966
4 persons	4 357	592	3 765
5 persons	2 101	287	1 814
6 or more persons	1 171	200	972
Not reported	505	259	246
Median	2.9	2.1	3.4

Income

Less than \$5,000	875	639	235
\$5,000 to \$7,999	857	615	242
\$7,500 to \$9,999	675	439	237
\$10,000 to \$12,499	1 157	590	567
\$12,500 to \$14,999	774	372	403
\$15,000 to \$19,999	2 053	730	1 323
\$20,000 to \$24,999	2 499	663	1 836
\$25,000 to \$29,999	2 392	520	1 873
\$30,000 to \$34,999	2 085	391	1 693
\$35,000 to \$49,999	3 315	608	2 707
\$50,000 or more	1 916	350	1 566
Not reported	1 934	881	1 053
Median	\$25900	\$17100	\$29000
Mean	\$28300	\$21300	\$31500

Table 2d. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	1 183	1 180	3	129	129	—	219	219	—	835	832	3
\$5,000 to \$9,999	1 571	1 532	38	421	415	5	219	213	6	931	904	27
\$10,000 to \$14,999	1 308	1 264	44	240	237	3	167	161	6	901	866	35
\$15,000 to \$19,999	1 404	1 306	99	202	180	22	170	139	31	1 033	987	46
\$20,000 to \$24,999	1 269	1 160	109	144	125	19	146	137	9	979	897	81
\$25,000 to \$29,999	1 291	1 158	134	173	138	35	167	144	23	952	876	76
\$30,000 to \$34,999	1 057	923	134	129	111	19	107	92	15	820	720	101
\$35,000 to \$39,999	1 057	924	133	101	66	35	186	171	16	770	687	83
\$40,000 to \$49,999	1 373	1 196	176	174	159	15	204	161	43	994	876	118
\$50,000 to \$59,999	995	854	141	163	152	12	144	129	15	687	573	115
\$60,000 to \$79,999	798	599	199	68	44	25	121	97	24	608	458	150
\$80,000 to \$99,999	230	149	81	7	—	7	30	21	9	193	128	65
\$100,000 to \$149,999	166	99	67	—	—	—	13	10	3	154	89	64
\$150,000 or more	31	19	12	—	—	—	—	—	—	31	19	12
Median	\$25500	\$23900	\$39700	\$19600	\$17700	\$33800	\$25800	\$24200	\$38300	\$26400	\$24800	\$43100
Mean	\$29900	\$28000	\$47700	\$24500	\$23000	\$37300	\$29000	\$27700	\$40600	\$31200	\$29000	\$51300

Current Interest Rate on First Mortgage

Less than 5.0 percent	354	332	21	29	29	—	219	203	15	106	100	6
5.0 percent	59	59	—	9	9	—	—	—	—	50	50	—
5.1 to 5.9 percent	1 426	1 338	88	559	532	27	290	259	31	576	547	29
6.0 percent	694	632	61	77	71	6	82	67	15	534	494	41
6.1 to 6.9 percent	635	588	46	51	45	6	39	39	—	544	504	40
7.0 percent	778	654	124	186	151	35	185	154	31	407	349	58
7.1 to 7.4 percent	272	258	14	6	6	—	6	6	—	261	246	14
7.5 to 7.9 percent	899	804	94	82	70	13	62	44	18	754	690	63
8.0 percent	656	577	79	91	74	16	95	80	14	470	422	48
8.1 to 8.4 percent	249	234	15	9	9	—	6	6	—	234	219	15
8.5 to 8.9 percent	2 479	2 181	298	312	252	61	387	339	48	1 780	1 590	190
9.0 percent	896	785	111	39	36	3	69	69	—	788	680	108
9.1 to 9.9 percent	1 602	1 412	191	154	138	16	161	152	9	1 288	1 121	166
10.0 percent	477	439	39	79	76	3	98	89	9	300	273	27
10.1 to 11.9 percent	1 307	1 179	129	165	156	9	108	101	6	1 035	922	113
12.0 percent	206	201	5	28	28	—	31	31	—	147	142	5
12.1 to 13.9 percent	493	455	38	52	52	—	45	42	3	395	361	35
14.0 percent or more	253	235	18	22	22	—	12	12	—	220	201	18
Median	8.7	8.7	8.7	7.9	7.8	8.0	8.0	8.0	7.7	8.8	8.8	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	3 637	3 235	402	—	—	—	6	6	—	3 631	3 229	402
Rate higher now than when mortgage made	483	400	83	—	—	—	—	—	—	483	400	83
Rate lower now than when mortgage made	24	24	—	—	—	—	—	—	—	24	24	—
Rate unchanged or same now as when mortgage made	3 025	2 718	307	—	—	—	6	6	—	3 020	2 713	307
Not reported	104	92	12	—	—	—	—	—	—	104	92	12
No, interest rate cannot be changed	9 999	9 059	939	1 951	1 755	195	1 888	1 689	199	6 159	5 615	545
Not reported	98	67	31	—	—	—	—	—	—	98	67	31

Reason for Change in First Mortgage Rate

Interest rate can be changed	3 637	3 235	402	—	—	—	6	6	—	3 631	3 229	402
Rate renegotiated periodically	217	209	8	—	—	—	—	—	—	217	209	8
Rate changes tied to market index	210	168	42	—	—	—	—	—	—	210	168	42
When mortgage is assumed	2 710	2 405	305	—	—	—	6	6	—	2 704	2 399	305
When payments become delinquent	750	677	73	—	—	—	3	3	—	747	674	73
Other reason	460	406	53	—	—	—	—	—	—	460	406	53
Not reported	15	15	—	—	—	—	—	—	—	15	15	—
Interest rate cannot be changed	9 999	9 059	939	1 951	1 755	195	1 888	1 689	199	6 159	5 615	545

Term of First Mortgage

Less than 8 years	326	308	17	3	3	—	6	6	—	316	299	17
8 to 12 years	381	343	37	3	3	—	3	—	3	375	340	34
13 to 17 years	400	369	31	5	3	2	—	—	—	394	366	28
18 to 22 years	1 316	1 195	121	26	23	3	12	12	—	1 278	1 160	118
23 to 27 years	3 010	2 798	211	147	140	7	113	107	6	2 750	2 551	199
28 to 32 years	7 965	7 047	918	1 716	1 536	180	1 759	1 569	191	4 489	3 942	547
33 to 37 years	227	214	13	42	42	—	—	—	—	185	172	13
38 or more years	21	12	9	9	6	3	—	—	—	12	6	6
No stated term	90	75	15	—	—	—	—	—	—	90	75	15
Median	28.9	28.8	29.4	30.3	30.3	30.4	30.3	30.3	30.4	27.6	27.4	28.8

Unexpired Term of First Mortgage

Less than 4 years	625	604	21	56	56	—	48	48	—	520	500	21
4 to 7 years	992	938	55	73	67	5	148	142	6	772	728	43
8 to 12 years	1 375	1 255	120	167	157	10	140	118	22	1 068	980	88
13 to 17 years	1 794	1 648	146	236	221	15	165	144	21	1 393	1 283	110
18 to 22 years	2 022	1 793	229	306	264	42	191	167	25	1 524	1 362	163
23 to 27 years	3 306	2 871	435	363	299	63	491	450	41	2 453	2 122	331
28 to 32 years	1 891	1 784	107	389	370	18	314	299	15	1 188	1 115	73
33 or more years	15	9	6	—	—	—	—	—	—	15	9	6
No stated term or not computed	1 713	1 460	253	361	320	41	396	327	69	955	813	142
Median	21.0	20.8	22.8	22.3	22.1	...	23.6	23.7	...	20.3	20.0	22.8

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 174	1 089	86	230	212	18	44	41	2	901	835	66
Payments increase yearly for first five years of mortgage	155	140	15	149	134	15	—	—	—	6	6	—
Payments increase yearly for first ten years of mortgage	3	—	3	—	—	—	—	—	—	3	—	3
Payments change in some other way	931	86	68	69	66	3	37	35	2	825	762	62
Not reported	86	—	—	12	12	—	6	6	—	67	67	—
No, monthly payments cannot change	12 399	11 144	1 255	1 692	1 514	178	1 850	1 653	197	8 857	7 976	880
Not reported	160	129	31	29	29	—	—	—	—	131	100	31

*Detail does not add to total because lenders reported more than one reason.

Table 2d. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. Far minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Commercial bank or trust company	1 975	1 771	205	132	117	15	154	139	15	1 689	1 515	174
Mutual savings bank	1 539	1 442	98	267	255	12	306	285	21	966	902	65
Savings and loan association	5 839	5 203	636	304	263	41	326	286	40	5 210	4 654	555
Life insurance company	559	514	45	168	155	13	101	89	12	290	269	20
Mortgage company	332	285	46	81	75	6	131	95	36	119	115	4
Federal agency	403	367	36	172	157	15	152	131	21	79	79	—
Federally-secured pool	1 151	1 040	110	357	314	43	491	462	29	302	264	38
Federal National Mortgage Association	760	655	104	360	314	45	160	139	21	240	202	38
Real estate or construction company	27	24	3	—	—	—	—	—	—	27	24	3
Individual or individual's estate	552	510	41	—	—	—	—	—	—	552	510	41
Other	596	549	48	110	104	6	72	68	4	415	377	38

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	3 256	3 068	187	289	284	6	339	330	9	2 628	2 455	173
Lender in North Central	3 036	2 863	173	220	217	3	261	255	6	2 555	2 391	165
Lender in South	20	14	6	8	6	3	6	6	—	6	3	3
Lender in West	188	183	6	61	61	—	69	66	3	59	56	3
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	9	6	3	—	—	—	3	3	—	6	3	3
Property in North Central Region												
Lender in Northeast	3 557	3 345	212	350	330	20	352	329	23	2 856	2 686	169
Lender in North Central	153	150	3	46	43	3	45	45	—	61	61	—
Lender in South	2 966	2 789	177	151	146	5	145	140	6	2 670	2 503	166
Lender in West	419	390	29	153	141	11	156	141	14	111	108	3
Lender outside United States	3	—	3	—	—	—	3	—	3	—	—	—
Not reported	14	14	—	—	—	—	2	2	—	11	11	—
Property in South Region												
Lender in Northeast	3 862	3 478	384	675	616	58	741	663	78	2 446	2 199	247
Lender in North Central	379	348	31	162	149	13	131	119	12	87	80	6
Lender in South	130	117	13	36	29	7	31	28	3	63	60	3
Lender in West	3 317	2 976	341	467	429	39	574	510	64	2 276	2 037	238
Lender outside United States	22	22	—	6	6	—	6	6	—	10	10	—
Not reported	14	14	—	3	3	—	—	—	—	11	11	—
Property in West Region												
Lender in Northeast	3 059	2 470	589	637	525	112	463	373	90	1 959	1 571	388
Lender in North Central	269	213	56	106	88	19	111	80	31	52	46	6
Lender in South	76	55	21	15	12	3	12	9	3	49	33	15
Lender in West	842	690	152	380	315	66	241	207	34	221	168	53
Lender outside United States	1 847	1 493	354	135	111	24	99	77	22	1 613	1 306	307
Not reported	25	18	6	—	—	—	—	—	—	25	18	6

Servicing of First Mortgage

Holder	10 013	9 054	959	600	551	49	709	637	72	8 704	7 866	838
Agent	3 721	3 308	414	1 351	1 205	147	1 185	1 057	128	1 185	1 046	139

Holder's Acquisition of First Mortgage

Originated by holder	9 980	9 068	913	687	645	42	732	642	90	8 561	7 780	780
Purchased from present servicer	2 210	1 906	303	754	647	107	671	594	77	784	665	119
Purchased from someone else	1 285	1 167	118	438	398	40	449	417	32	398	351	46
Not reported	259	221	38	71	64	7	41	41	—	146	115	31

Mortgage Assumption

Lender's permission needed for assumption	6 352	5 664	688	159	150	9	172	138	34	6 021	5 376	645
Lender's permission not needed for assumption	5 874	5 336	538	1 538	1 379	158	1 565	1 412	153	2 772	2 545	227
Not reported	1 507	1 361	146	254	226	28	157	145	12	1 096	991	106

Prepayment Penalties

Yes	2 451	2 132	319	116	113	3	27	15	12	2 307	2 004	304
No	10 928	9 937	991	1 780	1 597	183	1 840	1 656	184	7 308	6 684	624
Not reported	355	293	62	55	45	10	27	24	3	274	224	49

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	12 404	11 174	1 230	1 893	1 698	195	1 852	1 653	199	8 658	7 823	835
40 to 49 percent	440	371	68	25	15	10	12	9	3	403	348	55
50 to 59 percent	431	407	24	25	25	—	25	19	6	382	364	18
60 to 69 percent	859	791	68	27	27	—	54	42	12	778	722	56
70 to 79 percent	1 411	1 281	130	89	76	12	99	84	15	1 223	1 120	103
80 to 89 percent	2 502	2 218	284	202	176	26	176	143	33	2 124	1 899	225
90 to 94 percent	2 656	2 366	290	460	436	24	258	230	28	1 938	1 700	238
95 to 99 percent	1 346	1 240	106	345	321	24	231	208	23	771	711	60
100 percent or more	1 050	945	106	477	413	64	286	268	18	287	264	23
Not reported	1 344	1 211	133	201	169	32	664	602	62	479	440	39
Median	364	344	21	44	41	3	48	48	—	273	255	17
Other properties	81	81	81	91	91	95	96	96	91	77	76	78

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	12 404	11 174	1 230	1 893	1 698	195	1 852	1 653	199	8 658	7 823	835
40 to 49 percent	374	371	3	15	15	—	9	9	—	351	348	3
50 to 59 percent	429	407	22	25	25	—	19	19	—	386	364	22
60 to 69 percent	810	791	19	27	27	—	42	42	—	741	722	19
70 to 79 percent	1 316	1 281	35	79	76	3	87	84	3	1 149	1 120	29
80 to 89 percent	2 296	2 218	77	182	176	6	152	143	9	1 962	1 899	62
90 to 94 percent	2 508	2 366	142	455	436	19	251	230	21	1 801	1 700	101
95 to 99 percent	1 331	1 240	91	324	321	3	217	208	9	790	711	79
100 percent or more	1 020	945	75	413	413	—	280	268	12	327	264	63
Not reported	1 956	1 211	745	329	169	160	748	602	146	879	440	439
Median	364	344	21	44	41	3	48	48	—	273	255	17
Other properties	83	81	100+	92	91	100+	97	96	100+	78	76	100+

Table 2d. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	3 187	3 101	86	502	497	5	467	442	25	2 218	2 163	55
20 to 29 percent	1 706	1 584	122	239	221	18	148	133	15	1 318	1 229	89
30 to 39 percent	1 666	1 523	143	189	167	22	151	133	18	1 326	1 224	103
40 to 49 percent	1 794	1 545	249	183	147	35	162	141	21	1 449	1 257	192
50 to 59 percent	1 626	1 413	212	167	142	25	193	175	17	1 267	1 097	170
60 to 69 percent	1 239	1 027	212	175	146	29	188	156	32	876	725	151
70 to 79 percent	1 132	956	177	222	192	30	242	207	35	668	557	111
80 to 89 percent	592	500	92	145	129	16	203	179	23	245	192	53
90 to 99 percent	184	149	35	37	31	6	67	61	6	80	57	23
100 percent or more	74	50	24	9	3	6	22	16	6	43	31	12
Not reported	533	513	20	84	81	3	52	52	—	398	381	17
Median	40	38	54	40	37	56	50	48	61	39	37	52

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	13 725	12 356	1 369	1 951	1 755	195	1 894	1 695	199	9 880	8 906	975
Interest and principal	13 667	12 300	1 366	1 951	1 755	195	1 894	1 695	199	9 822	8 850	972
Fully amortized	13 183	11 876	1 306	1 942	1 746	195	1 875	1 679	196	9 366	8 451	914
Partially amortized	484	424	60	9	9	—	19	16	3	456	399	57
Principal only	14	14	—	—	—	—	—	—	—	14	14	—
Fully amortized	8	8	—	—	—	—	—	—	—	8	8	—
Partially amortized	6	6	—	—	—	—	—	—	—	6	6	—
Interest only	44	41	3	—	—	—	—	—	—	44	41	3
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Items Included in First Mortgage Payment

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of both interest and principal	13 667	12 300	1 366	1 951	1 755	195	1 894	1 695	199	9 822	8 850	972
Real estate taxes and property insurance	6 711	6 028	683	1 784	1 605	178	1 633	1 457	176	3 295	2 965	329
With no other items	3 656	3 276	380	269	237	33	1 150	1 025	125	2 236	2 014	222
With other items	3 056	2 752	304	1 515	1 369	146	483	432	51	1 058	951	107
Real estate taxes only	2 215	2 041	174	47	41	5	186	166	20	1 982	1 834	148
Property insurance only	88	77	11	9	6	3	10	10	—	69	61	8
Other combinations or no other items	4 653	4 155	498	111	103	9	65	62	3	4 476	3 990	486
No regular payments of interest and principal	67	61	6	—	—	—	—	—	—	67	61	6

Monthly Interest and Principal Payments on First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	13 725	12 356	1 369	1 951	1 755	195	1 894	1 695	199	9 880	8 906	975
Less than \$60	401	387	14	116	114	3	100	94	6	185	180	5
\$60 to \$79	903	859	44	265	249	16	220	208	12	419	403	16
\$80 to \$99	967	888	79	268	259	9	178	150	28	521	479	42
\$100 to \$149	2 161	1 973	187	333	284	48	264	240	24	1 564	1 449	115
\$150 to \$199	1 773	1 587	185	201	163	39	201	179	22	1 370	1 246	125
\$200 to \$249	1 661	1 474	186	193	164	29	173	144	29	1 294	1 166	128
\$250 to \$299	1 301	1 134	167	120	111	9	173	146	27	1 008	877	131
\$300 to \$399	1 861	1 689	172	189	167	22	227	212	15	1 445	1 310	135
\$400 to \$499	1 167	1 030	137	158	146	13	144	126	18	865	759	106
\$500 to \$599	733	637	96	84	75	9	119	104	15	529	458	71
\$600 to \$699	294	264	30	18	18	—	32	32	—	244	214	30
\$700 to \$799	170	154	15	7	7	—	27	24	3	136	123	12
\$800 or more	333	276	56	—	—	—	35	35	—	298	242	56
Median	\$220	\$216	\$247	\$149	\$145	\$178	\$196	\$193	\$214	\$234	\$230	\$271
Mean	\$270	\$266	\$308	\$203	\$202	\$216	\$250	\$252	\$238	\$287	\$281	\$340
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Monthly Interest and Principal Payments on Total Mortgages

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	13 725	12 356	1 369	1 951	1 755	195	1 894	1 695	199	9 880	8 906	975
Less than \$60	387	387	—	114	114	—	94	94	—	180	180	—
\$60 to \$79	859	859	—	249	249	—	208	208	—	403	403	—
\$80 to \$99	891	888	3	259	259	—	153	150	3	479	479	—
\$100 to \$149	1 988	1 973	15	284	284	—	240	240	—	1 464	1 449	15
\$150 to \$199	1 634	1 587	47	171	163	9	185	179	6	1 278	1 246	32
\$200 to \$249	1 568	1 474	94	183	164	18	169	144	25	1 217	1 166	51
\$250 to \$299	1 268	1 134	133	129	111	18	161	146	14	978	877	101
\$300 to \$399	1 974	1 689	284	231	167	63	251	212	39	1 492	1 310	183
\$400 to \$499	1 256	1 030	226	183	146	38	171	126	45	902	759	143
\$500 to \$599	796	637	160	93	75	18	142	104	37	562	458	104
\$600 to \$699	410	264	146	34	18	16	48	32	15	329	214	114
\$700 to \$799	233	154	79	22	7	16	30	24	6	181	123	57
\$800 or more	460	276	184	—	—	—	44	35	9	416	242	174
Median	\$235	\$216	\$448	\$170	\$145	\$384	\$220	\$193	\$429	\$247	\$230	\$474
Mean	\$293	\$266	\$535	\$224	\$202	\$419	\$272	\$252	\$445	\$310	\$281	\$577
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Current Status of First Mortgage Payments

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	13 725	12 356	1 369	1 951	1 755	195	1 894	1 695	199	9 880	8 906	975
Current or ahead of schedule	12 886	11 653	1 233	1 785	1 611	174	1 804	1 614	190	9 297	8 428	869
Delinquent (30 days or more)	568	472	96	121	106	15	75	66	9	372	301	71
1 to 3 payments	468	389	79	103	94	9	75	66	9	290	230	60
4 or more payments	100	83	17	18	12	6	—	—	—	82	71	11
Foreclosure in process	29	24	5	6	3	3	—	—	—	23	21	2
Foreclosure not in process	68	56	12	12	9	3	—	—	—	56	48	9
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	271	230	41	45	38	7	15	15	—	211	177	34
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Table 2d. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	12 289	11 062	1 227	1 714	1 537	176	1 673	1 500	173	8 903	8 025	878
Less than \$60	3	3	—	—	—	—	—	—	—	3	3	—
\$60 to \$79	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99	7	7	—	—	—	—	4	4	—	3	3	—
\$100 to \$149	115	115	—	34	34	—	26	26	—	54	54	—
\$150 to \$199	431	428	3	140	140	—	60	60	—	231	228	3
\$200 to \$249	873	864	9	224	224	—	186	180	6	463	460	3
\$250 to \$299	1 185	1 169	16	242	242	—	213	213	—	730	714	16
\$300 to \$349	1 239	1 197	42	207	201	6	202	192	10	830	804	26
\$350 to \$399	1 296	1 241	55	191	181	9	133	133	—	971	926	45
\$400 to \$449	1 081	1 005	76	126	105	21	147	121	27	808	780	28

\$450 to \$499	1 045	937	108	128	99	29	124	112	12	794	726	67
\$500 to \$599	1 677	1 471	206	176	130	46	196	162	33	1 305	1 178	127
\$600 to \$699	1 088	927	160	122	97	25	142	116	27	823	715	108
\$700 to \$799	699	549	150	36	21	15	113	75	38	550	453	97
\$800 or more	1 099	735	364	25	6	19	79	61	18	995	668	327
Not reported	453	414	39	64	58	6	48	44	3	341	312	29
Median	\$436	\$415	\$650	\$345	\$325	...	\$396	\$370	...	\$462	\$443	\$700
Acquired 1980 and 1981 (part)	1 445	1 300	145	237	218	19	221	195	26	986	887	99

Real Estate Tax

Acquired before 1980	12 289	11 062	1 227	1 714	1 537	176	1 673	1 500	173	8 903	8 025	878
Less than \$100	354	322	31	53	50	3	45	42	3	255	229	25
\$100 to \$199	595	525	70	108	100	9	110	95	15	376	331	46
\$200 to \$299	759	677	82	199	174	25	139	121	18	421	382	39
\$300 to \$399	1 054	925	129	272	229	43	169	148	21	612	548	65
\$400 to \$499	1 019	903	117	183	162	20	219	189	30	618	552	66
\$500 to \$599	993	867	127	171	152	19	184	153	31	639	562	76
\$600 to \$699	946	836	109	130	108	22	149	130	18	667	598	69
\$700 to \$799	774	690	84	92	81	12	106	103	3	576	507	69
\$800 to \$899	716	636	80	100	91	9	88	82	6	527	463	65
\$900 to \$999	610	521	89	70	64	6	93	84	9	447	373	74
\$1,000 to \$1,499	2 161	1 984	177	201	195	6	229	217	12	1 731	1 572	159
\$1,500 or more	2 111	1 987	124	124	121	3	138	132	6	1 848	1 733	115
Not reported	198	189	9	10	10	—	3	3	—	185	176	9
Median	\$742	\$755	\$650	\$521	\$532	\$442	\$583	\$600	\$498	\$837	\$847	\$769
Acquired 1980 and 1981 (part)	1 445	1 300	145	237	218	19	221	195	26	986	887	99

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	13 725	12 356	1 369	1 951	1 755	195	1 894	1 695	199	9 880	8 906	975
Less than 5 percent	2 556	2 354	202	490	453	37	448	402	45	1 618	1 498	119
5 to 9 percent	3 779	3 385	394	490	409	81	434	386	47	2 855	2 590	265
10 to 14 percent	2 737	2 417	321	308	276	32	327	279	47	2 103	1 861	242
15 to 19 percent	1 553	1 376	177	202	177	24	213	189	24	1 138	1 009	129
20 to 24 percent	885	781	104	128	119	9	156	138	18	601	524	77
25 to 29 percent	376	351	25	69	63	6	89	89	—	219	200	19
30 to 34 percent	236	219	16	18	15	3	39	39	—	179	166	13
35 to 39 percent	156	138	18	21	21	—	21	18	3	114	99	15
40 to 49 percent	178	157	21	40	40	—	36	33	3	101	84	17
50 percent or more	167	158	9	29	29	—	10	10	—	127	118	9
Not reported or not computed	1 102	1 020	83	156	153	3	122	110	12	824	756	68
Median	10	10	11	9	9	—	10	10	10	10	10	11
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Real Estate Tax Per \$1,000 Value

Acquired before 1980	12 289	11 062	1 227	1 714	1 537	176	1 673	1 500	173	8 903	8 025	878
Less than \$10	5 286	4 508	778	856	739	117	775	650	125	3 655	3 119	535
\$10 to \$14	2 517	2 281	235	307	268	39	413	377	36	1 796	1 636	160
\$15 to \$19	1 305	1 203	101	130	121	8	148	142	6	1 026	940	87
\$20 to \$24	1 044	994	50	111	108	3	92	89	3	841	797	44
\$25 to \$29	623	620	3	86	84	3	84	84	—	453	453	—
\$30 to \$39	470	462	9	75	75	—	67	67	—	328	320	9
\$40 to \$49	133	127	6	26	26	—	8	8	—	98	92	6
\$50 to \$59	74	69	6	14	14	—	8	8	—	52	46	6
\$60 or more	98	95	3	9	9	—	20	17	3	69	69	—
Not reported or not computed	740	702	38	98	92	6	58	58	—	584	552	32
Median	\$11	\$11	10—	10—	10—	...	\$10	\$11	10—	\$11	\$12	10—
Acquired 1980 and 1981 (part)	1 445	1 300	145	237	218	19	221	195	26	986	887	99

Real Estate Tax as Percent of Income

Acquired before 1980	12 289	11 062	1 227	1 714	1 537	176	1 673	1 500	173	8 903	8 025	878
Less than 1.0 percent	1 189	1 043	146	202	175	27	195	167	28	792	700	91
1.0 to 1.9 percent	2 724	2 377	347	477	408	68	498	433	65	1 750	1 536	214
2.0 to 2.9 percent	2 454	2 181	273	316	286	30	349	308	41	1 789	1 588	201
3.0 to 3.9 percent	1 588	1 390	198	190	154	36	185	179	6	1 213	1 057	155
4.0 to 4.9 percent	978	922	56	101	98	3	116	110	6	761	714	47
5.0 to 7.4 percent	1 220	1 136	85	149	146	3	113	98	15	958	892	66
7.5 to 9.9 percent	436	416	20	57	54	3	38	38	—	341	324	17
10.0 percent or more	509	485	23	66	66	—	54	51	3	388	368	20
Not reported or not computed	1 192	1 112	80	156	150	6	125	116	9	911	846	65
Median	2.7	2.7	2.3	2.3	2.4	...	2.2	2.3	...	2.8	2.9	2.5
Acquired 1980 and 1981 (part)	1 445	1 300	145	237	218	19	221	195	26	986	887	99

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

PROPERTY CHARACTERISTICS—Con.

Properties acquired by purchase 1977 to 1981 (part)	
Less than \$5,000
\$5,000 to \$9,999
\$10,000 to \$14,999
\$15,000 to \$19,999
\$20,000 to \$24,999
\$25,000 to \$29,999
\$30,000 to \$34,999
\$35,000 to \$39,999
\$40,000 to \$49,999
\$50,000 to \$59,999
\$60,000 to \$79,999
\$80,000 to \$99,999
\$100,000 to \$149,999
\$150,000 or more
Not reported
Median
Other properties	

Less than \$5,000
\$5,000 to \$9,999
\$10,000 to \$14,999
\$15,000 to \$19,999
\$20,000 to \$24,999
\$25,000 to \$29,999
\$30,000 to \$34,999
\$35,000 to \$39,999
\$40,000 to \$49,999
\$50,000 to \$59,999
\$60,000 to \$79,999
\$80,000 to \$99,999
\$100,000 to \$149,999
\$150,000 or more
Not reported
Median _____
Mean _____

Acquired by purchase

Purchased 1977 to 1981 (part) _____

Less than 80 percent _____

80 to 89 percent _____

90 to 94 percent _____

95 to 99 percent _____

100 percent or more _____

Not reported _____

Median _____

Purchased 1970 to 1976 _____

Less than 60 percent _____

60 to 79 percent _____

80 to 89 percent _____

90 to 99 percent _____

100 percent or more _____

Not reported _____

Median _____

Purchased 1969 or earlier _____

Less than 40 percent _____

40 to 59 percent _____

60 to 79 percent _____

80 to 99 percent _____

100 percent or more _____

Not reported _____

Median _____

Not acquired by purchase

Properties acquired by purchase 1977 to 1981 (part) -----

Less than 1.0 -----

1.0 to 1.4 -----

1.5 to 1.9 -----

2.0 to 2.4 -----

2.5 to 2.9 -----

3.0 to 3.4 -----

3.5 to 3.9 -----

4.0 or more -----

Not reported or not computed -----

Median -----

Other properties -----

Ownership Status

1 owner _____

2 owners _____

3 or more owners _____

Not reported _____

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
5 752	5 137	614	721	650	70	768	681	87	4 263	3 806	457
12	12	—	—	—	—	—	—	—	12	12	—
28	28	—	—	—	—	—	—	—	28	28	—
48	39	10	9	6	3	9	9	—	30	24	7
115	109	6	20	17	3	16	16	—	79	76	3
169	152	16	21	18	3	23	23	—	125	111	14
330	291	39	62	53	10	61	55	6	206	183	23
289	260	28	40	40	—	46	35	11	203	186	17
483	454	30	89	82	6	79	79	—	316	292	24
975	886	89	151	137	15	161	143	18	662	606	56
974	884	89	169	162	6	147	129	18	658	593	65
1 159	1 021	139	127	111	16	124	102	21	909	807	102
556	492	64	18	15	3	62	53	9	476	424	51
360	304	56	13	6	7	27	24	3	321	274	47
141	101	40	—	—	—	4	4	—	137	97	40
113	105	9	3	3	—	9	9	—	102	93	9
\$53800	\$53200	\$59600	\$47800	\$47900	...	\$49000	\$48300	...	\$56400	\$55700	\$63200
7 982	7 224	758	1 230	1 105	125	1 126	1 014	112	5 626	5 105	521
9	9	—	—	—	—	3	3	—	6	6	—
19	19	—	—	—	—	—	—	—	19	19	—
53	53	—	3	3	—	7	7	—	44	44	—
86	75	11	20	15	6	5	5	—	60	55	6
146	135	12	25	22	3	27	24	3	95	89	6
249	237	12	61	61	—	48	45	3	140	131	9
479	447	33	105	97	9	99	94	5	274	256	19
668	631	37	151	145	6	162	150	11	355	336	19
1 700	1 565	135	397	367	30	274	256	18	1 030	942	88
1 712	1 575	138	310	295	15	299	269	30	1 103	1 010	92
3 252	2 966	286	497	429	68	463	421	43	2 292	2 117	175
2 030	1 802	227	181	150	31	249	203	46	1 599	1 449	150
1 811	1 553	258	95	74	21	170	138	31	1 546	1 341	205
985	781	204	21	18	3	37	28	9	926	735	192
533	513	20	84	81	3	52	52	—	398	381	17
\$69100	\$67900	\$81100	\$55500	\$54300	\$68200	\$59900	\$58800	\$73700	\$74100	\$73000	\$88900
\$77800	\$75700	\$95700	\$58100	\$56900	\$68000	\$65100	\$63500	\$78400	\$84100	\$81800	\$104800
13 665	12 292	1 372	1 948	1 752	195	1 894	1 695	199	9 823	8 845	977
5 752	5 137	614	721	650	70	768	681	87	4 263	3 806	457
2 842	2 458	385	282	246	36	304	252	52	2 257	1 960	297
1 406	1 305	100	248	235	13	237	222	15	921	848	72
573	527	47	75	72	3	94	91	3	404	363	40
349	316	33	51	45	6	61	46	14	237	225	12
360	327	33	43	34	9	54	51	3	262	242	20
222	205	17	22	19	3	18	18	—	182	168	14
80—	80	80—	83	83	...	83	84	...	80—	80—	80—
4 242	3 750	492	525	440	85	488	437	51	3 228	2 873	355
2 738	2 381	357	371	292	79	275	242	34	2 091	1 847	244
1 029	920	109	104	97	7	145	128	17	780	695	85
149	140	9	6	6	—	32	32	—	112	103	9
27	25	2	—	—	—	—	—	—	27	25	2
30	30	—	3	3	—	3	3	—	24	24	—
269	255	14	41	41	—	33	33	—	194	180	14
60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—
3 671	3 405	266	702	662	40	638	577	61	2 332	2 166	165
2 529	2 328	201	466	440	27	474	424	49	1 589	1 464	125
676	634	42	163	153	10	108	99	9	405	382	23
80	80	—	11	11	—	9	9	—	60	60	—
23	14	9	3	3	—	6	3	3	14	9	6
20	20	—	—	—	—	9	9	—	12	12	—
344	328	15	59	55	3	33	33	—	252	240	12
40—	40—	40—	40—	40—	...	40—	40—	...	40—	40—	...
69	69	—	3	3	—	—	—	—	66	66	—
5 752	5 137	614	721	650	70	768	681	87	4 263	3 806	457
407	376	32	59	47	11	52	49	3	297	279	17
1 188	1 040	148	142	129	13	150	130	21	896	782	115
1 246	1 132	114	140	131	9	196	165	31	909	836	73
948	855	93	119	104	15	140	134	6	689	617	72
592	531	61	84	72	12	81	78	3	427	382	45
329	281	48	43	39	3	41	33	8	245	209	36
189	172	17	24	21	3	24	24	—	140	126	14
378	317	61	54	51	3	50	38	12	273	228	45
474	433	42	55	55	—	33	30	3	386	347	39
1.9	1.9	2.0	2.0	2.0	...	1.9	1.9	...	1.9	1.9	2.0
7 982	7 224	758	1 230	1 105	125	1 126	1 014	112	5 626	5 105	521
3 642	3 335	307	672	614	57	507	461	47	2 463	2 259	203
9 814	8 801	1 013	1 234	1 102	132	1 347	1 198	149	7 233	6 501	732
204	167	36	42	36	6	34	30	4	127	101	26
75	59	16	3	3	—	6	6	—	66	50	16

Inside SMSA's, not in Central Cities

OWNER CHARACTERISTICS—Con.

Age of Owner

Less than 25 years
 25 to 34 years
 35 to 44 years
 45 to 54 years
 55 to 64 years
 65 years or over
 Not reported
 Median

Race of Owner

White _____
Black _____
Asian and Pacific Islander _____
American Indian, Eskimo, and Aleut _____
Not reported _____

Sex of Owner

Male _____
 Female _____
 Male and female co-owners _____
 Not reported _____

Spanish Origin

Spanish.....
Not Spanish.....
Not reported.....

Veteran Status

Veterans _____
 Vietnam conflict _____
 Korean conflict _____
 Korean conflict and World War II _____
 World War II _____
 World War I _____
 Other _____
 Not reported _____
 Neuroticism _____
 Not reported _____

Persons in Household

1 person	-----
2 persons	-----
3 persons	-----
4 persons	-----
5 persons	-----
6 or more persons	-----
Not reported	-----
Median	-----

Incident

Less than \$5,000
\$5,000 to \$7,499
\$7,500 to \$9,999
\$10,000 to \$12,499
\$12,500 to \$14,999
\$15,000 to \$19,999
\$20,000 to \$24,999
\$25,000 to \$29,999
\$30,000 to \$34,999
\$35,000 to \$49,999
\$50,000 or more
Not reported

Median

Mean

see text

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
281	255	27	69	63	6	27	27	—	185	165	21
3 640	3 238	402	536	468	68	529	467	62	2 574	2 302	272
4 030	3 576	454	503	449	54	474	429	45	3 053	2 698	355
3 164	2 872	292	440	397	43	489	433	56	2 236	2 042	194
1 765	1 615	150	255	233	22	289	259	30	1 221	1 123	98
606	593	12	116	113	3	53	50	3	436	430	7
248	213	35	32	32	—	32	29	3	184	152	32
42	42	40	42	42	39	43	43	43	42	42	40
12 677	11 433	1 244	1 706	1 534	172	1 723	1 542	181	9 248	8 357	891
568	509	59	164	149	15	122	110	12	282	250	33
224	190	33	40	31	9	13	9	4	171	150	21
31	25	6	6	6	—	3	3	—	23	16	6
233	204	30	36	36	—	32	29	3	165	138	27
2 603	2 385	218	425	391	34	400	371	29	1 778	1 623	155
1 336	1 210	127	289	262	27	140	119	21	908	829	79
9 656	8 652	1 004	1 211	1 076	135	1 343	1 196	147	7 102	6 380	722
139	115	24	26	26	—	12	9	3	101	80	21
502	437	65	121	108	13	76	73	3	305	256	50
12 650	11 406	1 244	1 735	1 556	179	1 750	1 560	191	9 164	8 290	874
582	519	63	95	91	3	68	62	6	419	365	54
6 480	5 861	619	695	606	89	1 554	1 418	136	4 231	3 838	394
2 194	1 963	231	198	158	40	708	652	55	1 289	1 153	136
1 263	1 131	132	172	156	16	262	239	23	829	736	93
180	157	23	31	23	7	60	45	15	89	89	—
1 605	1 489	115	170	153	17	303	282	21	1 131	1 054	77
3	3	—	—	—	—	—	—	—	3	3	—
1 159	1 053	106	118	109	9	212	196	15	829	747	82
76	64	12	6	6	—	9	3	6	61	55	6
6 961	6 237	724	1 225	1 119	107	305	244	61	5 431	4 874	557
293	263	29	31	31	—	35	32	3	226	200	27
799	740	58	155	149	6	101	89	12	543	502	40
3 172	2 923	249	468	436	32	428	380	48	2 276	2 107	169
2 966	2 675	291	398	355	43	432	383	49	2 137	1 938	199
3 765	3 391	374	521	482	39	495	447	48	2 748	2 462	286
1 814	1 574	241	235	184	51	244	224	20	1 336	1 166	170
972	841	130	147	122	25	164	145	19	661	574	86
246	216	29	28	28	—	29	26	3	189	162	27
3.4	3.4	3.7	3.4	3.3	3.9	3.4	3.5	3.3	3.5	3.4	3.7
235	218	18	52	52	—	36	33	3	147	132	15
242	226	16	54	48	6	20	20	—	167	158	10
237	224	12	47	47	—	14	14	—	175	163	12
567	515	52	139	127	12	95	89	5	333	298	34
403	365	38	73	68	6	79	70	9	250	227	23
1 323	1 169	154	230	207	24	241	212	30	851	751	101
1 836	1 690	146	332	303	29	285	261	24	1 219	1 126	93
1 873	1 686	186	269	229	40	301	274	27	1 302	1 183	119
1 693	1 515	178	217	198	19	217	180	37	1 260	1 137	122
2 707	2 438	269	304	268	36	398	355	43	2 005	1 815	190
1 566	1 375	230	187	166	22	103	91	12	1 375	1 179	197
1 053	979	74	145	142	3	105	96	9	803	741	62
\$29000	\$28800	\$30800	\$24600	\$24200	\$27500	\$27100	\$26800	\$29400	\$30400	\$30200	\$32100
\$31500	\$31300	\$33600	\$25500	\$25100	\$28900	\$28200	\$28100	\$29200	\$33400	\$33100	\$35500

Table 3d. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	10 256	9 731	525	23	23	—	115	115	—	10 119	9 594	525
8 to 12 years	5 797	4 730	1 067	19	19	—	172	—	172	5 606	4 711	895
13 to 17 years	5 716	5 286	430	42	27	15	—	—	—	5 674	5 259	415
18 to 22 years	21 194	18 935	2 259	343	160	183	173	173	—	20 678	18 602	2 076
23 to 27 years	64 186	58 386	5 800	1 610	1 452	159	1 328	1 301	26	61 248	55 633	5 615
28 to 32 years	277 763	242 336	35 427	43 016	38 296	4 719	50 702	45 279	5 423	184 045	158 760	25 285
33 to 37 years	5 079	4 755	323	427	427	—	—	—	—	4 652	4 328	323
38 or more years	551	328	223	70	53	17	—	—	—	481	275	206
No stated term	1 922	1 258	664	—	—	—	—	—	—	1 922	1 258	664

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)

Payments increase yearly for first five years of mortgage	37 276	34 037	3 239	10 237	9 313	924	868	807	61	26 171	23 917	2 253
Payments increase yearly for first ten years of mortgage	7 824	6 990	834	7 708	6 874	834	—	—	—	116	116	—
Payments change in some other way	86	—	86	—	—	—	—	—	—	86	—	86
Not reported	26 708	24 389	2 319	1 914	1 824	90	727	666	61	24 067	21 900	2 168
No, monthly payments cannot change	2 657	2 657	—	614	614	—	141	141	—	1 902	1 902	—
Not reported	350 882	308 737	42 145	34 549	30 381	4 168	51 621	46 061	5 560	264 712	232 295	32 417
	4 306	2 972	1 334	763	763	—	—	—	—	3 543	2 209	1 334

Holder of First Mortgage

Commercial bank or trust company	54 784	48 601	6 183	1 945	1 696	249	3 054	2 540	514	49 784	44 365	5 420
Mutual savings bank	32 255	29 631	2 624	3 479	3 310	169	4 061	3 741	321	24 715	22 580	2 135
Savings and loan association	174 595	150 546	24 049	5 758	4 746	1 012	6 369	5 408	962	162 468	140 392	22 075
Life insurance company	10 098	8 807	1 291	1 894	1 732	162	1 580	1 394	186	6 623	5 681	943
Mortgage company	10 978	9 238	1 740	2 533	2 267	266	5 019	3 761	1 258	3 426	3 209	216
Federal agency	11 574	10 466	1 108	4 883	4 578	305	5 604	4 801	803	1 087	1 087	—
Federally-secured pool	42 863	39 161	3 702	13 051	11 735	1 316	20 414	19 329	1 085	9 398	8 096	1 302
Federal National Mortgage Association	25 140	21 630	3 511	10 137	8 647	1 491	4 702	4 249	453	10 302	8 734	1 568
Real estate or construction company	694	621	74	—	—	—	—	—	—	694	621	74
Individual or individual's estate	14 612	13 267	1 345	—	—	—	—	—	—	14 612	13 267	1 345
Other	14 870	13 779	1 091	1 868	1 745	123	1 686	1 645	40	11 316	10 388	928

Location of First Mortgage Holder

Property in Northeast Region	77 365	72 488	4 876	5 326	5 257	69	6 009	5 867	142	66 030	61 364	4 665
Lender in Northeast	71 076	66 453	4 624	3 400	3 349	51	3 473	3 362	110	64 204	59 741	4 463
Lender in North Central	355	286	69	43	25	18	153	153	—	159	108	51
Lender in South	5 729	5 614	115	1 883	1 883	—	2 374	2 342	32	1 472	1 389	84
Lender in West	1	—	—	—	—	—	—	—	—	1	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	203	136	68	—	—	—	9	9	—	194	126	68
Property in North Central Region	91 362	85 453	5 909	6 376	6 095	281	8 399	7 771	628	76 587	71 586	5 000
Lender in Northeast	2 260	2 226	35	474	440	35	504	504	—	1 282	1 282	—
Lender in North Central	76 615	71 544	5 071	2 280	2 250	29	2 493	2 338	155	71 843	66 956	4 887
Lender in South	11 578	10 912	666	3 622	3 405	217	5 229	4 893	337	2 727	2 614	113
Lender in West	137	—	137	—	—	—	137	—	—	—	—	—
Lender outside United States	225	225	—	—	—	—	—	—	—	225	225	—
Not reported	546	546	—	—	—	—	37	37	—	509	509	—
Property in South Region	109 637	98 611	11 026	14 911	13 792	1 119	23 586	21 485	2 100	71 140	63 333	7 807
Lender in Northeast	6 780	6 238	542	1 832	1 680	152	2 625	2 374	251	2 323	2 184	138
Lender in North Central	3 789	3 533	256	860	780	80	960	867	94	1 969	1 887	82
Lender in South	97 900	87 671	10 229	11 994	11 107	887	19 708	17 952	1 756	66 198	58 612	7 586
Lender in West	700	700	—	84	84	—	292	292	—	325	325	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	468	468	—	142	142	—	—	—	—	326	326	—
Property in West Region	114 101	89 194	24 906	18 936	15 313	3 624	14 495	11 745	2 750	80 669	62 137	18 532
Lender in Northeast	5 131	3 666	1 464	1 713	1 148	565	1 407	897	510	2 011	1 621	390
Lender in North Central	2 379	1 606	773	298	240	57	346	174	172	1 735	1 192	544
Lender in South	33 372	27 590	5 781	13 805	11 430	2 376	9 837	8 534	1 304	9 729	7 627	2 102
Lender in West	72 627	55 829	16 798	3 121	2 495	626	2 905	2 140	765	66 602	51 195	15 407
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	592	502	90	—	—	—	—	—	—	592	502	90

Servicing of First Mortgage

Holder	281 413	247 731	33 682	12 788	11 642	1 145	17 085	14 887	2 199	251 540	221 202	30 338
Agent	111 051	98 015	13 036	32 762	28 814	3 947	35 404	31 981	3 422	42 885	37 219	5 666

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	30 369	26 752	3 616	4 092	3 753	339	3 153	2 704	449	23 123	20 295	2 828
20 to 29 percent	37 883	32 832	5 051	3 955	2 899	1 056	2 716	2 318	398	31 211	27 615	3 596
30 to 39 percent	50 868	42 289	8 578	2 990	2 650	340	3 282	2 509	773	44 595	37 131	7 464
40 to 49 percent	63 352	54 298	9 054	4 467	3 447	1 021	4 945	3 937	1 009	53 939	46 914	7 024
50 to 59 percent	65 229	56 035	9 194	5 361	4 719	641	7 221	6 131	1 090	52 647	45 185	7 462
60 to 69 percent	52 068	44 103	7 964	6 231	5 415	816	7 469	6 137	1 332	38 368	32 552	5 816
70 to 79 percent	46 474	44 714	1 760	8 902	8 487	415	9 929	9 361	569	27 642	26 866	776
80 to 89 percent	25 015	24 484	531	6 431	6 093	338	9 207	9 207	—	9 376	9 183	193
90 to 99 percent	7 770	7 570	200	1 468	1 468	—	2 923	2 923	—	3 378	3 179	200
100 percent or more	1 754	1 754	—	119	119	—	564	564	—	1 071	1 071	—
Not reported	11 683	10 913	770	1 531	1 406	125	1 079	1 079	—	9 074	8 429	645

Table 3d. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	392 155	345 494	46 661	45 549	40 457	5 092	52 489	46 868	5 621	294 117	258 169	35 948
Interest and principal	390 482	343 871	46 610	45 549	40 457	5 092	52 489	46 868	5 621	292 443	256 546	35 897
Fully amortized	374 525	330 199	44 326	45 507	40 414	5 092	52 024	46 427	5 597	276 994	243 358	33 636
Partially amortized	15 957	13 672	2 285	43	43	—	465	441	24	15 449	13 188	2 261
Principal only	244	244	—	—	—	—	—	—	—	244	244	—
Fully amortized	93	93	—	—	—	—	—	—	—	93	93	—
Partially amortized	152	152	—	—	—	—	—	—	—	152	152	—
Interest only	1 429	1 378	51	—	—	—	—	—	—	1 429	1 378	51
No regular payments required	309	252	57	—	—	—	—	—	—	309	252	57

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	392 155	345 494	46 661	45 549	40 457	5 092	52 489	46 868	5 621	294 117	258 169	35 948
Less than \$60	1 839	1 751	88	520	503	17	279	258	21	1 041	989	51
\$60 to \$79	4 622	4 388	234	1 738	1 626	112	1 020	970	50	1 863	1 792	71
\$80 to \$99	7 318	6 683	635	2 508	2 416	93	1 488	1 263	224	3 322	3 004	318
\$100 to \$149	25 610	23 159	2 451	4 652	3 959	693	3 718	3 372	347	17 239	15 827	1 412
\$150 to \$199	32 729	29 043	3 686	4 179	3 323	856	4 252	3 774	478	24 298	21 946	2 351
\$200 to \$249	41 435	36 719	4 715	5 312	4 522	790	4 796	3 969	827	31 327	28 228	3 098
\$250 to \$299	40 171	34 869	5 302	3 982	3 680	303	5 785	4 886	899	30 404	26 303	4 101
\$300 to \$399	71 790	64 901	6 889	8 128	7 205	924	9 341	8 706	635	54 320	48 990	5 330
\$400 to \$499	57 326	50 360	6 966	8 405	7 659	746	7 536	6 555	981	41 385	36 147	5 239
\$500 to \$599	42 321	36 586	5 735	4 720	4 161	559	6 846	5 938	908	30 756	26 487	4 268
\$600 to \$699	19 051	16 860	2 191	995	995	—	2 080	2 080	—	15 977	13 786	2 191
\$700 to \$799	12 600	11 299	1 301	409	409	—	2 092	1 840	252	10 099	9 049	1 049
\$800 or more	35 344	28 877	6 467	—	—	—	3 257	3 257	—	32 087	25 620	6 467
No regular payments required	309	252	57	—	—	—	—	—	—	309	252	57

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	392 155	345 494	46 661	45 549	40 457	5 092	52 489	46 868	5 621	294 117	258 169	35 948
Current or ahead of schedule	368 019	326 635	41 384	40 438	36 018	4 421	49 607	44 356	5 251	277 973	246 261	31 712
Delinquent (30 days or more)	17 196	13 430	3 766	3 811	3 359	452	2 491	2 121	370	10 894	7 950	2 944
1 to 3 payments	14 922	11 570	3 351	3 183	2 922	260	2 491	2 121	370	9 248	6 527	2 721
4 or more payments	2 274	1 860	414	628	437	191	—	—	—	1 646	1 423	223
Foreclosure in process	629	511	117	141	78	64	—	—	—	487	433	54
Foreclosure not in process	1 501	1 204	297	487	359	128	—	—	—	1 014	845	169
Not reported	145	145	—	—	—	—	—	—	—	145	145	—
Not reported	6 940	5 428	1 512	1 300	1 080	220	391	391	—	5 250	3 958	1 292
No regular payments required	309	252	57	—	—	—	—	—	—	309	252	57

OWNER CHARACTERISTICS

Race of Owner

White	359 270	316 360	42 910	39 634	35 158	4 476	46 971	41 789	5 181	272 665	239 412	33 253
Black	15 872	14 119	1 753	3 803	3 369	434	4 347	3 989	358	7 722	6 761	961
Asian and Pacific Islander	10 652	9 463	1 190	1 160	978	182	453	412	40	9 040	8 072	968
American Indian, Eskimo, and Aleut	715	494	221	40	40	—	107	107	—	567	347	221
Not reported	5 955	5 311	644	912	912	—	612	571	42	4 431	3 829	602

Sex of Owner

Male	75 545	68 332	7 214	11 077	10 345	732	11 344	10 485	859	53 124	47 501	5 623
Female	26 434	23 746	2 688	4 808	4 373	435	2 167	1 974	193	19 458	17 399	2 059
Male and female co-owners	286 583	250 231	36 352	29 082	25 157	3 925	38 621	34 147	4 475	218 880	190 928	27 952
Not reported	3 902	3 437	465	582	582	—	356	262	95	2 963	2 593	370

Spanish Origin

Spanish	15 477	12 969	2 508	3 054	2 850	204	2 082	2 035	48	10 341	8 084	2 257
Not Spanish	364 216	321 254	42 962	41 022	36 158	4 864	49 262	43 824	5 437	273 932	241 272	32 660
Not reported	12 770	11 522	1 248	1 473	1 448	24	1 145	1 009	136	10 152	9 065	1 087

Table 4d. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

Total mortgage debt on 1-housing unit properties ---
Average total mortgage debt -----

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000.....	59	—	—	59
\$5,000 to \$9,999.....	2 081	417	195	1 468
\$10,000 to \$14,999.....	11 307	3 140	1 904	6 263
\$15,000 to \$19,999.....	21 302	4 250	2 930	14 121
\$20,000 to \$24,999.....	27 854	3 645	3 187	21 023
\$25,000 to \$29,999.....	33 722	4 445	5 122	24 155
\$30,000 to \$34,999.....	36 406	5 177	3 759	27 470
\$35,000 to \$39,999.....	39 699	4 376	5 698	29 624
\$40,000 to \$49,999.....	68 227	7 892	10 175	50 160
\$50,000 to \$59,999.....	57 099	8 888	8 821	39 390
\$60,000 to \$79,999.....	61 827	4 983	8 725	48 119
\$80,000 to \$99,999.....	22 041	534	2 712	18 794
\$100,000 to \$149,999.....	20 837	—	1 740	19 097
\$150,000 or more.....	8 782	—	—	8 782

Total Mortgage Outstanding Debt

Less than \$5,000.....	3 070	347	583	2 140
\$5,000 to \$9,999.....	11 745	3 204	1 581	6 960
\$10,000 to \$14,999.....	16 200	2 908	2 059	11 232
\$15,000 to \$19,999.....	24 497	3 464	2 914	18 119
\$20,000 to \$24,999.....	28 489	3 220	3 299	21 970
\$25,000 to \$29,999.....	35 581	4 796	4 567	26 218
\$30,000 to \$34,999.....	34 378	4 210	3 404	26 035
\$35,000 to \$39,999.....	39 780	3 797	6 908	29 035
\$40,000 to \$49,999.....	61 483	7 826	9 181	44 475
\$50,000 to \$59,999.....	54 668	8 959	7 934	37 775
\$60,000 to \$79,999.....	54 140	4 482	8 295	41 363
\$80,000 to \$99,999.....	20 742	534	2 757	17 450
\$100,000 to \$149,999.....	20 249	—	1 447	18 801
\$150,000 or more.....	6 221	—	—	6 221

Total Outstanding Debt as Percent of Value

Less than 20 percent.....	28 142	3 800	3 072	21 270
20 to 29 percent.....	36 798	3 290	2 662	30 846
30 to 39 percent.....	48 100	3 370	3 351	41 379
40 to 49 percent.....	64 855	4 517	4 622	55 716
50 to 59 percent.....	66 348	5 488	6 793	54 067
60 to 69 percent.....	55 657	6 554	7 708	41 395
70 to 79 percent.....	56 868	10 160	11 133	35 575
80 to 89 percent.....	30 009	6 869	10 425	12 715
90 to 99 percent.....	9 237	1 770	3 097	4 370
100 percent or more.....	3 196	357	1 027	1 812
Not reported.....	12 031	1 571	1 079	9 382

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal.....	410 792	47 748	54 969	308 075
Less than \$60.....	1 751	503	258	989
\$60 to \$79.....	4 388	1 626	970	1 792
\$80 to \$99.....	6 708	2 416	1 289	3 004
\$100 to \$149.....	23 430	3 959	3 372	16 098
\$150 to \$199.....	29 679	3 466	3 851	22 361
\$200 to \$249.....	38 324	4 841	4 392	29 091
\$250 to \$299.....	38 198	4 160	5 260	28 778
\$300 to \$399.....	74 095	9 140	10 026	54 930
\$400 to \$499.....	59 399	9 085	8 348	41 965
\$500 to \$599.....	44 572	5 171	7 801	31 600
\$600 to \$699.....	25 319	1 898	2 998	20 423
\$700 to \$799.....	16 714	1 482	2 250	12 981
\$800 or more.....	48 215	—	4 153	44 063

No regular payments required.....

451 — — 451

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal.....	410 792	47 748	54 969	308 075
Less than 5 percent.....	23 758	4 191	3 298	16 268
5 to 9 percent.....	76 415	6 859	7 995	61 561
10 to 14 percent.....	95 522	9 986	10 372	75 163
15 to 19 percent.....	67 777	8 434	9 784	49 559
20 to 24 percent.....	47 473	6 691	8 523	32 260
25 to 29 percent.....	24 321	3 286	6 056	14 979
30 to 34 percent.....	13 282	912	2 236	10 135
35 to 39 percent.....	9 793	823	1 546	7 423
40 to 49 percent.....	11 414	2 163	2 310	6 941
50 percent or more.....	10 364	1 292	347	8 725
Not reported or not computed.....	30 670	3 109	2 500	25 061

No regular payments required.....

451 — — 451

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980.....	336 672	36 053	42 877	257 742
Less than 5 percent.....	873	173	20	680
5 to 9 percent.....	14 067	2 094	2 305	9 669
10 to 14 percent.....	46 105	4 749	5 721	35 635
15 to 19 percent.....	65 631	6 229	6 886	52 516
20 to 24 percent.....	61 078	5 519	8 688	46 871
25 to 29 percent.....	43 923	5 317	5 657	32 949
30 to 34 percent.....	24 927	3 603	4 427	16 897
35 to 39 percent.....	14 358	718	2 085	11 555
40 to 49 percent.....	15 146	2 353	2 073	10 720
50 percent or more.....	19 240	2 083	1 979	15 178
Not reported or not computed.....	31 323	3 216	3 035	25 072

Acquired 1980 and 1981 (part).....

74 570 11 694 12 092 50 783

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980.....	46 170	9 033	5 408	31 729
1977 and 1978.....	50 021	3 666	5 940	40 416
1975 and 1976.....	33 245	1 542	4 178	27 525
1970 to 1974.....	67 072	7 159	8 766	51 146
1960 to 1969.....	88 665	11 514	13 605	63 546
1950 to 1959.....	60 150	8 558	8 885	42 707
1940 to 1949.....	24 394	2 677	3 752	17 964
1939 or earlier.....	32 742	2 084	3 285	27 373
Not reported.....	8 783	1 514	1 149	6 120

Value

Less than \$5,000.....	106	—	8	98
\$5,000 to \$9,999.....	69	—	—	69
\$10,000 to \$14,999.....	341	28	106	208
\$15,000 to \$19,999.....	635	163	53	418
\$20,000 to \$24,999.....	1 720	228	355	1 138
\$25,000 to \$29,999.....	2 728	633	609	1 486
\$30,000 to \$34,999.....	6 674	1 396	1 784	3 495
\$35,000 to \$39,999.....	10 433	2 127	2 736	5 571
\$40,000 to \$49,999.....	33 638	8 014	5 491	20 133
\$50,000 to \$59,999.....	40 439	6 366	8 311	25 762
\$60,000 to \$79,999.....	94 091	16 781	15 111	62 199
\$80,000 to \$99,999.....	71 970	7 093	10 222	54 656
\$100,000 to \$149,999.....	75 245	2 791	7 091	65 363
\$150,000 or more.....	61 200	556	2 015	58 548
Not reported.....	12 031	1 571	1 079	9 382

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years.....	11 087	2 804	925	7 358
25 to 34 years.....	138 294	20 096	21 419	96 779
35 to 44 years.....	136 474	12 883	15 661	107 930
45 to 54 years.....	76 296	7 248	11 287	57 760
55 to 64 years.....	34 959	3 034	4 558	27 367
65 years or over.....	7 686	1 077	514	6 095
Not reported.....	6 446	605	605	5 235

Race of Owner

White.....	376 492	41 486	49 309	285 696
Black.....	16 440	3 964	4 456	8 021
Asian and Pacific Islander.....	11 227	1 346	480	9 401
American Indian, Eskimo, and Aleut.....	984	40	107	837
Not reported.....	6 100	912	617	4 571

Sex of Owner

Male.....	78 629	11 343	11 706	55 580
Female.....	27 779	5 208	2 293	20 278
Male and female co-owners.....	300 797	30 614	40 563	229 620
Not reported.....	4 037	582	407	3 048

Spanish Origin

Spanish.....	16 669	3 266	2 112	11 290
Not Spanish.....	381 198	42 977	51 683	286 538
Not reported.....	13 375	1 504	1 174	10 697

Veteran Status

Veteran.....	185 116	13 866	45 540	125 711
Vietnam conflict.....	80 980	6 409	27 510	47 061
Korean conflict.....	29 217	2 477	4 747	21 994
Korean conflict and World War II.....	4 510	605	1 031	2 874
World War II.....	31 433	1 725	4 582	25 127
World War I.....	2	—	—	2
Other.....	36 615	2 552	7 278	26 785
Not reported.....	2 360	99	392	1 868

Nonveteran

Not reported.....

219 179 33 227 8 860 177 092
6 947 655 569 5 723

Table 4d. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

OWNER CHARACTERISTICS—Con.

Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	4 743	791	635	3 316
\$5,000 to \$7,499.....	4 058	709	320	3 029
\$7,500 to \$9,999.....	4 031	569	255	3 206
\$10,000 to \$12,499.....	12 095	3 430	1 923	6 742
\$12,500 to \$14,999.....	9 189	1 586	1 874	5 729
\$15,000 to \$19,999.....	31 396	5 505	6 054	19 838
\$20,000 to \$24,999.....	48 057	8 012	8 440	31 605

Inside SMSA's, not in Central Cities

OWNER CHARACTERISTICS—Con.

Income—Con.

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
\$25,000 to \$29,999.....	52 579	7 613	8 927	36 039
\$30,000 to \$34,999.....	51 377	5 975	7 141	38 261
\$35,000 to \$49,999.....	92 168	8 280	12 855	71 034
\$50,000 or more.....	73 145	2 468	4 510	66 167
Not reported	28 404	2 810	2 035	23 560

Table 5d. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample. see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities**1-housing-unit mortgaged properties****MORTGAGE CHARACTERISTICS****Number of Mortgages**

1 mortgage 12 362
 2 mortgages 1 336
 3 or more mortgages 36

Form of Debt of First Mortgage

Mortgage or deed of trust 13 399
 Contract to purchase 335

Origin of First Mortgage

Mortgage made at time property acquired 10 824
 Mortgage assumed at time property acquired 1 599
 Mortgage placed later than acquisition of property 1 311
 Refinanced mortgage:
 Same lender 562
 Different lender 394
 Mortgage placed on property owned free and clear of debt 355

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property 1 311
 Renew or extend loan that had fallen due, without increasing the outstanding balance 87
 Secure better terms 182
 Provide funds for additions, improvements, or repairs to this property 488
 Provide funds for investment in other real estate 120
 Provide funds for other types of investments 66
 Provide funds for educational or medical expenses 29
 Other reasons 169
 Not reported 169

Other properties**Year First Mortgage Made or Assumed**

1979 to 1981 (part) 3 238
 1977 and 1978 3 225
 1975 and 1976 1 635
 1970 to 1974 2 553
 1965 to 1969 1 601
 1960 to 1964 1 119
 1959 or earlier 363

First Mortgage Loan

Less than \$5,000 49
 \$5,000 to \$9,999 601
 \$10,000 to \$14,999 1 792
 \$15,000 to \$19,999 1 933
 \$20,000 to \$24,999 1 636
 \$25,000 to \$29,999 1 486
 \$30,000 to \$34,999 1 239
 \$35,000 to \$39,999 1 147
 \$40,000 to \$49,999 1 591
 \$50,000 to \$59,999 1 058
 \$60,000 to \$79,999 841
 \$80,000 to \$99,999 188
 \$100,000 to \$149,999 138
 \$150,000 or more 37
 Median \$27900
 Mean \$32200

First Mortgage Outstanding Debt

Less than \$5,000 1 236
 \$5,000 to \$9,999 1 640
 \$10,000 to \$14,999 1 392
 \$15,000 to \$19,999 1 462
 \$20,000 to \$24,999 1 268
 \$25,000 to \$29,999 1 328
 \$30,000 to \$34,999 1 069
 \$35,000 to \$39,999 1 013
 \$40,000 to \$49,999 1 337
 \$50,000 to \$59,999 974
 \$60,000 to \$79,999 682
 \$80,000 to \$99,999 189
 \$100,000 to \$149,999 117
 \$150,000 or more 28
 Median \$24500
 Mean \$28600

Current Interest Rate on First Mortgage

Less than 5.0 percent 354
 5.0 percent 59
 5.1 to 5.9 percent 1 426
 6.0 percent 694

Total	Holder of first mortgage										
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
13 734	1 975	1 539	5 839	559	332	403	1 151	760	27	552	596
12 362	1 771	1 442	5 203	514	285	367	1 040	655	24	510	549
1 336	198	92	621	45	43	33	110	104	3	38	48
36	6	6	15	-	3	3	-	-	-	3	-
13 399	1 942	1 533	5 791	556	317	394	1 148	757	9	377	575
335	34	6	48	3	14	10	3	3	18	175	21
10 824	1 483	1 197	4 658	427	240	304	964	592	24	477	457
1 599	180	211	599	115	49	63	145	149	-	36	52
1 311	312	131	582	17	43	36	41	19	3	38	88
562	127	81	260	9	9	12	8	7	-	24	25
394	94	27	165	6	15	18	24	6	-	6	34
355	91	23	157	3	20	6	9	6	3	8	29
1 311	312	131	582	17	43	36	41	19	3	38	88
87	29	9	37	-	-	3	-	-	-	6	3
182	32	22	89	6	-	7	6	3	-	5	12
488	136	59	200	6	29	-	15	10	-	9	24
120	21	12	73	-	3	-	3	-	-	3	6
66	14	3	41	-	-	-	6	3	-	-	-
29	3	3	21	-	-	3	-	-	-	-	-
169	43	12	50	6	3	15	6	-	-	11	24
169	36	11	72	-	9	9	5	3	3	3	19
12 423	1 663	1 409	5 257	542	288	367	1 109	741	24	514	509
3 238	475	168	1 139	72	136	127	479	237	9	213	181
3 225	524	267	1 460	40	77	69	316	213	3	114	142
1 635	190	153	789	23	49	35	194	64	3	77	58
2 553	459	343	1 230	52	34	69	108	125	3	40	90
1 601	173	274	160	160	24	58	43	84	9	69	62
1 119	125	232	466	151	6	25	11	23	-	32	49
363	29	102	109	62	6	20	-	13	-	6	15
49	14	3	6	-	5	-	3	-	3	6	8
601	99	86	185	36	11	29	18	24	-	65	47
1 792	288	315	616	144	30	73	57	83	9	95	82
1 933	269	293	807	139	38	39	84	87	-	86	92
1 636	241	188	772	66	31	40	94	64	3	67	70
1 486	231	178	646	48	33	36	130	79	6	45	54
1 239	167	121	589	21	28	23	153	55	-	20	63
1 147	160	113	523	13	18	41	122	83	-	21	54
1 591	172	121	715	30	61	34	217	126	-	49	67
1 058	109	57	417	27	41	67	161	97	3	40	40
841	150	48	360	30	33	22	96	52	3	34	13
188	45	12	97	3	3	-	6	9	-	9	3
138	24	6	83	3	-	-	10	-	-	7	3
37	6	-	22	-	-	-	-	-	-	7	3
\$27900	\$26700	\$21900	\$29100	\$18600	\$33200	\$27900	\$36500	\$33800	...	\$21800	\$25000
\$32200	\$32000	\$25800	\$33700	\$24600	\$35400	\$31100	\$38400	\$34800	...	\$30600	\$28500
1 236	202	213	475	112	17	42	6	25	6	70	68
1 640	256	282	573	153	29	53	46	58	3	89	98
1 392	193	204	572	96	31	37	57	69	3	83	46
1 462	249	173	636	58	21	34	71	82	-	74	62
1 268	213	183	572	10	23	21	99	54	3	39	54
1 328	177	125	613	24	40	30	162	73	6	32	45
1 069	140	88	511	11	21	35	122	48	-	24	69
1 013	115	95	452	7	26	35	125	96	-	15	47
1 337	148	77	579	27	52	34	212	95	-	52	60
974	101	44	381	34	35	63	151	105	3	31	25
682	109	37	296	21	33	19	87	46	3	18	13
189	42	17	93	3	3	-	6	9	-	12	3
117	27	-	69	3	-	-	7	-	-	6	6
28	3	-	18	-	-	-	-	-	-	7	3
\$24500	\$22100	\$17000	\$25800	\$10700	\$31100	\$27500	\$35500	\$32100	...	\$17300	\$22200
\$28600	\$27700	\$21000	\$29900	\$18100	\$33100	\$28700	\$37300	\$33100	...	\$26500	\$24900
354	20	99	65	47	-	30	19	10	-	17	45
59	5	9	12	3	3	9	9	-	-	6	4
1 426	178	377	364	275	15	57	7	53	-	23	75
694	73	94	324	47	12	18	21	15	3	67	20

Table 5d. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Current Interest Rate on First Mortgage—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	635	89	39	306	25	6	8	11	21	—	38	90
7.0 percent	778	123	129	343	27	9	16	21	60	6	20	25
7.1 to 7.4 percent	272	40	46	131	—	3	9	29	—	—	—	15
7.5 to 7.9 percent	899	155	99	461	—	8	19	30	74	—	14	37
8.0 percent	656	86	50	278	3	19	10	108	25	6	51	20
8.1 to 8.4 percent	249	47	42	110	12	3	3	10	5	—	3	15
8.5 to 8.9 percent	2 479	307	282	1 163	30	69	81	285	166	3	38	57
9.0 percent	896	143	48	452	12	21	19	88	25	3	51	35
9.1 to 9.9 percent	1 602	259	119	741	27	21	36	170	166	—	27	36
10.0 percent	477	89	14	122	6	32	39	64	33	3	63	11
10.1 to 11.9 percent	1 307	200	56	607	34	54	37	154	60	3	65	37
12.0 percent	206	27	6	59	—	6	3	36	16	—	31	21
12.1 to 13.9 percent	493	66	15	254	6	15	6	58	27	—	22	23
14.0 percent or more	253	67	15	47	6	35	3	30	3	—	15	31
Median	8.7	8.8	7.2	8.7	5.8	9.0	8.6	9.0	8.9	...	9.0	7.8

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	3 637	417	282	2 364	65	33	9	86	107	3	76	195
Rate higher now than when mortgage made	483	57	17	293	—	3	—	—	—	—	5	107
Rate lower now than when mortgage made	24	—	—	21	—	—	—	3	—	—	—	—
Rate unchanged or same now as when mortgage made	3 025	340	259	2 003	62	24	9	80	104	3	62	78
Not reported	104	20	6	46	3	6	—	3	3	—	9	9
No, interest rate cannot be changed	9 999	1 546	1 247	3 429	495	295	394	1 061	653	24	455	399
Not reported	98	12	9	47	—	4	—	3	—	—	21	3

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	3 637	417	282	2 364	65	33	9	86	107	3	76	195
Rate renegotiated periodically	217	93	14	75	—	—	—	3	—	—	11	21
Rate changes tied to market index	210	32	20	124	—	3	—	3	—	—	11	18
When mortgage is assumed	2 710	224	210	1 899	47	18	6	80	107	3	22	93
When payments became delinquent	750	74	73	549	20	3	—	6	—	—	17	9
Other reason	460	54	17	247	6	3	3	—	—	—	15	114
Not reported	15	—	—	6	—	6	—	—	—	—	3	—
Interest rate cannot be changed	9 999	1 546	1 247	3 429	495	295	394	1 061	653	24	455	399

Term of First Mortgage

Less than 8 years	326	121	9	45	3	18	—	—	—	3	95	33
8 to 12 years	381	119	27	52	—	28	—	—	—	3	106	45
13 to 17 years	400	145	19	151	5	7	3	—	—	—	60	9
18 to 22 years	1 316	392	152	570	33	6	7	6	—	3	88	59
23 to 27 years	3 010	469	470	1 648	160	15	35	23	22	3	45	119
28 to 32 years	7 965	712	835	3 322	349	255	327	972	738	15	124	315
33 to 37 years	227	6	24	12	9	—	23	146	—	—	—	7
38 or more years	21	—	—	6	—	—	9	—	—	—	3	3
No stated term	90	11	3	33	—	3	—	3	—	—	31	6
Median	28.9	25.2	28.5	28.7	29.1	29.8	30.4	30.8	30.4	...	17.9	28.5

Unexpired Term of First Mortgage

Less than 4 years	625	183	70	151	49	17	5	—	7	3	98	41
4 to 7 years	992	184	137	374	71	30	16	—	9	6	104	63
8 to 12 years	1 375	290	195	565	134	16	18	11	21	—	82	43
13 to 17 years	1 794	370	316	773	62	18	37	44	41	6	53	75
18 to 22 years	2 022	246	294	1 069	26	32	61	48	111	6	52	77
23 to 27 years	3 306	338	224	1 600	45	95	109	485	248	—	52	110
28 to 32 years	1 891	167	90	663	57	73	94	411	174	6	40	115
33 or more years	15	—	—	6	—	—	—	3	—	—	3	3
No stated term or not computed	1 713	197	214	638	115	52	63	148	149	—	67	70
Median	21.0	16.1	17.1	21.5	11.8	24.5	24.5	27.1	25.4	...	10.4	20.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 174	105	80	465	22	17	43	212	84	6	37	104
Payments increase yearly for first five years of mortgage	155	3	—	9	3	6	22	48	61	—	—	3
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	931	93	76	421	19	11	20	143	17	6	29	95
Not reported	86	6	3	35	—	—	—	20	6	—	8	6
No, monthly payments cannot change	12 399	1 847	1 447	5 315	528	302	361	930	676	21	483	490
Not reported	160	23	12	59	9	13	—	9	—	—	32	3

Location of First Mortgage Holder

Property in Northeast Region	3 256	560	1 144	1 071	52	20	61	83	29	3	111	122
Lender in Northeast	3 036	557	1 136	1 059	49	14	—	—	—	3	102	116
Lender in North Central	20	—	3	6	3	6	—	—	—	—	3	—
Lender in South	188	3	—	3	—	—	61	83	29	—	6	3
Lender in West	3	—	—	—	—	—	—	—	—	—	—	3
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	9	—	6	3	—	—	—	—	—	—	—	—
Property in North Central Region	3 557	742	43	1 907	159	65	83	178	127	6	161	88
Lender in Northeast	153	25	15	28	81	—	—	—	—	—	—	4
Lender in North Central	2 966	711	28	1 876	66	53	—	—	—	6	153	73
Lender in South	419	—	—	—	9	9	83	178	127	—	8	6
Lender in West	3	—	—	—	—	3	—	—	—	—	—	—
Lender outside United States	3	—	—	—	3	—	—	—	—	—	—	—
Not reported	14	6	—	2	—	—	—	—	—	—	—	6

¹Detail does not add to total because lenders reported more than one reason.

Table 5d. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Location of First Mortgage Holder—Con.**

Property in South Region	3 862
Lender in Northeast	379
Lender in North Central	130
Lender in South	3 317
Lender in West	22
Lender outside United States	—
Not reported	14

Property in West Region	3 059
Lender in Northeast	269
Lender in North Central	76
Lender in South	842
Lender in West	1 847
Lender outside United States	—
Not reported	25

Servicing of First Mortgage

Holder	10 013
Agent	3 721

Holder's Acquisition of First Mortgage

Originated by holder	9 980
Purchased from present servicer	2 210
Purchased from someone else	1 285
Not reported	259

Mortgage Assumption

Lender's permission needed for assumption	6 352
Lender's permission not needed for assumption	5 874
Not reported	1 507

Prepayment Penalties

Yes	2 451
No	10 928
Not reported	355

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	12 404
Less than 40 percent	440
40 to 49 percent	431
50 to 59 percent	859
60 to 69 percent	1 411
70 to 79 percent	2 502
80 to 89 percent	2 656
90 to 94 percent	1 346
95 to 99 percent	1 050
100 percent or more	1 344
Not reported	364
Median	81

Other properties	1 330
------------------------	-------

Total Outstanding Debt as Percent of Value

Less than 20 percent	3 187
20 to 29 percent	1 706
30 to 39 percent	1 666
40 to 49 percent	1 794
50 to 59 percent	1 626
60 to 69 percent	1 239
70 to 79 percent	1 132
80 to 89 percent	592
90 to 99 percent	184
100 percent or more	74
Not reported	533
Median	40

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	13 725
Interest and principal	13 667
Fully amortized	13 183
Partially amortized	484
Principal only	14
Fully amortized	8
Partially amortized	6
Interest only	44
No regular payments required	9

Items Included in First Mortgage Payment

Regular payments of both interest and principal	13 667
Real estate taxes and property insurance	6 711
With no other items	3 656
Real estate taxes only	3 056
Property insurance only	2 215
Other combinations or no other items	88
No regular payments of interest and principal	4 653

Total	Holder of first mortgage										Other
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
3 862	302	220	1 702	242	163	109	513	318	3	156	135
379	48	147	79	96	—	—	—	—	—	—	9
130	10	—	54	45	16	—	—	—	—	2	3
3 317	244	72	1 560	98	134	109	513	318	3	151	115
22	—	—	3	4	9	—	—	—	—	—	6
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	3	—	—	—	—	3	2
14	—	—	5	—	—	—	—	—	—	—	—
3 059	372	133	1 160	107	84	150	376	285	16	124	252
269	43	87	74	46	6	—	—	—	—	—	12
76	9	—	21	15	15	—	—	—	—	3	12
842	—	—	18	—	9	150	376	285	—	—	3
1 847	320	46	1 034	46	54	—	—	—	16	115	218
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
25	—	—	12	—	—	—	—	—	—	6	6
10 013	1 621	1 221	5 387	202	280	128	377	13	18	470	296
3 721	354	318	452	357	52	275	774	747	9	82	300
9 980	1 713	1 144	5 088	204	193	224	468	108	21	462	355
2 210	97	150	433	223	24	81	488	504	3	39	167
1 285	116	224	252	105	106	75	179	142	3	30	54
259	50	21	66	27	9	23	15	7	—	21	21
6 352	854	508	3 825	100	76	82	329	175	15	190	197
5 874	843	860	1 499	394	217	252	744	519	9	196	342
1 507	278	171	515	65	38	70	78	65	3	166	57
2 451	217	130	1 728	78	32	15	70	64	3	45	69
10 928	1 705	1 381	3 938	458	291	389	1 065	693	24	458	527
355	54	27	173	23	9	—	15	3	—	49	—
12 404	1 663	1 403	5 244	542	288	367	1 109	741	24	514	509
440	115	54	176	17	9	—	7	7	3	26	26
431	87	51	209	14	6	5	12	11	—	14	21
859	194	114	387	35	12	15	27	15	—	32	28
1 411	225	211	628	82	35	9	60	48	—	58	55
2 502	383	274	1 325	96	36	43	103	105	3	74	59
2 656	321	271	1 312	98	40	54	197	160	6	108	91
1 346	112	133	515	72	26	56	146	132	3	56	96
1 050	47	106	237	76	58	81	211	112	6	44	71
1 344	131	140	284	39	64	93	319	139	3	85	48
364	49	49	171	11	3	12	26	12	—	17	14
81	75	79	79	82	91	95	95	91	...	84	86
1 330	312	136	595	17	43	36	41	19	3	38	88
3 187	495	564	1 323	295	32	69	29	83	6	142	150
1 706	329	242	774	51	26	48	47	50	6	41	92
1 666	323	207	770	33	41	32	53	75	—	61	71
1 794	262	185	881	48	24	34	157	86	—	52	52
1 626	194	132	782	26	50	48	173	107	—	75	39
1 239	136	82	503	33	43	46	171	117	3	65	40
1 132	126	53	393	25	40	55	218	132	3	30	58
592	30	16	116	12	40	33	198	69	3	28	48
184	5	6	37	—	18	14	63	12	3	9	17
74	8	—	24	3	9	6	9	3	—	8	3
533	68	53	235	33	9	19	33	27	3	28	27
40	34	27	39	20—	58	52	66	57	...	43	36
13 725	1 975	1 539	5 839	559	332	403	1 151	760	27	549	591
13 667	1 973	1 539	5 827	559	329	403	1 148	760	24	517	588
13 183	1 844	1 510	5 688	550	318	403	1 137	760	24	404	545
484	129	29	139	9	11	—	11	—	—	113	43
14	3	—	—	—	—	—	—	—	—	11	—
8	—	—	—	—	—	—	—	—	—	8	—
6	3	—	—	—	—	—	—	—	—	3	—
44	—	—	12	—	3	—	3	—	3	21	3
9	—	—	—	—	—	—	—	—	—	3	6
13 667	1 973	1 539	5 827	559	329	403	1 148	760	24	517	588
6 711	642	584	2 617	319	243	344	892	694	12	74	290
3 656	411	322	1 728	138	121	137	394	224	9	56	118
3 056	231	262	889	181	122	207	499	471	3	18	172
2 215	281	522	1 186	48	12	15	36	22	3	21	70
88	12	3	49	6	3	—	3	—	—	12	—
4 653	1 038	430	1 976	186	70	44	217	44	9	410	228
67	3	—	12	—	3	—	3	—	3	35	9

Table 5d. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

Holder of first mortgage												
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	13 725	1 975	1 539	5 839	559	332	403	1 151	760	27	549	591
Less than \$60	401	29	112	94	31	—	32	29	25	3	14	32
\$60 to \$79	903	119	197	264	111	12	45	25	43	3	31	54
\$80 to \$99	967	108	159	374	96	26	35	22	46	3	50	48
\$100 to \$149	2 161	322	294	937	138	43	45	88	88	3	110	93
\$150 to \$199	1 773	296	199	831	41	18	18	134	88	3	70	74
\$200 to \$249	1 661	291	150	721	33	51	42	171	64	3	66	69
\$250 to \$299	1 301	185	158	580	12	29	49	108	73	3	25	78
\$300 to \$399	1 861	224	136	861	34	69	46	214	143	—	73	61
\$400 to \$499	1 167	165	57	482	27	32	44	158	114	3	34	51
\$500 to \$599	733	91	36	304	16	22	44	129	52	—	28	13
\$600 to \$699	294	53	18	136	9	15	3	32	9	—	20	—
\$700 to \$799	170	31	15	71	3	16	—	19	—	3	6	6
\$800 or more	333	63	9	184	9	—	—	20	15	—	22	12
Median	\$220	\$220	\$152	\$229	\$115	\$278	\$231	\$299	\$268	...	\$200	\$196
Mean	\$270	\$279	\$196	\$284	\$180	\$312	\$248	\$327	\$284	...	\$276	\$240
No regular payments required	9	—	—	—	—	—	—	—	—	—	3	6

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	13 725	1 975	1 539	5 839	559	332	403	1 151	760	27	549	591
Current or ahead of schedule	12 886	1 892	1 466	5 523	532	298	368	1 057	697	21	468	563
Delinquent (30 days or more)	568	47	49	210	12	17	32	88	54	6	26	28
1 to 3 payments	468	38	49	180	12	15	24	62	51	3	12	22
4 or more payments	100	9	—	29	—	2	8	25	3	3	14	6
Foreclosure in process	29	3	—	15	—	—	—	6	3	—	2	—
Foreclosure not in process	68	3	—	14	—	2	8	20	—	3	11	6
Not reported	3	3	—	—	—	—	—	—	—	—	—	—
Not reported	271	37	24	106	15	16	3	6	9	—	55	—
No regular payments required	9	—	—	—	—	—	—	—	—	—	3	6

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	13 725	1 975	1 539	5 839	559	332	403	1 151	760	27	549	591
Less than 5 percent	2 556	367	495	980	261	32	87	61	75	9	80	108
5 to 9 percent	3 779	583	430	1 808	124	65	94	191	174	3	132	174
10 to 14 percent	2 737	406	267	1 210	77	74	63	294	158	—	89	99
15 to 19 percent	1 553	205	82	657	42	45	44	212	119	6	67	74
20 to 24 percent	885	124	48	318	3	38	47	150	73	6	33	45
25 to 29 percent	376	44	17	137	3	27	13	63	46	—	18	9
30 to 34 percent	236	36	3	91	3	8	6	36	9	—	31	13
35 to 39 percent	156	10	9	43	3	9	6	24	16	3	21	12
40 to 49 percent	178	24	3	50	—	6	20	34	16	—	9	16
50 percent or more	167	26	7	69	6	8	—	16	14	—	6	15
Not reported or not computed	1 102	152	178	475	37	18	24	70	59	—	65	25
Median	10	10	7	10	5—	14	11	15	13	...	12	10
No regular payments required	9	—	—	—	—	—	—	—	—	—	3	6

Real Estate Tax Per \$1,000 Value

Acquired before 1980	12 289	1 813	1 471	5 359	533	264	358	892	659	24	392	524
Less than \$10	5 286	707	242	2 476	210	145	171	536	378	9	176	236
\$10 to \$14	2 517	366	266	1 119	157	61	69	176	126	6	59	112
\$15 to \$19	1 305	213	231	568	42	12	30	58	52	3	42	54
\$20 to \$24	1 044	190	198	452	41	21	26	31	23	3	21	38
\$25 to \$29	623	92	226	187	11	5	11	17	20	—	20	32
\$30 to \$39	470	93	154	148	11	6	18	6	20	—	9	6
\$40 to \$49	133	17	57	34	3	—	6	9	—	—	—	6
\$50 to \$59	74	9	31	31	—	—	—	—	—	—	—	3
\$60 or more	98	15	9	32	6	—	6	14	6	—	8	3
Not reported or not computed	740	111	56	312	51	14	22	45	33	3	59	35
Median	\$11	\$12	\$19	\$10	\$11	10—	10—	10—	10—	...	10—	\$10
Acquired 1980 and 1981 (part)	1 445	162	68	480	27	68	46	259	100	3	160	72

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	12 289	1 813	1 471	5 359	533	264	358	892	659	24	392	524
Less than 5 percent	61	6	16	16	9	—	3	—	—	—	6	6
5 to 9 percent	1 152	146	143	497	125	18	38	47	40	3	34	61
10 to 14 percent	2 353	388	274	1 141	116	42	70	94	79	—	72	76
15 to 19 percent	2 372	377	299	1 078	87	42	67	134	125	6	59	97
20 to 24 percent	1 861	274	236	777	45	47	30	186	120	3	52	91
25 to 29 percent	1 170	177	90	536	38	24	23	132	66	3	29	52
30 to 34 percent	671	82	49	253	18	18	35	90	66	—	19	40
35 to 39 percent	399	35	67	167	6	9	17	47	27	—	6	18
40 to 49 percent	416	65	56	139	15	27	23	43	26	3	12	9
50 percent or more	588	90	56	217	14	17	23	55	41	3	38	33
Not reported or not computed	1 247	174	186	538	58	21	27	63	70	3	64	42
Median	19	19	19	19	14	22	19	24	22	...	19	20
Acquired 1980 and 1981 (part)	1 445	162	68	480	27	68	46	259	100	3	160	72

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	13 734	1 975	1 539	5 839	559	332	403	1 151	760	27	552	596
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	1 896	198	180	859	92	51	67	172	146	3	56	74
10,000 to 49,999	5 122	573	604	2 236	275	124	169	486	306	15	143	190
Less than 10,000 and rural	6 715	1 204	755	2 745	192	157	168	493	308	9	353	332

Table 5d. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities**PROPERTY CHARACTERISTICS—Con.****Location by Size of Place—Con.**

Outside SMSA's:												
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Year Structure Built

1979 to March 1980	842	99	25	306	25	40	48	152	73	6	31	37
1977 and 1978	1 083	191	66	473	13	18	16	136	103	—	25	42
1975 and 1976	834	101	52	395	23	36	16	105	43	6	22	35
1970 to 1974	1 982	273	161	964	30	44	53	195	145	—	38	79
1960 to 1969	3 497	427	426	1 597	246	79	98	244	197	3	70	109
1950 to 1959	2 619	378	408	1 065	135	57	80	175	75	3	112	131
1940 to 1949	997	147	132	352	26	37	40	53	54	—	92	64
1939 or earlier	1 502	312	231	532	26	18	40	76	36	3	150	77
Not reported	376	48	38	155	35	3	12	15	32	6	12	22

Value

Less than \$5,000	9	—	—	3	3	—	—	—	—	—	—	4
\$5,000 to \$9,999	19	6	—	—	—	3	3	3	—	—	2	2
\$10,000 to \$14,999	53	3	—	9	—	3	3	10	—	—	24	2
\$15,000 to \$19,999	86	17	9	26	—	6	6	5	—	—	9	8
\$20,000 to \$24,999	146	11	6	43	3	2	9	20	12	—	30	11
\$25,000 to \$29,999	249	49	18	65	25	6	5	28	12	—	24	18
\$30,000 to \$34,999	479	59	57	149	18	24	17	45	40	3	35	33
\$35,000 to \$39,999	668	73	75	221	37	24	21	95	54	6	40	21
\$40,000 to \$49,999	1 700	252	241	621	57	54	77	150	105	3	59	81
\$50,000 to \$59,999	1 712	244	247	645	74	41	47	193	85	—	55	81
\$60,000 to \$79,999	3 252	392	353	1 419	117	68	112	329	222	—	93	147
\$80,000 to \$99,999	2 030	298	174	969	75	53	49	151	138	13	54	57
\$100,000 to \$149,999	1 811	309	215	920	69	27	33	67	55	—	50	64
\$150,000 or more	985	195	91	514	48	12	3	22	10	—	49	39
Not reported	533	68	53	235	33	9	19	33	27	3	28	27
Median	\$69100	\$72200	\$65100	\$74400	\$67900	\$59700	\$60900	\$60600	\$65300	...	\$57200	\$63100
Mean	\$77800	\$83600	\$73600	\$84300	\$82600	\$64400	\$62300	\$62600	\$65700	...	\$69800	\$72400

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	5 752	819	387	2 323	112	170	178	756	431	12	306	258
Less than 1.0	407	65	18	148	9	3	15	42	31	—	51	24
1.0 to 1.4	1 188	172	102	488	28	37	33	147	78	—	70	34
1.5 to 1.9	1 246	154	91	550	24	39	24	199	92	3	39	30
2.0 to 2.4	948	144	68	366	21	33	31	128	77	6	28	46
2.5 to 2.9	592	92	32	211	15	18	31	66	53	—	26	49
3.0 to 3.4	329	45	6	139	6	10	3	49	31	3	25	12
3.5 to 3.9	189	22	12	71	—	6	12	37	9	—	3	17
4.0 or more	378	62	9	132	9	15	23	44	31	—	24	29
Not reported or not computed	474	62	49	217	—	9	6	44	29	—	40	18
Median	1.9	2.0	1.8	1.9	...	...	...	1.9	2.0	...	1.7	2.4
Other properties	7 982	1 156	1 153	3 516	447	162	225	394	329	15	246	339

OWNER CHARACTERISTICS**Age of Owner**

Less than 25 years	281	23	15	106	9	12	3	54	28	3	17	12
25 to 34 years	3 640	518	280	1 432	64	131	125	498	257	3	155	177
35 to 44 years	4 030	588	431	1 825	106	75	129	343	245	3	160	123
45 to 54 years	3 164	438	441	1 494	149	50	56	160	115	12	105	146
55 to 64 years	1 765	284	256	637	171	52	56	54	86	3	70	95
65 years or over	606	85	88	235	55	9	29	17	13	3	32	38
Not reported	248	39	27	110	6	3	6	25	15	—	11	6
Median	42	42	46	42	52	38	41	35	39	...	41	44

Race of Owner

White	12 677	1 879	1 480	5 433	526	271	352	971	665	21	510	569
Black	568	45	23	173	21	49	37	132	60	3	15	12
Asian and Pacific Islander	224	18	15	122	6	—	—	15	19	3	9	10
American Indian, Eskimo, and Aleut	31	—	—	15	3	—	3	4	3	—	3	—
Not reported	233	33	22	96	3	6	12	28	13	—	14	6

Sex of Owner

Male	2 603	305	233	1 140	106	80	87	268	150	12	122	100
Female	1 336	163	209	498	71	33	42	111	72	3	64	70
Male and female co-owners	9 656	1 492	1 082	4 137	380	213	268	762	525	12	363	423
Not reported	139	16	15	65	3	6	7	10	13	—	3	3

Spanish Origin

Spanish	502	38	21	213	6	15	45	65	51	6	18	24
Not Spanish	12 650	1 846	1 458	5 383	521	308	338	1 036	687	21	502	550
Not reported	582	91	60	244	33	9	21	50	22	—	32	22

Veteran Status

Veteran	6 480	879	777	2 658	316	175	207	582	330	6	201	349
Vietnam conflict	2 194	224	182	819	71	96	85	375	163	—	62	117
Korean conflict	1 263	182	243	533	62	23	16	58	30	3	41	73
Korean conflict and World War II	180	33	38	49	13	12	6	15	—	—	3	6
World War II	1 605	257	196	680	138	26	49	45	55	—	58	101
World War I	3	—	—	3	—	—	—	—	—	—	—	—
Other	1 159	175	112	537	30	18	44	95	58	—	38	53
Not reported	76	8	6	37	3	—	6	3	10	3	—	—
Nonveteran	6 961	1 058	729	3 063	229	150	191	538	414	21	327	241
Not reported	293	39	33	118	15	7	6	30	16	—	23	6

Table 5d. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

OWNER CHARACTERISTICS—Con.

Income

less than \$5,000	235	32	27	79	6	5	3	25	28	—	20	9
\$5,000 to \$7,499	242	32	18	99	6	6	19	18	9	—	17	19
\$7,500 to \$9,999	237	44	15	79	9	22	5	19	12	—	14	18
\$10,000 to \$12,499	567	53	49	184	30	24	37	69	34	3	40	43
\$12,500 to \$14,999	403	53	50	124	12	9	18	76	25	6	8	22
\$15,000 to \$19,999	1 323	156	153	466	53	37	46	154	72	6	85	96
\$20,000 to \$24,999	1 836	235	166	763	67	44	63	159	153	3	73	110
\$25,000 to \$29,999	1 873	298	220	757	60	43	59	191	108	3	60	73
\$30,000 to \$34,999	1 693	279	191	741	48	40	40	149	92	6	52	56
\$35,000 to \$49,999	2 707	391	293	1 268	144	62	75	166	144	—	78	86
\$50,000 or more	1 566	262	186	822	88	22	18	62	28	—	42	36
Not reported	1 053	140	172	457	37	18	21	64	53	—	62	28
Median	\$29000	\$30300	\$29700	\$30900	\$32000	\$26100	\$25100	\$25600	\$25900	...	\$24100	\$23500
Mean	\$31500	\$33300	\$33100	\$33400	\$35800	\$28000	\$25800	\$26400	\$26600	...	\$27600	\$25800

Table 1e. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

1-housing-unit properties -----

PROPERTY CHARACTERISTICS**Location by Size of Place****Inside SMSA's** -----

1,000,000 or more -----
 250,000 to 999,999 -----
 50,000 to 249,999 -----
 10,000 to 49,999 -----
 Less than 10,000 and rural -----

Outside SMSA's -----

10,000 or more -----
 2,500 to 9,999 -----
 Less than 2,500 and rural -----

Manner of Acquisition**By purchase** -----

Placed one new mortgage -----
 Placed two or more new mortgages -----
 Assumed mortgage(s) already on property -----
 Assumed mortgage already on property and placed new mortgage -----
 All cash -----
 Borrowed other than with mortgage -----

Inheritance or gift -----

Other -----
 Not reported -----

Source of Downpayment**Purchased 1975 to 1981 (part)** -----

Sale of previous home -----
 Sale of other real property or other investment -----
 Savings -----
 Borrowing other than mortgage on this property -----
 Gift -----
 Land on which structure was built -----
 Other -----
 No downpayment required -----
 Not reported -----

Other properties -----**Land and Building Acquisition**

During same 12-month period -----
 Acquired land previously -----
 Land not owned by building owner -----
 Not reported -----

Year Property Acquired

1979 to 1981 (part) -----
 1977 and 1978 -----
 1975 and 1976 -----
 1970 to 1974 -----
 1965 to 1969 -----
 1960 to 1964 -----
 1959 or earlier -----

Year Structure Built

1979 to March 1980 -----
 1977 and 1978 -----
 1975 and 1976 -----
 1970 to 1974 -----
 1960 to 1969 -----
 1950 to 1959 -----
 1940 to 1949 -----
 1939 or earlier -----
 Not reported -----

Rooms

4 or less rooms -----
 5 rooms -----
 6 rooms -----
 7 rooms -----
 8 or more rooms -----
 Not reported -----
 Median -----

Outside SMSA's**PROPERTY CHARACTERISTICS—Con.****Purchase Price****Properties acquired by purchase 1977 to 1981 (part)** -----

Less than \$5,000 -----
 \$5,000 to \$9,999 -----
 \$10,000 to \$14,999 -----
 \$15,000 to \$19,999 -----
 \$20,000 to \$24,999 -----
 \$25,000 to \$29,999 -----
 \$30,000 to \$34,999 -----
 \$35,000 to \$39,999 -----
 \$40,000 to \$49,999 -----
 \$50,000 to \$59,999 -----

\$60,000 to \$79,999 -----
 \$80,000 to \$99,999 -----
 \$100,000 to \$149,999 -----
 \$150,000 or more -----
 Not reported -----
 Median -----

Other properties -----**Value**

Less than \$5,000 -----
 \$5,000 to \$9,999 -----
 \$10,000 to \$14,999 -----
 \$15,000 to \$19,999 -----
 \$20,000 to \$24,999 -----
 \$25,000 to \$29,999 -----
 \$30,000 to \$34,999 -----
 \$35,000 to \$39,999 -----
 \$40,000 to \$49,999 -----
 \$50,000 to \$59,999 -----

\$60,000 to \$79,999 -----
 \$80,000 to \$99,999 -----
 \$100,000 to \$149,999 -----
 \$150,000 or more -----
 Not reported -----
 Median -----
 Mean -----

Purchase Price as Percent of Value**Acquired by purchase** -----

Purchased 1977 to 1981 (part) -----
 Less than 80 percent -----
 80 to 89 percent -----
 90 to 94 percent -----
 95 to 99 percent -----
 100 percent or more -----
 Not reported -----
 Median -----

Purchased 1970 to 1976

Less than 60 percent -----
 60 to 79 percent -----
 80 to 89 percent -----
 90 to 99 percent -----
 100 percent or more -----
 Not reported -----
 Median -----

Purchased 1969 or earlier

Less than 40 percent -----
 40 to 59 percent -----
 60 to 79 percent -----
 80 to 99 percent -----
 100 percent or more -----
 Not reported -----
 Median -----

Not acquired by purchase -----**Purchase Price-Income Ratio****Acquired by purchase 1977 to 1981 (part)** -----

Less than 1.0 -----
 1.0 to 1.4 -----
 1.5 to 1.9 -----
 2.0 to 2.4 -----
 2.5 to 2.9 -----
 3.0 to 3.4 -----
 3.5 to 3.9 -----
 4.0 or more -----
 Not reported or not computed -----
 Median -----

Other properties -----

Table 1e. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties	Outside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties
MORTGAGE PAYMENTS AND OTHER EXPENSES				OWNER CHARACTERISTICS			
Selected Monthly Owner Costs				Ownership Status			
Acquired before 1980.....	9 387	5 054	4 333	1 owner	3 926	2 411	1 515
Less than \$60	463	463	3	2 owners	6 061	2 712	3 350
\$60 to \$79	523	520	3	3 or more owners	117	78	39
\$80 to \$99	744	722	22	Not reported	46	31	15
\$100 to \$149	1 701	1 587	114	Age of Owner			
\$150 to \$199	1 164	812	352	Less than 25 years	178	24	154
\$200 to \$249	928	299	629	25 to 34 years	1 605	198	1 406
\$250 to \$299	655	114	541	35 to 44 years	1 814	390	1 424
\$300 to \$349	678	58	620	45 to 54 years	1 651	696	955
\$350 to \$399	489	24	465	55 to 64 years	1 913	1 287	626
\$400 to \$449	395	10	384	65 years or over	2 779	2 517	262
\$450 to \$499	335	7	328	Not reported	210	119	91
\$500 to \$599	357	11	346	Median	53	65	41
\$600 to \$699	136	2	133	Race of Owner			
\$700 to \$799	99	—	99	White	9 362	4 809	4 553
\$800 or more	126	3	123	Black	517	273	244
Not reported	594	420	173	Asian and Pacific Islander	6	3	3
Median	\$191	\$119	\$334	American Indian, Eskimo, and Aleut	52	24	29
Acquired 1980 and 1981 (part)	763	178	585	Not reported	213	124	90
Real Estate Tax				Sex of Owner			
Acquired before 1980.....	9 387	5 054	4 333	Male	2 049	1 015	1 034
Less than \$100	1 871	1 353	519	Female	2 128	1 589	539
\$100 to \$199	1 375	757	618	Male and female co-owners	5 886	2 571	3 315
\$200 to \$299	1 204	596	608	Not reported	87	57	30
\$300 to \$399	1 074	493	581	Spanish Origin			
\$400 to \$499	722	346	377	Spanish	193	86	107
\$500 to \$599	648	268	379	Not Spanish	9 257	4 687	4 571
\$600 to \$699	474	208	266	Not reported	700	459	240
\$700 to \$799	366	182	184	Veteran Status			
\$800 to \$899	299	127	172	Veteran	3 725	1 635	2 090
\$900 to \$999	139	49	90	Vietnam conflict	848	110	738
\$1,000 to \$1,499	468	211	257	Korean conflict	569	179	389
\$1,500 or more	222	72	150	Korean conflict and World War II	91	53	37
Not reported	526	393	133	World War II	1 584	1 061	523
Median	\$298	\$237	\$361	World War I	74	68	7
Acquired 1980 and 1981 (part)	763	178	585	Other	513	136	376
Real Estate Tax Per \$1,000 Value				Not reported	47	27	20
Acquired before 1980.....	9 387	5 054	4 333	Nonveteran	6 104	3 400	2 704
Less than \$10	4 865	2 422	2 443	Not reported	321	197	124
\$10 to \$14	1 517	718	798	Persons in Household			
\$15 to \$19	774	384	390	1 person	1 573	1 213	359
\$20 to \$24	380	199	182	2 persons	3 589	2 508	1 081
\$25 to \$29	172	90	82	3 persons	1 687	631	1 055
\$30 to \$39	98	70	28	4 persons	1 653	399	1 254
\$40 to \$49	30	19	11	5 persons	856	179	678
\$50 to \$59	25	19	6	6 or more persons	505	131	374
\$60 or more	95	53	42	Not reported	287	171	116
Not reported or not computed	1 431	1 080	351	Median	2.4	2.0	3.4
Median	10—	10—	10—	Income			
Acquired 1980 and 1981 (part)	763	178	585	Less than \$5,000	943	767	176
Selected Annual Owner Costs as Percent of Income				\$5,000 to \$7,499	727	579	147
Acquired before 1980.....	9 387	5 054	4 333	\$7,500 to \$9,999	702	478	224
Less than 5 percent	559	523	35	\$10,000 to \$12,499	830	498	331
5 to 9 percent	1 559	1 211	348	\$12,500 to \$14,999	511	257	254
10 to 14 percent	1 829	908	921	\$15,000 to \$19,999	1 362	626	736
15 to 19 percent	1 332	511	821	\$20,000 to \$24,999	1 305	454	850
20 to 24 percent	993	319	674	\$25,000 to \$29,999	921	315	606
25 to 29 percent	551	176	375	\$30,000 to \$34,999	720	203	518
30 to 34 percent	327	137	190	\$35,000 to \$49,999	744	200	545
35 to 39 percent	252	103	150	\$50,000 or more	337	122	215
40 to 49 percent	255	85	170	Not reported	1 048	732	316
50 percent or more	400	147	253	Median	\$18100	\$12100	\$22500
Not reported or not computed	1 330	934	396	Mean	\$20300	\$15900	\$24600
Median	15	12	19				
Acquired 1980 and 1981 (part)	763	178	585				

Table 2e. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's**1-housing-unit mortgaged properties****MORTGAGE CHARACTERISTICS****Number of Mortgages**

1 mortgage	4 501	4 501	—
2 mortgages	409	—	409
3 or more mortgages	8	—	8

Form of Debt of First Mortgage

Mortgage or deed of trust	4 666	4 264	402
Contract to purchase	252	237	15

Origin of First Mortgage

Mortgage made at time property acquired	3 546	3 290	257
Mortgage assumed at time property acquired	459	383	77
Mortgage placed later than acquisition of property	912	829	83
Refinanced mortgage:			
Same lender	401	356	44
Different lender	186	158	28
Mortgage placed on property owned free and clear of debt	326	314	11

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	912	829	83
Renew or extend loan that had fallen due, without increasing the outstanding balance	79	71	8
Secure better terms	88	82	6
Provide funds for additions, improvements, or repairs to this property	436	387	49
Provide funds for investment in other real estate	51	51	—
Provide funds for other types of investments	35	35	—
Provide funds for educational or medical expenses	14	11	3
Other reasons	130	122	9
Not reported	79	70	9

Other properties**Purpose of Second Mortgage Placed Later Than Acquisition of Property**

Second mortgages placed later than acquisition of property	324	—	324
Provide funds for additions, improvements or repairs to this property	138	—	138
Provide funds for investment in other real estate	23	—	23
Provide funds for other types of investments	21	—	21
Provide funds for educational or medical expenses	6	—	6
Other reasons	82	—	82
Not reported	54	—	54

Other properties**Year First Mortgage Made or Assumed**

1979 to 1981 (part)	1 384	1 283	101
1977 and 1978	1 313	1 194	120
1975 and 1976	673	604	69
1970 to 1974	940	858	82
1965 to 1969	397	364	33
1960 to 1964	175	166	9
1959 or earlier	36	33	2

First Mortgage Loan

Less than \$5,000	117	112	5
\$5,000 to \$9,999	627	581	46
\$10,000 to \$14,999	852	789	63
\$15,000 to \$19,999	703	630	73
\$20,000 to \$24,999	632	586	47
\$25,000 to \$29,999	573	518	55
\$30,000 to \$34,999	480	427	53
\$35,000 to \$39,999	301	269	32
\$40,000 to \$49,999	374	348	27
\$50,000 to \$59,999	142	132	10
\$60,000 to \$79,999	72	65	7
\$80,000 to \$99,999	18	18	—
\$100,000 to \$149,999	17	17	—
\$150,000 or more	8	8	—
Median	\$21300	\$21200	\$22300
Mean	\$23800	\$23900	\$23800

First Mortgage Outstanding Debt

Less than \$5,000	707	671	36
\$5,000 to \$9,999	790	733	56
\$10,000 to \$14,999	625	555	69
\$15,000 to \$19,999	590	541	49
\$20,000 to \$24,999	520	477	44
\$25,000 to \$29,999	547	481	66
\$30,000 to \$34,999	392	355	37
\$35,000 to \$39,999	255	227	28
\$40,000 to \$49,999	280	267	14
\$50,000 to \$59,999	117	107	10
\$60,000 to \$79,999	66	59	7
\$80,000 to \$99,999	10	10	—
\$100,000 to \$149,999	17	17	—
\$150,000 or more	3	3	—
Median	\$17900	\$17700	\$19700
Mean	\$20600	\$20600	\$21100

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
	4 918	4 501	417	407	385	22	366	337	29	4 145	3 779	366
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	4 501	4 501	—	385	385	—	337	337	—	3 779	3 779	—
2 mortgages	409	—	409	22	—	22	29	—	29	358	—	358
3 or more mortgages	8	—	8	—	—	—	—	—	—	8	—	8
Form of Debt of First Mortgage												
Mortgage or deed of trust	4 666	4 264	402	407	385	22	361	335	26	3 898	3 544	354
Contract to purchase	252	237	15	—	—	—	5	3	3	246	235	12
Origin of First Mortgage												
Mortgage made at time property acquired	3 546	3 290	257	300	286	13	255	238	17	2 992	2 766	226
Mortgage assumed at time property acquired	459	383	77	88	80	8	101	89	12	270	214	56
Mortgage placed later than acquisition of property	912	829	83	19	19	—	11	11	—	883	799	83
Refinanced mortgage:												
Same lender	401	356	44	3	3	—	3	3	—	395	351	44
Different lender	186	158	28	6	6	—	5	5	—	175	148	28
Mortgage placed on property owned free and clear of debt	326	314	11	11	11	—	3	3	—	312	301	11
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	912	829	83	19	19	—	11	11	—	883	799	83
Renew or extend loan that had fallen due, without increasing the outstanding balance	79	71	8	3	3	—	5	5	—	71	63	8
Secure better terms	88	82	6	—	—	—	2	2	—	86	80	6
Provide funds for additions, improvements, or repairs to this property	436	387	49	14	14	—	—	—	—	423	373	49
Provide funds for investment in other real estate	51	51	—	—	—	—	—	—	—	51	51	—
Provide funds for other types of investments	35	35	—	—	—	—	—	—	—	35	35	—
Provide funds for educational or medical expenses	14	11	3	—	—	—	—	—	—	14	11	3
Other reasons	130	122	9	—	—	—	3	3	—	128	119	9
Not reported	79	70	9	3	3	—	—	—	—	76	67	9
Other properties	4 006	3 673	333	388	366	22	356	327	29	3 262	2 980	283
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	324	—	324	19	—	19	17	—	17	288	—	288
Provide funds for additions, improvements or repairs to this property	138	—	138	8	—	8	17	—	17	113	—	113
Provide funds for investment in other real estate	23	—	23	—	—	—	—	—	—	23	—	23
Provide funds for other types of investments	21	—	21	3	—	3	—	—	—	18	—	18
Provide funds for educational or medical expenses	6	—	6	—	—	—	—	—	—	6	—	6
Other reasons	82	—	82	5	—	5	—	—	—	77	—	77
Not reported	54	—	54	2	—	2	—	—	—	52	—	52
Other properties	92	—	92	3	—	3	12	—	12	78	—	78
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 384	1 283	101	116	113	3	121	109	12	1 148	1 061	86
1977 and 1978	1 313	1 194	120	43	41	3	78	70	8	1 192	1 083	109
1975 and 1976	673	604	69	20	18	3	58	58	—	595	529	66
1970 to 1974	940	858	82	79	76	3	46	41	6	815	741	74
1965 to 1969	397	364	33	90	79	11	28	28	—	279	257	22
1960 to 1964	175	166	9	46	46	—	27	23	3	103	97	6
1959 or earlier	36	33	2	14	14	—	8	8	—	13	11	2
First Mortgage Loan												
Less than \$5,000	117	112	5	—	3	—	4	4	—	111	106	5
\$5,000 to \$9,999	627	581	46	3	3	—	22	16	6	556	522	34
\$10,000 to \$14,999	852	789	63	99	93	6	52	46	5	702	649	52
\$15,000 to \$19,999	703	630	73	75	73	2	43	43	—	585	515	70
\$20,000 to \$24,999	632	586	47	32	32	—	42	40	3	558	514	44
\$25,000 to \$29,999	573	518	55	47	42	5	48	43	6	478	434	44
\$30,000 to \$34,999	480	427	53	20	17	3	33	31	3	426	379	48
\$35,000 to \$39,999	301	269	32	35	35	—	31	24	7	235	210	25
\$40,000 to \$49,999	374	348	27	27	27	—	58	58	—	290	263	27
\$50,000 to \$59,999	142	132	10	17	17	—	15	15	—	111	101	10
\$60,000 to \$79,999	72	65	7	3	3	—	11	11	—	58	52	7
\$80,000 to \$99,999	18	18	—	—	—	—	3	3	—	16	16	—
\$100,000 to \$149,999	17	17	—	—	—	—	6	6	—	11	11	—
\$150,000 or more	8	8	—	—	—	—	—	—	—	8	8	—
Median	\$21300	\$21200	\$22300	\$18500	\$18700	...	\$27100	\$27300	...	\$21100	\$20900	\$22400
Mean	\$23800	\$23900	\$23800	\$22400	\$22600	...	\$29400	\$30000	...	\$23500	\$23400	\$24200
First Mortgage Outstanding Debt												
Less than \$5,000	707	671	36	52	49	3	33	30	3	622	592	30
\$5,000 to \$9,999	790	733	56	98	93	5	48	42	6	643	598	45
\$10,000 to \$14,999	625	555	69	54	51	3	34	31	3	537	473	64
\$15,000 to \$19,999	590	541	49	35	33	2	19	19	—	536	489	47
\$20,000 to \$24,999	520	477	44	31	28	3	49	46	3	441	403	38
\$25,000 to \$29,999	547	481	66	41	35	6	40	32	8	466	414	52
\$30,000 to \$34,999	392	355	37	20	20	—	32	32	—	340	303	37
\$35,000 to \$39,999	255	227	28	26	26	—	42	35	7	187	165	21
\$40,000 to \$49,999	280	267	14	30	30	—	44	44	—	207	193	14
\$50,000 to \$59,999	117	107	10	17	17	—	11	11	—	89	79	10
\$60,000 to \$79,999	66	59	7	3	3	—	10	10	—	52	46	7
\$80,000 to \$99,999	10	10	—	—	—	—	—	—	—	10	10	—
\$100,000 to \$149,999	17	17	—	—	—	—	6	6	—	11	11	—
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$17900	\$17700	\$19700	\$14900	\$15000	...	\$25100	\$25100	...	\$17500	\$17300	\$19600
Mean	\$20600	\$20600	\$21100	\$19500	\$19800	...	\$27200	\$27700	...	\$20200	\$20000	\$21500

Table 2e. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	673	671	2	49	49	—	30	30	—	594	592	2
\$5,000 to \$9,999	776	733	43	96	93	3	48	42	6	632	598	34
\$10,000 to \$14,999	584	555	29	56	51	5	34	31	3	494	473	21
\$15,000 to \$19,999	592	541	51	35	33	2	19	19	—	538	489	49
\$20,000 to \$24,999	523	477	46	31	28	3	46	46	—	446	403	43
\$25,000 to \$29,999	530	481	50	38	35	3	37	32	6	455	414	42
\$30,000 to \$34,999	396	355	42	23	20	3	37	32	5	336	303	33
\$35,000 to \$39,999	263	227	36	29	26	3	38	35	3	196	165	31
\$40,000 to \$49,999	326	267	59	30	30	—	50	44	7	246	193	53
\$50,000 to \$59,999	137	107	30	17	17	—	11	11	—	110	79	30
\$60,000 to \$79,999	84	59	25	3	3	—	10	10	—	71	46	25
\$80,000 to \$99,999	13	10	3	—	—	—	—	—	—	13	10	3
\$100,000 to \$149,999	17	17	—	—	—	—	6	6	—	11	11	—
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$18600	\$17700	\$28700	\$15300	\$15000	...	\$25900	\$25100	...	\$18300	\$17300	\$29100
Mean	\$21500	\$20600	\$31100	\$19900	\$19800	...	\$27700	\$27700	...	\$21100	\$20000	\$32000

Current Interest Rate on First Mortgage

Less than 5.0 percent	64	64	—	2	2	—	11	11	—	51	51	—
5.0 percent	44	33	11	3	3	—	—	—	—	41	30	11
5.1 to 5.9 percent	235	218	17	129	121	8	44	38	6	63	60	3
6.0 percent	187	182	5	18	18	—	9	9	—	161	156	5
6.1 to 6.9 percent	151	137	14	8	8	—	11	11	—	132	118	14
7.0 percent	210	193	17	47	44	3	35	32	3	129	117	12
7.1 to 7.4 percent	126	107	19	—	—	—	—	—	—	126	107	19
7.5 to 7.9 percent	312	281	31	33	25	8	26	24	3	253	233	21
8.0 percent	352	332	19	14	14	—	21	19	3	316	300	16
8.1 to 8.4 percent	113	105	9	—	—	—	5	5	—	108	99	9
8.5 to 8.9 percent	655	576	79	26	24	3	95	84	12	533	469	64
9.0 percent	579	526	52	5	5	—	12	12	—	562	510	52
9.1 to 9.9 percent	575	506	69	32	32	—	36	33	3	507	441	66
10.0 percent	278	257	21	49	49	—	18	18	—	211	190	21
10.1 to 11.9 percent	487	448	39	21	21	—	27	27	—	438	399	39
12.0 percent	99	96	3	—	—	—	—	—	—	99	96	3
12.1 to 13.9 percent	247	243	4	14	14	—	5	5	—	228	224	4
14.0 percent or more	203	195	8	6	6	—	11	11	—	186	178	8
Median	9.0	9.0	8.9	7.0	7.0	...	8.6	8.6	...	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 351	1 207	144	—	—	—	—	—	—	1 351	1 207	144
Rate higher now than when mortgage made	311	272	39	—	—	—	—	—	—	311	272	39
Rate lower now than when mortgage made	19	19	—	—	—	—	—	—	—	19	19	—
Rate unchanged or same now as when mortgage made	1 002	900	102	—	—	—	—	—	—	1 002	900	102
Not reported	19	17	2	—	—	—	—	—	—	19	17	2
No, interest rate cannot be changed	3 556	3 287	270	407	385	22	366	337	29	2 783	2 564	219
Not reported	11	8	3	—	—	—	—	—	—	11	8	3

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	1 351	1 207	144	—	—	—	—	—	—	1 351	1 207	144
Rate renegotiated periodically	216	189	28	—	—	—	—	—	—	216	189	28
Rate changes tied to market index	97	94	3	—	—	—	—	—	—	97	94	3
When mortgage is assumed	850	763	88	—	—	—	—	—	—	850	763	88
When payments become delinquent	230	199	32	—	—	—	—	—	—	230	199	32
Other reason	228	212	17	—	—	—	—	—	—	228	212	17
Not reported	17	9	7	—	—	—	—	—	—	17	9	7
Interest rate cannot be changed	3 556	3 287	270	407	385	22	366	337	29	2 783	2 564	219

Term of First Mortgage

Less than 8 years	339	322	17	8	8	—	—	—	—	331	314	17
8 to 12 years	408	387	22	8	8	—	—	—	—	400	379	22
13 to 17 years	400	370	30	3	3	—	—	—	—	397	367	30
18 to 22 years	887	804	83	11	11	—	24	24	—	852	769	83
23 to 27 years	967	867	100	52	49	3	48	40	9	866	779	88
28 to 32 years	1 386	1 261	125	325	306	19	294	274	20	767	681	86
33 to 37 years	445	410	35	—	—	—	—	—	—	445	410	35
38 or more years	8	5	3	—	—	—	—	—	—	8	5	3
No stated term	78	75	3	—	—	—	—	—	—	78	75	3
Median	25.0	24.9	25.8	29.9	29.9	...	29.9	29.9	...	23.3	23.1	24.7

Unexpired Term of First Mortgage

Less than 4 years	427	415	11	20	20	—	10	10	—	397	386	11
4 to 7 years	516	479	37	13	13	—	9	6	3	494	461	34
8 to 12 years	567	510	56	30	27	3	24	24	—	512	459	53
13 to 17 years	739	672	67	46	43	3	33	27	6	660	601	59
18 to 22 years	692	626	66	71	66	5	34	34	—	588	527	61
23 to 27 years	790	729	61	52	49	3	88	83	5	650	597	53
28 to 32 years	609	575	33	88	88	—	67	64	3	453	423	30
33 or more years	25	22	3	—	—	—	—	—	—	25	22	3
No stated term or not computed	554	472	82	88	80	8	101	89	12	365	303	62
Median	17.6	17.5	17.7	21.6	21.8	...	24.3	24.4	...	16.7	16.6	17.6

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	565	515	51	31	31	—	6	6	—	529	478	51
Payments increase yearly for first five years of mortgage	31	31	—	25	25	—	—	—	—	6	6	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	509	461	48	6	6	—	6	6	—	498	450	48
Not reported	25	22	3	—	—	—	—	—	—	25	22	3
No, monthly payments cannot change	4 309	3 949	360	371	352	19	355	326	29	3 583	3 270	312
Not reported	44	38	6	6	3	3	5	5	—	33	30	3

¹Detail does not add to total because lenders reported more than one reason.

Table 2e. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Holder of First Mortgage**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	1 172	1 083	89	49	47	3	28	28	—	1 095	1 009	86
Mutual savings bank	248	219	29	31	29	3	46	46	—	171	145	26
Savings and loan association	1 822	1 643	179	81	70	11	83	70	12	1 659	1 503	156
Life insurance company	78	76	3	45	45	—	15	12	3	19	19	—
Mortgage company	106	95	11	19	19	—	27	22	6	60	54	6
Federal agency	182	177	6	16	16	—	11	11	—	154	149	6
Federally-secured pool	644	595	49	79	76	3	124	118	6	441	400	41
Federal National Mortgage Association	101	90	11	63	60	3	15	15	—	23	14	8
Real estate or construction company	6	6	—	—	—	—	—	—	—	6	6	—
Individual or individual's estate	292	274	18	—	—	—	—	—	—	292	274	18
Other	267	245	22	24	24	—	17	14	3	227	207	20

Location of First Mortgage Holder

Property in Northeast Region	670	617	52	40	38	2	48	48	—	582	532	50
Lender in Northeast	603	556	48	24	21	2	43	43	—	537	492	45
Lender in North Central	4	4	—	2	2	—	—	—	—	2	2	—
Lender in South	62	57	5	14	14	—	4	4	—	43	38	5
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	1 475	1 335	140	78	70	8	72	66	6	1 325	1 199	126
Lender in Northeast	17	17	—	5	5	—	5	5	—	6	6	—
Lender in North Central	1 273	1 152	120	54	48	6	40	34	6	1 179	1 071	109
Lender in South	176	156	20	19	17	3	27	27	—	130	113	17
Lender in West	3	3	—	—	—	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
Property in South Region	2 051	1 897	154	180	174	6	199	181	18	1 673	1 542	131
Lender in Northeast	70	70	—	29	29	—	27	27	—	14	14	—
Lender in North Central	25	22	3	3	3	—	8	6	3	14	14	—
Lender in South	1 940	1 791	149	148	143	6	161	146	15	1 631	1 502	128
Lender in West	3	3	—	—	—	—	3	3	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	11	3	—	—	—	—	—	—	14	11	3
Property in West Region	722	652	70	109	104	6	48	42	6	565	506	59
Lender in Northeast	25	20	5	20	17	3	3	—	3	3	3	—
Lender in North Central	6	6	—	3	3	—	—	—	—	3	3	—
Lender in South	197	183	14	53	50	3	20	20	—	124	113	11
Lender in West	494	444	51	33	33	—	25	22	3	435	388	48
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	4 226	3 858	368	145	134	11	171	153	18	3 910	3 571	340
Agent	692	644	48	262	251	11	195	184	11	234	208	26

Holder's Acquisition of First Mortgage

Originated by holder	4 086	3 734	352	128	122	6	146	128	17	3 813	3 483	329
Purchased from present servicer	440	415	25	156	153	3	128	125	3	156	136	20
Purchased from someone else	283	258	25	96	85	11	81	73	9	105	100	6
Not reported	109	95	14	27	25	3	11	11	—	70	59	11

Mortgage Assumption

Lender's permission needed for assumption	2 375	2 157	218	37	37	—	41	32	8	2 298	2 088	210
Lender's permission not needed for assumption	2 006	1 857	149	317	300	17	307	290	18	1 381	1 267	114
Not reported	537	488	49	53	48	5	18	15	3	466	424	41

Prepayment Penalties

Yes	352	322	30	40	40	—	3	3	—	310	280	30
No	4 489	4 117	373	357	338	19	358	329	29	3 774	3 450	325
Not reported	76	63	13	11	8	3	5	5	—	60	50	11

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	4 003	3 670	333	388	366	22	356	327	29	3 259	2 977	283
Less than 40 percent	132	120	13	14	14	—	5	3	—	113	103	10
40 to 49 percent	126	103	23	6	6	—	—	—	—	121	98	23
50 to 59 percent	203	194	9	5	5	—	15	15	—	182	173	9
60 to 69 percent	369	324	45	14	11	3	18	12	7	337	302	35
70 to 79 percent	599	536	62	22	19	3	24	21	3	553	496	57
80 to 89 percent	749	680	69	72	70	3	59	56	3	618	555	63
90 to 94 percent	509	473	37	101	98	2	46	43	3	362	331	32
95 to 99 percent	365	346	19	88	82	6	33	33	—	244	231	13
100 percent or more	781	734	46	48	42	5	148	137	11	585	555	30
Not reported	170	159	11	19	19	—	6	6	—	145	133	11
Median	87	87	81	93	93	...	96	97	...	84	84	80
Other properties	915	832	83	19	19	—	11	11	—	885	802	83

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	4 003	3 670	333	388	366	22	356	327	29	3 259	2 977	283
Less than 40 percent	122	120	2	14	14	—	3	3	—	105	103	2
40 to 49 percent	106	103	2	6	6	—	—	—	—	100	98	2
50 to 59 percent	200	194	6	5	5	—	15	15	—	179	173	6
60 to 69 percent	331	324	6	11	11	—	12	12	—	308	302	6
70 to 79 percent	559	536	23	19	19	—	25	21	4	515	496	19
80 to 89 percent	714	680	34	72	70	3	56	56	—	585	555	31
90 to 94 percent	483	473	11	98	98	—	46	43	3	339	331	8
95 to 99 percent	368	346	22	82	82	—	37	33	3	250	231	19
100 percent or more	951	734	216	61	42	19	157	137	19	733	555	178
Not reported	170	159	11	19	19	—	6	6	—	145	133	11
Median	88	87	100+	93	93	...	97	97	...	86	84	100+
Other properties	915	832	83	19	19	—	11	11	—	885	802	83

Table 2e. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	993	965	28	101	101	—	50	46	3	843	818	25
20 to 29 percent	582	556	27	66	64	3	35	35	—	481	457	24
30 to 39 percent	600	538	61	32	24	8	19	14	6	548	500	48
40 to 49 percent	668	611	56	30	27	3	36	36	—	602	549	54
50 to 59 percent	540	485	55	34	28	6	29	29	—	478	428	49
60 to 69 percent	532	464	68	21	18	3	74	63	11	438	383	55
70 to 79 percent	412	369	43	56	56	—	55	52	4	301	262	39
80 to 89 percent	235	195	41	40	40	—	32	32	—	163	122	41
90 to 99 percent	126	120	6	17	17	—	21	21	—	88	82	6
100 percent or more	45	19	26	—	—	—	6	—	6	39	19	20
Not reported	185	180	6	11	11	—	10	10	—	164	158	6
Median	43	42	56	40	40	...	61	61	...	42	41	56

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	4 901	4 484	417	407	385	22	366	337	29	4 128	3 762	366
Interest and principal	4 868	4 454	414	407	385	22	366	337	29	4 094	3 731	363
Fully amortized	4 553	4 161	391	390	368	22	361	332	29	3 802	3 461	341
Partially amortized	315	293	22	17	17	—	5	5	—	292	270	22
Principal only	6	6	—	—	—	—	—	—	—	6	6	—
Fully amortized	6	6	—	—	—	—	—	—	—	6	6	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	27	25	3	—	—	—	—	—	—	27	25	3
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	4 868	4 454	414	407	385	22	366	337	29	4 094	3 731	363
Real estate taxes and property insurance	1 606	1 485	121	360	338	22	289	266	23	957	881	75
With no other items	897	836	61	46	41	5	221	201	21	629	594	36
With other items	709	650	59	313	297	17	68	65	3	327	288	40
Real estate taxes only	375	338	37	12	12	—	53	47	5	310	279	31
Property insurance only	53	50	4	—	—	—	—	—	—	53	50	4
Other combinations or no other items	2 834	2 581	253	36	36	—	24	24	—	2 774	2 522	253
No regular payments of interest and principal	50	47	3	—	—	—	—	—	—	50	47	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	4 901	4 484	417	407	385	22	366	337	29	4 128	3 762	366
Less than \$60	294	269	25	41	35	6	19	16	3	234	218	17
\$60 to \$79	334	309	25	64	62	3	36	30	6	234	217	17
\$80 to \$99	440	410	29	57	55	3	31	28	3	351	327	24
\$100 to \$149	902	814	88	67	64	2	36	36	—	799	714	85
\$150 to \$199	832	750	83	32	27	5	41	38	3	759	685	74
\$200 to \$249	594	551	43	38	35	3	56	48	8	501	468	32
\$250 to \$299	570	530	40	49	49	—	48	45	4	472	436	36
\$300 to \$399	532	473	58	39	39	—	57	55	3	435	380	55
\$400 to \$499	206	197	8	11	11	—	23	23	—	172	163	8
\$500 to \$599	86	76	10	—	—	—	4	4	—	83	72	10
\$600 to \$699	47	41	7	9	9	—	6	6	—	32	25	7
\$700 to \$799	17	17	—	—	—	—	—	—	—	17	17	—
\$800 or more	48	48	—	—	—	—	8	8	—	39	39	—
Median	\$179	\$179	\$175	\$131	\$132	...	\$218	\$221	...	\$179	\$180	\$177
Mean	\$211	\$212	\$202	\$175	\$178	...	\$244	\$250	...	\$212	\$212	\$209
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	4 901	4 484	417	407	385	22	366	337	29	4 128	3 762	366
Less than \$60	272	269	3	35	35	—	16	16	—	220	218	3
\$60 to \$79	309	309	—	62	62	—	30	30	—	217	217	—
\$80 to \$99	420	410	10	55	55	—	28	28	—	337	327	10
\$100 to \$149	839	814	25	64	64	—	39	36	3	735	714	21
\$150 to \$199	786	750	36	32	27	6	41	38	3	713	685	28
\$200 to \$249	603	551	53	38	35	3	53	48	6	512	468	44
\$250 to \$299	585	530	55	52	49	2	45	45	—	489	436	53
\$300 to \$399	559	473	86	44	39	6	65	55	11	449	380	69
\$400 to \$499	258	197	61	16	11	5	30	23	7	212	163	49
\$500 to \$599	112	76	36	—	—	—	4	4	—	108	72	36
\$600 to \$699	64	41	24	9	9	—	6	6	—	49	25	24
\$700 to \$799	25	17	8	—	—	—	—	—	—	25	17	8
\$800 or more	68	48	21	—	—	—	8	8	—	60	39	21
Median	\$189	\$179	\$332	\$141	\$132	...	\$226	\$221	...	\$189	\$180	\$335
Mean	\$225	\$212	\$371	\$184	\$178	...	\$254	\$250	...	\$227	\$212	\$382
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	4 901	4 484	417	407	385	22	366	337	29	4 128	3 762	366
Current or ahead of schedule	4 523	4 171	353	375	364	11	347	324	23	3 801	3 483	318
Delinquent (30 days or more)	284	237	47	16	8	8	11	8	3	258	221	37
1 to 3 payments	234	197	37	13	8	5	9	6	3	212	183	29
4 or more payments	50	40	10	3	—	3	2	2	—	46	38	7
Foreclosure in process	10	5	5	3	—	3	2	2	—	5	3	3
Foreclosure not in process	40	36	5	—	—	—	—	—	—	40	36	5
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	93	77	17	16	14	3	8	5	3	69	58	11
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Table 2e. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Monthly Owner Costs**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	4 333	3 970	364	357	336	22	312	289	22	3 664	3 345	319
Less than \$60	—	—	—	—	—	—	—	—	—	3	3	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	19	19	—
\$80 to \$99	22	22	—	3	3	—	—	—	—	108	108	—
\$100 to \$149	114	114	—	6	6	—	—	—	—	269	266	3
\$150 to \$199	352	350	3	53	53	—	31	31	—	531	520	11
\$200 to \$249	629	618	11	70	70	—	28	28	—	451	430	21
\$250 to \$299	541	517	25	55	55	—	35	31	3	534	503	31
\$300 to \$349	620	583	36	41	39	3	44	42	3	414	372	42
\$350 to \$399	465	415	50	22	16	6	30	27	3	322	292	30
\$400 to \$449	384	349	35	26	26	—	36	30	6	—	—	—
\$450 to \$499	328	284	44	15	15	—	22	19	3	291	250	41
\$500 to \$599	346	307	38	43	34	8	57	54	3	246	219	28
\$600 to \$699	133	104	29	6	6	—	3	3	—	125	95	29
\$700 to \$799	99	61	39	8	5	3	5	5	—	86	50	36
\$800 or more	123	76	47	5	2	2	8	8	—	111	66	45
Not reported	173	168	6	6	6	—	13	10	3	155	152	3
Median	\$334	\$324	\$471	\$291	\$281	...	\$368	\$363	...	\$335	\$325	\$475
Acquired 1980 and 1981 (part)	585	532	53	50	50	—	54	48	7	480	434	47

Real Estate Tax

Acquired before 1980	4 333	3 970	364	357	336	22	312	289	22	3 664	3 345	319
Less than \$100	519	482	37	37	37	—	23	18	6	459	427	32
\$100 to \$199	618	571	47	44	44	—	32	32	—	541	494	47
\$200 to \$299	608	547	61	54	45	8	50	47	3	505	455	50
\$300 to \$399	581	532	49	36	33	3	35	32	3	510	466	44
\$400 to \$499	377	342	35	39	33	5	50	44	5	288	264	24
\$500 to \$599	379	344	36	48	48	—	13	10	3	319	285	33
\$600 to \$699	266	240	26	19	19	—	32	29	3	215	192	23
\$700 to \$799	184	167	16	20	18	3	16	16	—	148	134	13
\$800 to \$899	172	156	16	13	13	—	19	19	—	141	124	16
\$900 to \$999	90	85	5	8	8	—	12	12	—	69	64	5
\$1,000 to \$1,499	257	240	17	25	25	—	20	20	—	212	195	17
\$1,500 or more	150	135	15	13	10	2	6	6	—	131	119	12
Not reported	133	130	3	3	3	—	3	3	—	128	125	3
Median	\$361	\$360	\$371	\$418	\$422	...	\$428	\$431	...	\$352	\$350	\$368
Acquired 1980 and 1981 (part)	585	532	53	50	50	—	54	48	7	480	434	47

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	4 901	4 484	417	407	385	22	366	337	29	4 128	3 762	366
Less than 5 percent	757	694	63	139	134	5	54	51	3	564	509	55
5 to 9 percent	1 432	1 274	158	94	85	8	95	87	8	1 244	1 102	142
10 to 14 percent	1 037	946	91	54	52	2	83	78	5	899	817	83
15 to 19 percent	639	595	44	45	45	—	64	58	6	530	493	37
20 to 24 percent	250	226	24	15	15	—	13	13	—	222	199	24
25 to 29 percent	143	133	11	11	11	—	16	13	3	116	108	8
30 to 34 percent	106	97	9	14	11	3	11	11	—	81	74	6
35 to 39 percent	50	44	5	—	—	—	—	—	—	50	44	5
40 to 49 percent	39	39	—	6	6	—	5	5	—	28	28	—
50 percent or more	111	111	—	3	3	—	13	13	—	96	96	—
Not reported or not computed	336	324	12	26	23	3	12	9	3	298	292	6
Median	10	11	9	8	8	...	12	12	...	11	11	9
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	4 333	3 970	364	357	336	22	312	289	22	3 664	3 345	319
Less than \$10	2 443	2 193	251	173	159	14	152	138	14	2 119	1 896	223
\$10 to \$14	798	753	46	85	79	5	82	77	6	631	597	35
\$15 to \$19	390	363	27	45	45	—	32	29	3	313	289	24
\$20 to \$24	182	165	17	23	23	—	19	19	—	140	123	17
\$25 to \$29	82	75	6	6	6	—	14	14	—	62	56	6
\$30 to \$39	28	26	2	8	8	—	—	—	—	21	18	2
\$40 to \$49	11	11	—	—	—	—	—	—	—	11	11	—
\$50 to \$59	6	6	—	—	—	—	—	—	—	6	6	—
\$60 or more	42	39	2	5	3	2	—	—	—	37	37	—
Not reported or not computed	351	340	11	14	14	—	13	13	—	324	313	11
Median	10—	10—	10—	10—	\$10	...	10—	\$10	...	10—	10—	10—
Acquired 1980 and 1981 (part)	585	532	53	50	50	—	54	48	7	480	434	47

Real Estate Tax as Percent of Income

Acquired before 1980	4 333	3 970	364	357	336	22	312	289	22	3 664	3 345	319
Less than 1.0 percent	1 033	939	94	92	92	—	52	49	3	890	798	92
1.0 to 1.9 percent	1 217	1 102	115	96	85	11	95	85	11	1 025	932	94
2.0 to 2.9 percent	707	632	75	59	56	3	69	66	3	579	510	70
3.0 to 3.9 percent	417	394	23	45	45	—	35	35	—	337	314	23
4.0 to 4.9 percent	145	140	5	14	14	—	14	14	—	116	111	5
5.0 to 7.4 percent	185	171	14	16	16	—	24	21	3	145	134	11
7.5 to 9.9 percent	75	61	14	—	—	—	—	—	—	75	61	14
10.0 percent or more	101	93	8	8	3	5	11	11	—	82	79	3
Not reported or not computed	453	438	15	26	23	3	12	8	3	415	406	9
Median	1.7	1.8	1.7	1.8	1.8	...	2.0	2.1	...	1.7	1.7	1.7
Acquired 1980 and 1981 (part)	585	532	53	50	50	—	54	48	7	480	434	47

Table 2e. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	4 333	3 970	364	357	336	22	312	289	22	3 664	3 345	319
Less than 5 percent	35	35	—	11	11	—	—	—	—	24	24	—
5 to 9 percent	348	337	11	51	51	—	15	15	—	282	271	11
10 to 14 percent	921	877	44	101	98	3	59	59	—	761	720	41
15 to 19 percent	821	763	57	52	49	3	71	65	6	698	649	49
20 to 24 percent	674	594	80	56	53	3	60	52	8	558	488	70
25 to 29 percent	375	329	46	27	24	3	35	35	—	313	270	43
30 to 34 percent	190	173	17	4	4	—	15	15	—	171	154	17
35 to 39 percent	150	126	23	8	8	—	9	9	—	132	109	23
40 to 49 percent	170	138	32	3	3	—	7	7	—	160	128	32
50 percent or more	253	214	40	19	11	8	21	18	3	213	184	29
Not reported or not computed	396	385	12	26	23	3	19	13	6	351	348	3
Median	19	19	24	15	15	...	20	20	...	19	19	24
Acquired 1980 and 1981 (part)	585	532	53	50	50	—	54	48	7	480	434	47

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	4 918	4 501	417	407	385	22	366	337	29	4 145	3 779	366
10,000 or more	1 320	1 204	117	212	201	11	190	164	26	918	839	80
2,500 to 9,999	908	837	71	74	68	6	38	38	—	796	731	65
Less than 2,500 and rural	2 690	2 461	229	121	116	5	138	136	3	2 430	2 209	221

Manner of Acquisition

By purchase	4 846	4 438	408	407	385	22	366	337	29	4 073	3 715	358
Placed one new mortgage	4 113	3 835	278	314	300	13	265	248	17	3 535	3 287	248
Placed two or more new mortgages	57	23	34	—	—	—	—	—	—	57	23	34
Assumed mortgage(s) already on property	477	441	36	88	85	3	92	89	3	297	266	31
Assumed mortgage already on property and placed new mortgage	57	8	49	6	—	6	9	—	9	42	8	34
All cash	84	84	—	—	—	—	—	—	—	84	84	—
Borrowed other than with mortgage	58	47	11	—	—	—	—	—	—	58	47	11
Inheritance or gift	57	52	5	—	—	—	—	—	—	57	52	5
Other	6	3	3	—	—	—	—	—	—	6	3	3
Not reported	9	9	—	—	—	—	—	—	—	9	9	—

Source of Downpayment

Purchased 1975 to 1981 (part)	2 830	2 586	244	165	157	8	252	232	20	2 414	2 198	216
Sale of previous home	779	706	73	47	45	3	28	28	—	703	633	70
Sale of other real property or other investment	86	75	11	—	—	—	8	—	—	78	67	11
Savings	960	885	75	81	76	5	106	98	8	773	712	61
Borrowing other than mortgage on this property	151	140	11	6	6	—	8	6	3	137	128	9
Gift	53	47	5	7	7	—	6	6	—	40	35	5
Land on which structure was built	65	58	8	3	3	—	3	3	—	60	52	8
Other	52	47	6	3	3	—	—	—	—	50	44	6
No downpayment required	421	390	30	3	3	—	82	76	6	336	312	25
Not reported	264	239	26	16	16	—	12	8	4	237	215	22
Other properties	2 088	1 915	172	242	229	14	114	106	9	1 731	1 581	150

Land and Building Acquisition

During same 12-month period	4 429	4 052	377	396	375	22	338	312	26	3 695	3 366	329
Acquired land previously	415	378	37	3	3	—	18	18	—	395	358	37
Land not owned by building owner	28	28	—	3	3	—	3	3	—	22	22	—
Not reported	46	44	3	5	5	—	8	5	3	33	33	—

Year Property Acquired

1979 to 1981 (part)	1 152	1 064	89	113	113	—	118	106	12	921	845	76
1977 and 1978	1 035	934	101	35	30	6	73	65	8	926	839	87
1975 and 1976	660	602	58	17	14	3	61	61	—	582	527	55
1970 to 1974	992	909	83	82	80	3	48	43	6	861	786	75
1965 to 1969	556	511	45	98	90	8	31	31	—	428	390	38
1960 to 1964	301	271	30	45	43	3	22	19	3	233	210	24
1959 or earlier	222	211	11	17	17	—	13	13	—	192	181	11

Year Structure Built

1979 to March 1980	247	229	18	25	25	—	17	17	—	205	187	18
1977 and 1978	423	378	45	15	15	—	42	42	—	366	321	45
1975 and 1976	345	323	23	20	20	—	21	21	—	304	282	23
1970 to 1974	812	737	75	68	62	6	80	73	6	664	601	63
1960 to 1969	972	899	73	126	118	8	61	59	3	785	722	62
1950 to 1959	653	603	50	83	77	6	55	47	8	514	478	36
1940 to 1949	332	298	35	19	19	—	19	19	—	294	259	35
1939 or earlier	985	895	90	43	41	3	54	45	9	888	809	79
Not reported	149	141	8	8	8	—	16	13	3	125	119	6

Rooms

4 or less rooms	315	298	17	8	8	—	21	21	—	285	268	17
5 rooms	1 076	1 013	63	108	108	—	70	65	6	898	840	57
6 rooms	1 146	1 059	87	132	124	8	80	72	8	935	864	71
7 rooms	750	664	85	45	40	5	59	47	12	645	577	68
8 or more rooms	884	801	83	56	51	5	74	74	—	755	677	78
Not reported	747	666	81	58	56	3	62	58	3	627	553	75
Median	6.1	6.1	6.5	5.9	5.9	...	6.3	6.2	...	6.1	6.1	6.5

Table 2e. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

PROPERTY CHARACTERISTICS—Con.

Purchase Price

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) ---	2 174	1 987	186	148	143	6	191	171	20	1 834	1 673	161
Less than \$5,000	10	10	—	—	—	—	—	—	—	10	10	—
\$5,000 to \$9,999	82	78	4	—	—	—	3	3	—	79	75	4
\$10,000 to \$14,999	94	80	14	6	3	3	3	3	—	86	75	11
\$15,000 to \$19,999	142	126	16	3	3	—	11	11	—	128	112	16
\$20,000 to \$24,999	138	135	3	2	2	—	9	9	—	127	124	3
\$25,000 to \$29,999	277	258	19	32	32	—	27	22	6	217	204	14
\$30,000 to \$34,999	224	202	22	12	12	—	13	8	5	198	182	17
\$35,000 to \$39,999	237	223	13	20	20	—	21	18	3	196	185	11
\$40,000 to \$49,999	369	341	29	34	31	3	46	43	3	289	266	23
\$50,000 to \$59,999	250	225	25	33	33	—	30	27	4	187	165	22
\$60,000 to \$79,999	197	170	27	3	3	—	13	13	—	180	154	27
\$80,000 to \$99,999	42	37	5	—	—	—	3	3	—	39	34	5
\$100,000 to \$149,999	37	33	4	—	—	—	6	6	—	31	27	4
\$150,000 or more	11	11	—	—	—	—	—	—	—	11	11	—
Not reported	64	59	6	3	3	—	6	6	—	56	50	6
Median	\$36900	\$36700	\$39700	...	...	...	\$41200	...	...	\$36100	\$35800	...
Other properties	2 745	2 514	230	259	243	16	175	166	9	2 311	2 105	205

Value

Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	41	41	—	—	—	—	—	—	—	41	41	—
\$10,000 to \$14,999	115	115	—	—	—	—	2	2	—	113	113	—
\$15,000 to \$19,999	149	141	8	3	3	—	9	9	—	137	129	8
\$20,000 to \$24,999	221	207	14	31	28	3	6	6	—	184	173	11
\$25,000 to \$29,999	249	232	16	27	27	—	17	17	—	205	188	16
\$30,000 to \$34,999	403	375	28	37	37	—	42	34	8	324	304	20
\$35,000 to \$39,999	479	446	34	51	48	3	26	23	3	403	374	28
\$40,000 to \$49,999	923	834	89	83	77	5	72	63	9	768	694	75
\$50,000 to \$59,999	711	655	56	86	78	8	90	83	6	535	493	41
\$60,000 to \$79,999	868	776	92	57	57	—	64	61	3	748	658	89
\$80,000 to \$99,999	341	296	45	22	19	3	22	22	—	297	254	42
\$100,000 to \$149,999	164	142	22	—	—	—	6	6	—	158	136	22
\$150,000 or more	66	60	6	—	—	—	—	—	—	66	60	6
Not reported	185	180	6	11	11	—	10	10	—	164	158	6
Median	\$47700	\$47200	\$52800	\$46000	\$45700	...	\$50400	\$51100	...	\$47600	\$47000	\$55100
Mean	\$50800	\$50200	\$56900	\$45500	\$45400	...	\$49600	\$50300	...	\$51400	\$50700	\$58600

Purchase Price as Percent of Value

Acquired by purchase	4 846	4 438	408	407	385	22	366	337	29	4 073	3 715	358
Purchased 1977 to 1981 (part)	2 174	1 987	186	148	143	6	191	171	20	1 834	1 673	161
Less than 80 percent	1 103	1 010	93	38	35	3	78	70	8	987	905	82
80 to 89 percent	499	458	41	69	67	3	59	56	3	371	336	35
90 to 94 percent	164	143	21	21	21	—	17	15	3	125	107	18
95 to 99 percent	92	87	6	14	14	—	8	6	3	70	67	3
100 percent or more	213	195	17	3	3	—	23	19	4	187	174	13
Not reported	103	94	8	3	3	—	6	6	—	94	86	8
Median	80—	80—	80—	...	...	...	82	...	...	80—	80—	...
Purchased 1970 to 1976	1 640	1 502	138	99	94	5	109	104	6	1 432	1 305	127
Less than 60 percent	1 006	900	106	67	64	3	51	46	6	888	790	98
60 to 79 percent	416	390	27	21	18	3	43	43	—	353	329	24
80 to 89 percent	57	57	—	—	—	—	7	7	—	51	51	—
90 to 99 percent	18	18	—	—	—	—	4	4	—	15	15	—
100 percent or more	10	10	—	—	—	—	—	—	—	10	10	—
Not reported	133	127	6	11	11	—	5	5	—	117	111	6
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	1 033	949	84	160	149	11	66	63	3	807	737	70
Less than 40 percent	728	662	67	99	91	8	41	38	3	588	533	56
40 to 59 percent	175	158	17	35	32	3	16	16	—	124	110	14
60 to 79 percent	32	32	—	9	9	—	3	3	—	20	20	—
80 to 99 percent	11	11	—	3	3	—	—	—	—	8	8	—
100 percent or more	8	8	—	3	3	—	—	—	—	5	5	—
Not reported	78	78	—	11	11	—	6	6	—	61	61	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	72	63	8	—	—	—	—	—	—	72	63	8

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	2 174	1 987	186	148	143	6	191	171	20	1 834	1 673	161
Less than 1.0	354	317	37	17	14	3	17	14	3	320	289	32
1.0 to 1.4	494	441	53	35	35	—	57	48	8	403	358	45
1.5 to 1.9	410	392	18	32	32	—	43	43	—	335	318	18
2.0 to 2.4	283	260	22	36	36	—	28	28	—	219	197	22
2.5 to 2.9	162	140	22	3	3	—	16	9	7	143	127	16
3.0 to 3.4	96	88	8	6	6	—	6	6	—	85	76	8
3.5 to 3.9	63	61	2	9	9	—	—	—	—	54	52	2
4.0 or more	124	109	15	3	—	3	17	15	3	104	94	10
Not reported or not computed	188	180	8	9	9	—	9	9	—	171	163	8
Median	1.7	1.7	1.5	...	...	...	1.7	...	...	1.7	1.7	...
Other properties	2 745	2 514	230	259	243	16	175	166	9	2 311	2 105	205

OWNER CHARACTERISTICS

Ownership Status

1 owner	1 515	1 401	114	133	125	8	117	108	9	1 265	1 168	97
2 owners	3 350	3 050	300	269	255	14	245	225	20	2 836	2 569	266
3 or more owners	39	36	2	3	3	—	4	4	—	32	30	2
Not reported	15	15	—	3	3	—	—	—	—	12	12	—

Table 2e. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's

OWNER CHARACTERISTICS—Con.

Age of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 25 years	154	143	12	16	16	—	5	5	—	133	121	12
25 to 34 years	1 406	1 283	123	96	94	2	107	99	8	1 203	1 091	112
35 to 44 years	1 424	1 286	138	126	115	11	106	91	15	1 192	1 080	112
45 to 54 years	955	853	102	87	79	9	82	82	—	785	692	93
55 to 64 years	626	599	28	56	56	—	39	36	3	531	506	25
65 years or over	262	253	9	19	19	—	18	18	—	225	216	9
Not reported	91	85	6	6	6	—	9	6	3	76	74	3
Median	41	41	40	42	42	...	41	42	...	41	41	40

Race of Owner

White	4 553	4 167	386	351	340	11	322	302	20	3 880	3 525	355
Black	244	219	25	37	29	8	27	22	6	180	169	11
Asian and Pacific Islander	3	3	—	—	—	—	—	—	—	3	3	—
American Indian, Eskimo, and Aleut	29	29	—	—	—	—	6	6	—	23	23	—
Not reported	90	84	6	19	17	3	12	8	3	59	59	—

Sex of Owner

Male	1 034	960	74	88	80	8	86	77	9	860	803	57
Female	539	493	46	45	45	—	33	33	—	462	416	46
Male and female co-owners	3 315	3 017	297	271	258	14	245	225	20	2 798	2 534	263
Not reported	30	30	—	3	3	—	2	2	—	25	25	—

Spanish Origin

Spanish	107	103	4	25	25	—	5	5	—	77	73	4
Not Spanish	4 571	4 175	395	368	346	22	334	311	23	3 868	3 518	351
Not reported	240	223	18	14	14	—	26	20	6	200	188	12

Veteran Status

Veteran	2 090	1 894	196	172	156	17	288	268	20	1 630	1 470	159
Vietnam conflict	738	665	73	48	39	8	152	138	14	538	488	51
Korean conflict	389	338	51	44	38	6	35	35	—	311	265	46
Korean conflict and World War II	37	37	—	8	8	—	7	7	—	22	22	—
World War II	523	484	39	28	28	—	46	43	3	449	413	36
World War I	7	7	—	—	—	—	4	4	—	3	3	—
Other	376	343	33	42	39	3	39	35	4	296	269	27
Not reported	20	20	—	3	3	—	6	6	—	10	10	—
Nonveteran	2 704	2 495	209	224	219	5	69	64	5	2 411	2 213	198
Not reported	124	113	12	11	11	—	9	6	3	104	96	8

Persons in Household

1 person	359	345	14	23	21	3	34	34	—	302	291	11
2 persons	1 081	997	84	81	81	—	62	59	3	938	856	82
3 persons	1 055	955	100	100	95	6	116	102	15	839	759	79
4 persons	1 254	1 138	116	68	68	—	85	83	3	1 101	987	114
5 persons	678	617	61	73	65	8	47	42	5	557	510	48
6 or more persons	374	339	35	53	48	5	12	12	—	309	279	30
Not reported	116	110	6	8	8	—	9	6	3	99	96	3
Median	3.4	3.4	3.6	3.4	3.4	...	3.2	3.2	...	3.4	3.4	3.6

Income

Less than \$5,000	176	171	5	6	6	—	9	9	—	161	156	5
\$5,000 to \$7,499	147	136	11	8	5	3	12	9	3	127	122	5
\$7,500 to \$9,999	224	210	14	14	14	—	5	3	3	205	194	11
\$10,000 to \$12,499	331	310	21	9	9	—	22	22	—	300	278	21
\$12,500 to \$14,999	254	232	22	17	14	3	30	27	3	208	191	17
\$15,000 to \$19,999	736	666	70	54	51	2	48	48	—	634	567	67
\$20,000 to \$24,999	850	770	80	95	92	3	69	57	12	686	621	65
\$25,000 to \$29,999	606	558	48	69	69	—	47	47	—	490	442	48
\$30,000 to \$34,999	518	466	52	54	46	8	58	53	5	405	367	38
\$35,000 to \$49,999	545	476	68	41	41	—	42	42	—	461	393	68
\$50,000 or more	215	201	14	13	13	—	11	11	—	190	177	14
Not reported	316	304	12	26	23	3	12	9	3	278	272	6
Median	\$22500	\$22400	\$23700	\$24300	\$24400	...	\$23700	\$24000	...	\$22200	\$22000	\$24100
Mean	\$24600	\$24600	\$25200	\$25200	\$25400	...	\$24100	\$24500	...	\$24600	\$24500	\$25700

Table 3e. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

First mortgage debt on 1-housing-unit properties -----
Average first mortgage debt -----

MORTGAGE CHARACTERISTICS

Form of Debt of First Mortgage

Mortgage or deed of trust -----
Contract to purchase -----

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----
1977 and 1978 -----
1975 and 1976 -----
1970 to 1974 -----
1965 to 1969 -----
1960 to 1964 -----
1959 or earlier -----

First Mortgage Loan

Less than \$5,000 -----
\$5,000 to \$9,999 -----
\$10,000 to \$14,999 -----
\$15,000 to \$19,999 -----
\$20,000 to \$24,999 -----
\$25,000 to \$29,999 -----
\$30,000 to \$34,999 -----
\$35,000 to \$39,999 -----
\$40,000 to \$49,999 -----
\$50,000 to \$59,999 -----
\$60,000 to \$79,999 -----
\$80,000 to \$99,999 -----
\$100,000 to \$149,999 -----
\$150,000 or more -----

First Mortgage Outstanding Debt

Less than \$5,000 -----
\$5,000 to \$9,999 -----
\$10,000 to \$14,999 -----
\$15,000 to \$19,999 -----
\$20,000 to \$24,999 -----
\$25,000 to \$29,999 -----
\$30,000 to \$34,999 -----
\$35,000 to \$39,999 -----
\$40,000 to \$49,999 -----
\$50,000 to \$59,999 -----
\$60,000 to \$79,999 -----
\$80,000 to \$99,999 -----
\$100,000 to \$149,999 -----
\$150,000 or more -----

Current Interest Rate on First Mortgage

Less than 5.0 percent -----
5.0 percent -----
5.1 to 5.9 percent -----
6.0 percent -----
6.1 to 6.9 percent -----
7.0 percent -----
7.1 to 7.4 percent -----
7.5 to 7.9 percent -----
8.0 percent -----
8.1 to 8.4 percent -----
8.5 to 8.9 percent -----
9.0 percent -----
9.1 to 9.9 percent -----
10.0 percent -----
10.1 to 11.9 percent -----
12.0 percent -----
12.1 to 13.9 percent -----
14.0 percent or more -----

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed -----
Rate higher now than when mortgage made -----
Rate lower now than when mortgage made -----
Rate unchanged or same now as when mortgage made -----
Not reported -----
No, interest rate cannot be changed -----
Not reported -----

Reason for Change in First Mortgage Rate

Interest rate can be changed -----
Rate renegotiated periodically -----
Rate changes tied to market index -----
When mortgage is assumed -----
When payments become delinquent -----
Other reason -----
Not reported -----
Interest rate cannot be changed -----

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-housing-unit properties -----	101 511	92 709	8 802	7 954	7 630	325	9 952	9 344	608	83 604	75 735	7 869
Average first mortgage debt -----	20 600	20 600	21 100	19 500	19 800	14 900	27 200	27 700	21 100	20 200	20 000	21 500
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	97 008	88 392	8 616	7 954	7 630	325	9 902	9 316	586	79 152	71 446	7 706
Contract to purchase -----	4 502	4 317	186	—	—	—	50	28	22	4 452	4 289	163
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	41 083	38 101	2 982	4 018	3 987	31	4 829	4 491	337	32 237	29 622	2 614
1977 and 1978 -----	31 899	29 035	2 864	1 115	1 043	72	2 386	2 167	219	28 398	25 825	2 573
1975 and 1976 -----	12 638	11 203	1 435	534	472	62	1 654	1 654	—	10 450	9 077	1 373
1970 to 1974 -----	12 441	11 216	1 225	1 204	1 132	73	682	638	44	10 555	9 446	1 108
1965 to 1969 -----	2 596	2 333	262	782	695	87	265	265	—	1 549	1 373	175
1960 to 1964 -----	771	740	31	264	264	—	117	108	8	390	368	22
1959 or earlier -----	83	81	2	37	37	—	21	21	—	25	23	2
First Mortgage Loan												
Less than \$5,000 -----	231	224	7	3	3	—	9	9	—	219	212	7
\$5,000 to \$9,999 -----	2 615	2 397	218	226	197	29	102	72	30	2 287	2 128	159
\$10,000 to \$14,999 -----	6 923	6 297	627	692	642	50	345	293	52	5 886	5 362	525
\$15,000 to \$19,999 -----	9 615	8 657	958	925	886	39	558	558	—	8 132	7 213	920
\$20,000 to \$24,999 -----	12 057	11 191	866	661	661	—	882	819	63	10 514	9 711	803
\$25,000 to \$29,999 -----	14 181	12 798	1 383	1 226	1 092	134	1 225	1 083	142	11 730	10 623	1 107
\$30,000 to \$34,999 -----	13 864	12 302	1 561	620	547	73	1 034	958	76	12 209	10 798	1 412
\$35,000 to \$39,999 -----	10 294	9 192	1 103	1 304	1 304	—	1 109	865	245	7 881	7 023	858
\$40,000 to \$49,999 -----	15 339	14 253	1 086	1 208	1 208	—	2 457	2 457	—	11 674	10 588	1 086
\$50,000 to \$59,999 -----	7 346	6 760	586	887	887	—	737	737	—	5 722	5 136	586
\$60,000 to \$79,999 -----	4 568	4 162	406	202	202	—	671	671	—	3 696	3 290	406
\$80,000 to \$99,999 -----	1 471	1 471	—	—	—	—	207	207	—	1 264	1 264	—
\$100,000 to \$149,999 -----	1 802	1 802	—	—	—	—	616	616	—	1 186	1 186	—
\$150,000 or more -----	1 203	1 203	—	—	—	—	—	—	—	1 203	1 203	—
First Mortgage Outstanding Debt												
Less than \$5,000 -----	1 834	1 738	97	153	140	13	89	80	8	1 592	1 517	75
\$5,000 to \$9,999 -----	5 835	5 417	418	698	663	36	380	336	44	4 756	4 418	339
\$10,000 to \$14,999 -----	7 739	6 874	865	653	622	31	422	392	30	6 664	5 860	805
\$15,000 to \$19,999 -----	10 327	9 504	824	602	563	39	348	348	—	9 378	8 593	785
\$20,000 to \$24,999 -----	11 755	10 786	970	705	642	62	1 117	1 054	63	9 934	9 090	844
\$25,000 to \$29,999 -----	14 872	13 094	1 777	1 107	962	145	1 076	857	219	12 689	11 275	1 414
\$30,000 to \$34,999 -----	12 676	11 485	1 191	650	650	—	1 049	1 049	—	10 977	9 786	1 191
\$35,000 to \$39,999 -----	9 564	8 503	1 061	981	981	—	1 586	1 342	245	6 997	6 180	816
\$40,000 to \$49,999 -----	12 468	11 861	607	1 320	1 320	—	1 962	1 962	—	9 187	8 579	607
\$50,000 to \$59,999 -----	6 421	5 835	586	886	886	—	594	594	—	4 941	4 355	586
\$60,000 to \$79,999 -----	4 574	4 168	406	202	202	—	712	712	—	3 660	3 254	406
\$80,000 to \$99,999 -----	927	927	—	—	—	—	—	—	—	927	927	—
\$100,000 to \$149,999 -----	2 080	2 080	—	—	—	—	616	616	—	1 463	1 463	—
\$150,000 or more -----	440	440	—	—	—	—	—	—	—	440	440	—
Current Interest Rate on First Mortgage												
Less than 5.0 percent -----	576	576	—	10	10	—	27	27	—	539	539	—
5.0 percent -----	284	199	85	1	1	—	—	—	—	283	198	85
5.1 to 5.9 percent -----	1 585	1 499	87	823	775	48	285	247	38	477	476	—
6.0 percent -----	1 184	1 176	8	170	170	—	97	97	—	917	909	8
6.1 to 6.9 percent -----	2 606	2 400	206	67	67	—	192	192	—	2 347	2 141	206
7.0 percent -----	2 616	2 418	198	816	744	73	534	512	22	1 265	1 162	103
7.1 to 7.4 percent -----	1 834	1 543	291	—	—	—	—	—	—	1 834	1 543	291
7.5 to 7.9 percent -----	4 709	4 245	464	767	626	141	626	563	63	3 317	3 056	260
8.0 percent -----	6 097	5 700	396	289	289	—	656	584	73	5 151	4 828	323
8.1 to 8.4 percent -----	2 440	2 194	246	—	—	—	153	153	—	2 287	2 041	246
8.5 to 8.9 percent -----	15 342	13 659	1 683	644	581	62	2 830	2 524	306	11 869	10 554	1 315
9.0 percent -----	13 422	12 343	1 080	177	177	—	229	229	—	13 015	11 936	1 080
9.1 to 9.9 percent -----	14 245	12 465	1 781	1 028	1 028	—	1 287	1 180	106	11 930	10 256	1 674
10.0 percent -----	6 862	6 322	540	1 673	1 673	—	763	763	—	4 425	3 885	540
10.1 to 11.9 percent -----	14 324	13 080	1 243	875	875	—	1 386	1 386	—	12 062	10 819	1 243
12.0 percent -----	2 885	2 716	170	—	—	—	—	—	—	2 885	2 716	170
12.1 to 13.9 percent -----	6 490	6 265	224	379	379	—	276	276	—	5 835	5 610	224
14.0 percent or more -----	4 009	3 909	100	234	234	—	610	610	—	3 166	3 066	100
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed -----	31 978	28 686	3 293	—	—	—	—	—	—	31 978	28 686	3 293
Rate higher now than when mortgage made -----	6 878	6 002	876	—	—	—	—	—	—	6 878	6 002	876
Rate lower now than when mortgage made -----	352	352	—	—	—	—	—	—	—	352	352	—
Rate unchanged or same now as when mortgage made -----	24 278	21 929	2 349	—	—	—	—	—	—	24 278	21 929	2 349
Not reported -----	471	403	68	—	—	—	—	—	—	471	403	68
No, interest rate cannot be changed -----	69 450	63 958	5 492	7 954	7 630	325	9 952	9 344	608	51 543	46 984	4 559
Not reported -----	82	66	17	—	—	—	—	—	—	82	66	17
Reason for Change in First Mortgage Rate												
Interest rate can be changed -----	31 978	28 686	3 293	—	—	—	—	—	—	31 978	28 686	3 293
Rate renegotiated periodically -----	4 985	4 424	561	—	—	—	—	—	—	4 985	4 424	561
Rate changes tied to market index -----	2 919	2 816	103	—	—	—	—	—	—	2 919	2 816	103
When mortgage is assumed -----	21 478	19 231	2 246	—	—	—	—	—	—	21 478	19 231	2 246
When payments become delinquent -----	5 136	4 444	692	—	—	—	—	—	—	5 136	4 444	692
Other reason -----	4 959	4 645	314	—	—	—	—	—	—	4 959	4 645	314
Not reported -----	324	220	104	—	—	—	—	—	—	324	220	104
Interest rate cannot be changed -----	69 450	63 958	5 492	7 954	7 630	325	9 952	9 344	608	51 543	46 984	4 559

¹Detail does not add to total because lenders reported more than one reason.

Table 3e. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	4 191	3 973	218	51	51	—	—	—	—	4 140	3 922	218
8 to 12 years	4 351	4 057	294	47	47	—	—	—	—	4 304	4 010	294
13 to 17 years	4 510	4 248	262	19	19	—	—	—	—	4 491	4 230	262
18 to 22 years	14 715	13 299	1 416	121	121	—	254	254	—	14 340	12 924	1 416
23 to 27 years	20 578	18 558	2 020	429	416	13	592	540	52	19 557	17 601	1 955
28 to 32 years	42 437	38 596	3 841	7 288	6 976	312	9 106	8 550	556	26 043	23 069	2 973
33 to 37 years	9 297	8 663	634	—	—	—	—	—	—	9 297	8 663	634
38 or more years	619	516	103	—	—	—	—	—	—	619	516	103
No stated term	812	799	13	—	—	—	—	—	—	812	799	13

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	13 559	12 507	1 052	1 274	1 274	—	143	143	—	12 142	11 090	1 052
Payments increase yearly for first five years of mortgage	1 205	1 205	—	1 072	1 072	—	—	—	—	133	133	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	11 971	11 013	958	202	202	—	143	143	—	11 625	10 667	958
Not reported	384	289	95	—	—	—	—	—	—	384	289	95
No, monthly payments cannot change	87 289	79 569	7 720	6 624	6 312	312	9 750	9 141	608	70 916	64 116	6 800
Not reported	662	633	29	57	44	13	59	59	—	546	530	17

Holder of First Mortgage

Commercial bank or trust company	20 458	18 713	1 744	816	800	16	592	592	—	19 050	17 322	1 728
Mutual savings bank	4 786	4 240	546	285	266	19	1 048	1 048	—	3 452	2 925	527
Savings and loan association	39 792	35 742	4 050	1 331	1 176	155	1 810	1 565	245	36 651	33 000	3 651
Life insurance company	643	613	30	350	350	—	110	81	30	182	182	—
Mortgage company	2 442	2 183	258	393	393	—	967	824	142	1 082	966	116
Federal agency	3 436	3 384	52	353	353	—	382	382	—	2 701	2 649	52
Federally-secured pool	15 690	14 737	953	2 525	2 462	62	4 161	4 075	85	9 005	8 200	805
Federal National Mortgage Association	2 745	2 369	376	1 275	1 203	72	523	523	—	947	643	304
Real estate or construction company	24	24	—	—	—	—	—	—	—	24	24	—
Individual or individual's estate	4 555	4 378	177	—	—	—	—	—	—	4 555	4 378	177
Other	6 940	6 326	614	626	626	—	360	253	106	5 954	5 446	508

Location of First Mortgage Holder

Property in Northeast Region	12 583	11 597	986	814	775	39	1 087	1 087	—	10 683	9 735	948
Lender in Northeast	11 034	10 172	862	360	321	39	917	917	—	9 757	8 933	823
Lender in North Central	93	93	—	69	69	—	—	—	—	24	24	—
Lender in South	1 456	1 332	124	385	385	—	169	169	—	902	778	124
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	29 133	26 564	2 569	1 352	1 261	91	1 677	1 593	85	26 103	23 710	2 393
Lender in Northeast	135	135	—	55	55	—	41	41	—	39	39	—
Lender in North Central	24 585	22 368	2 218	865	836	29	729	644	85	22 992	20 888	2 104
Lender in South	4 217	3 866	351	433	371	62	908	908	—	2 876	2 587	289
Lender in West	66	66	—	—	—	—	—	—	—	66	66	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	130	130	—	—	—	—	—	—	—	130	130	—
Property in South Region	41 378	37 932	3 445	3 402	3 299	103	5 895	5 507	388	32 080	29 126	2 954
Lender in Northeast	1 137	1 137	—	251	251	—	723	723	—	162	162	—
Lender in North Central	761	691	70	22	22	—	221	151	70	518	518	—
Lender in South	39 216	35 912	3 303	3 129	3 026	103	4 931	4 613	318	31 155	28 273	2 882
Lender in West	19	19	—	—	—	—	19	19	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	245	173	72	—	—	—	—	—	—	245	173	72
Property in West Region	18 417	16 616	1 800	2 386	2 294	91	1 293	1 157	136	14 738	13 164	1 573
Lender in Northeast	272	223	49	190	170	19	30	—	30	53	53	—
Lender in North Central	70	70	—	16	16	—	—	—	—	54	54	—
Lender in South	5 588	5 128	460	1 429	1 357	72	780	780	—	3 380	2 992	388
Lender in West	12 486	11 195	1 292	751	751	—	484	378	106	11 251	10 066	1 185
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	84 232	76 490	7 742	2 610	2 512	98	4 205	3 733	472	77 417	70 245	7 171
Agent	17 279	16 219	1 060	5 344	5 118	226	5 747	5 611	136	6 187	5 490	697

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	5 641	5 194	448	599	551	48	237	229	8	4 805	4 414	391
20 to 29 percent	8 472	7 032	1 440	818	676	142	478	405	73	7 175	5 950	1 225
30 to 39 percent	11 627	9 798	1 829	321	321	—	265	265	—	11 042	9 213	1 829
40 to 49 percent	15 965	14 773	1 192	591	519	72	898	822	76	14 476	13 432	1 044
50 to 59 percent	15 004	13 403	1 600	806	744	62	825	762	63	13 373	11 898	1 475
60 to 69 percent	15 600	14 197	1 403	629	629	—	2 278	2 067	211	12 693	11 501	1 192
70 to 79 percent	13 259	12 830	430	2 085	2 085	—	1 951	1 951	—	9 223	8 793	430
80 to 89 percent	7 017	6 947	70	1 421	1 421	—	1 400	1 331	70	4 196	4 196	—
90 to 99 percent	4 982	4 808	174	584	584	—	1 492	1 386	106	2 905	2 838	68
100 percent or more	814	733	81	—	—	—	—	—	—	814	733	81
Not reported	3 128	2 994	134	100	100	—	127	127	—	2 901	2 767	134

Table 3e. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's**MORTGAGE PAYMENTS AND OTHER EXPENSES****Method of Payment of First Mortgage**

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	101 034	92 232	8 802	7 954	7 630	325	9 952	9 344	608	83 127	75 258	7 869
Interest and principal	100 262	91 529	8 732	7 954	7 630	325	9 952	9 344	608	82 355	74 556	7 800
Fully amortized	94 278	85 852	8 426	7 636	7 311	325	9 822	9 213	608	76 820	69 327	7 493
Partially amortized	5 984	5 677	307	318	318	—	131	131	—	5 535	5 228	307
Principal only	116	116	—	—	—	—	—	—	—	116	116	—
Fully amortized	116	116	—	—	—	—	—	—	—	116	116	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	656	587	69	—	—	—	—	—	—	656	587	69
No regular payments required	477	477	—	—	—	—	—	—	—	477	477	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	101 034	92 232	8 802	7 954	7 630	325	9 952	9 344	608	83 127	75 258	7 869
Less than \$60	1 042	887	154	170	141	29	55	46	8	817	700	117
\$60 to \$79	1 950	1 769	182	408	388	19	193	149	44	1 350	1 232	119
\$80 to \$99	3 284	3 039	246	498	467	31	291	261	30	2 496	2 310	185
\$100 to \$149	10 250	9 116	1 134	836	798	39	519	519	—	8 895	7 800	1 095
\$150 to \$199	14 149	12 652	1 497	1 693	1 558	135	869	806	63	12 587	11 287	1 299
\$200 to \$249	13 586	12 595	991	1 016	944	72	1 451	1 232	219	11 119	10 419	700
\$250 to \$299	16 358	15 153	1 205	1 649	1 649	—	1 618	1 479	139	13 091	12 024	1 067
\$300 to \$399	18 496	16 416	2 080	1 620	1 620	—	2 373	2 267	106	14 503	12 529	1 974
\$400 to \$499	8 916	8 595	320	563	563	—	1 118	1 118	—	7 235	6 915	320
\$500 to \$599	4 566	3 968	598	—	—	—	238	238	—	4 328	3 730	598
\$600 to \$699	2 830	2 436	394	502	502	—	404	404	—	1 924	1 530	394
\$700 to \$799	1 309	1 309	—	—	—	—	—	—	—	1 309	1 309	—
\$800 or more	4 297	4 297	—	—	—	—	824	824	—	3 473	3 473	—
No regular payments required	477	477	—	—	—	—	—	—	—	477	477	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	101 034	92 232	8 802	7 954	7 630	325	9 952	9 344	608	83 127	75 258	7 869
Current or ahead of schedule	93 904	86 411	7 494	7 536	7 360	177	9 430	8 958	473	76 938	70 093	6 844
Delinquent (30 days or more)	5 808	4 829	978	269	137	131	357	327	30	5 182	4 365	817
1 to 3 payments	4 775	4 005	770	238	137	101	280	251	30	4 257	3 617	640
4 or more payments	1 033	824	208	31	—	31	76	76	—	926	748	178
Foreclosure in process	200	128	72	31	—	31	76	76	—	93	52	41
Foreclosure not in process	832	696	137	—	—	—	—	—	—	832	696	137
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	1 322	992	329	149	133	16	165	59	106	1 007	800	207
No regular payments required	477	477	—	—	—	—	—	—	—	477	477	—

OWNER CHARACTERISTICS**Race of Owner**

White	95 100	86 715	8 385	6 717	6 577	139	8 936	8 422	514	79 448	71 717	7 731
Black	3 977	3 588	389	706	540	166	721	636	85	2 550	2 412	138
Asian and Pacific Islander	91	91	—	—	—	—	—	—	—	91	91	—
American Indian, Eskimo, and Aleut	769	769	—	—	—	—	248	248	—	521	521	—
Not reported	1 573	1 545	28	532	512	19	47	38	8	995	995	—

Sex of Owner

Male	20 928	19 517	1 412	1 429	1 331	98	2 199	2 098	101	17 300	16 087	1 213
Female	8 921	8 231	690	662	662	—	805	805	—	7 454	6 764	690
Male and female co-owners	71 122	64 422	6 700	5 793	5 566	227	6 836	6 329	507	58 493	52 527	5 965
Not reported	539	539	—	70	70	—	112	112	—	357	357	—

Spanish Origin

Spanish	2 517	2 292	224	716	716	—	95	95	—	1 706	1 482	224
Not Spanish	95 444	87 202	8 243	7 072	6 747	325	9 399	8 821	577	78 974	71 633	7 341
Not reported	3 550	3 215	334	167	167	—	459	428	31	2 924	2 620	304

Table 4e. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

Total mortgage debt on 1-housing unit properties 105 674
Average total mortgage debt 21 500

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000.....	224
\$5,000 to \$9,999.....	2 461
\$10,000 to \$14,999.....	6 429
\$15,000 to \$19,999.....	9 218
\$20,000 to \$24,999.....	12 067
\$25,000 to \$29,999.....	13 833
\$30,000 to \$34,999.....	13 991
\$35,000 to \$39,999.....	10 230
\$40,000 to \$49,999.....	16 979
\$50,000 to \$59,999.....	9 246
\$60,000 to \$79,999.....	6 022
\$80,000 to \$99,999.....	1 969
\$100,000 to \$149,999.....	1 802
\$150,000 or more.....	1 203

Total Mortgage Outstanding Debt

Less than \$5,000.....	1 747
\$5,000 to \$9,999.....	5 727
\$10,000 to \$14,999.....	7 238
\$15,000 to \$19,999.....	10 385
\$20,000 to \$24,999.....	11 834
\$25,000 to \$29,999.....	14 481
\$30,000 to \$34,999.....	12 820
\$35,000 to \$39,999.....	9 898
\$40,000 to \$49,999.....	14 509
\$50,000 to \$59,999.....	7 477
\$60,000 to \$79,999.....	5 872
\$80,000 to \$99,999.....	1 166
\$100,000 to \$149,999.....	2 080
\$150,000 or more.....	440

Total Outstanding Debt as Percent of Value

Less than 20 percent.....	5 479
20 to 29 percent.....	7 413
30 to 39 percent.....	11 152
40 to 49 percent.....	16 241
50 to 59 percent.....	15 295
60 to 69 percent.....	16 680
70 to 79 percent.....	14 359
80 to 89 percent.....	8 949
90 to 99 percent.....	5 126
100 percent or more.....	1 841
Not reported.....	3 140

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal.....	105 197
Less than \$60.....	908
\$60 to \$79.....	1 769
\$80 to \$99.....	3 228
\$100 to \$149.....	9 587
\$150 to \$199.....	13 133
\$200 to \$249.....	13 504
\$250 to \$299.....	16 336
\$300 to \$399.....	18 926
\$400 to \$499.....	10 963
\$500 to \$599.....	5 638
\$600 to \$699.....	3 673
\$700 to \$799.....	1 833
\$800 or more.....	5 699

No regular payments required 477

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal.....	105 197
Less than 5 percent.....	5 538
5 to 9 percent.....	21 760
10 to 14 percent.....	25 248
15 to 19 percent.....	20 656
20 to 24 percent.....	9 345
25 to 29 percent.....	4 696
30 to 34 percent.....	3 819
35 to 39 percent.....	1 608
40 to 49 percent.....	2 247
50 percent or more.....	3 784
Not reported or not computed.....	6 496

No regular payments required 477

Total first and junior mortgage debt on—			
Total properties	Properties with—		
	FHA first mortgage	VA first mortgage	Conventional first mortgage
105 674	8 093	10 135	87 446
21 500	19 900	27 700	21 100

Outside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980.....	85 755
Less than 5 percent.....	566
5 to 9 percent.....	3 566
10 to 14 percent.....	13 192
15 to 19 percent.....	16 613
20 to 24 percent.....	17 288
25 to 29 percent.....	9 551
30 to 34 percent.....	4 787
35 to 39 percent.....	4 234
40 to 49 percent.....	3 997
50 percent or more.....	5 130
Not reported or not computed.....	6 831

Acquired 1980 and 1981 (part).....

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980.....	9 584
1977 and 1978.....	14 977
1975 and 1976.....	10 099
1970 to 1974.....	19 348
1960 to 1969.....	17 682
1950 to 1959.....	11 424
1940 to 1949.....	5 551
1939 or earlier.....	14 414
Not reported.....	2 594

Value

Less than \$5,000.....	2
\$5,000 to \$9,999.....	157
\$10,000 to \$14,999.....	559
\$15,000 to \$19,999.....	987
\$20,000 to \$24,999.....	2 143
\$25,000 to \$29,999.....	2 967
\$30,000 to \$34,999.....	5 988
\$35,000 to \$39,999.....	7 692
\$40,000 to \$49,999.....	18 429
\$50,000 to \$59,999.....	16 688
\$60,000 to \$79,999.....	23 782
\$80,000 to \$99,999.....	11 092
\$100,000 to \$149,999.....	8 456
\$150,000 or more.....	3 592
Not reported.....	3 140

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years.....	3 769
25 to 34 years.....	37 392
35 to 44 years.....	33 714
45 to 54 years.....	17 897
55 to 64 years.....	8 934
65 years or over.....	2 635
Not reported.....	1 333

Race of Owner

White.....	99 090
Black.....	4 122
Asian and Pacific Islander.....	91
American Indian, Eskimo, and Aleut.....	769
Not reported.....	1 602

Sex of Owner

Male.....	21 894
Female.....	9 362
Male and female co-owners.....	73 878
Not reported.....	539

Spanish Origin

Spanish.....	2 554
Not Spanish.....	99 511
Not reported.....	3 609

Veteran Status

Veteran.....	46 828
Vietnam conflict.....	20 139
Korean conflict.....	8 090
Korean conflict and World War II.....	3 677
World War II.....	9 038
World War I.....	85
Other.....	8 246
Not reported.....	854

Nonveteran..... 56 833
Not reported..... 2 013

Total first and junior mortgage debt on—			
Total properties	Properties with—		
	FHA first mortgage	VA first mortgage	Conventional first mortgage
85 755	6 291	7 567	71 897
566	116	—	451
3 566	393	71	3 102
13 192	1 113	879	11 200
16 613	1 012	1 638	13 962
17 288	1 620	1 796	13 872
9 551	866	1 274	7 411
4 787	158	520	4 109
4 234	305	365	3 564
3 997	119	250	3 628
5 130	394	609	4 127
6 831	195	165	6 472

19 919 1 803 2 568 15 548

9 584	1 018	846	7 720
14 977	554	1 777	12 646
10 099	717	754	8 628
19 348	1 811	2 749	14 787
17 682	1 972	1 491	14 219
11 424	1 107	929	9 388
5 551	146	348	5 057
14 414	645	944	12 825
2 594	124	296	2 174

2	—	—	2
157	—	—	157
559	—	9	550
987	16	81	891
2 143	308	49	1 785
2 967	385	209	2 372
5 988	604	659	4 725
7 692	933	483	6 276
18 429	1 459	1 740	15 230
16 688	1 855	2 986	11 847
23 782	1 630	2 183	19 969
11 092	803	992	9 297
8 456	—	616	7 839
3 592	—	—	3 592
3 140	100	127	2 912

3 769	482	188	3 099
37 392	3 149	3 237	31 006
33 714	2 745	3 645	27 324
17 897	919	1 874	15 104
8 934	556	759	7 619
2 635	134	373	2 128
1 333	108	59	1 166

99 090	6 760	9 087	83 243
4 122	786	740	2 596
91	—	—	91
769	—	248	521
1 602	548	60	995

21 894	1 471	2 240	18 184
9 362	662	805	7 895
73 878	5 890	6 978	61 011
539	70	112	357

2 554	716	95	1 744
99 511	7 211	9 563	82 737
3 609	167	477	2 965

46 828	3 303	8 235	35 291
20 139	1 395	5 047	13 696
8 090	394	786	6 910
3 677	48	142	1 177
9 038	317	806	7 915
85	—	37	58
8 246	1 040	1 202	6 004
854	110	215	529
56 833	4 643	1 842	50 347
2 013	147	59	1 808

Table 4e. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's**OWNER CHARACTERISTICS—Con.****Income**

Less than \$5,000.....	3 095	82	198	2 815
\$5,000 to \$7,499.....	1 876	209	227	1 440
\$7,500 to \$9,999.....	3 685	119	205	3 361
\$10,000 to \$12,499.....	5 831	251	387	5 192
\$12,500 to \$14,999.....	4 332	281	602	3 449
\$15,000 to \$19,999.....	14 006	1 409	1 160	11 437
\$20,000 to \$24,999.....	16 610	1 840	1 630	13 141

Outside SMSA's**OWNER CHARACTERISTICS—Con.****Income—Con.**

\$25,000 to \$29,999.....	13 224	1 407	1 561	10 256
\$30,000 to \$34,999.....	12 485	1 276	1 682	9 527
\$35,000 to \$49,999.....	16 422	796	1 400	14 226
\$50,000 or more.....	8 535	169	887	7 479
Not reported.....	5 573	254	196	5 123

Table 5e. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage 4 501
2 mortgages 409
3 or more mortgages 8

Form of Debt of First Mortgage

Mortgage or deed of trust 4 666
Contract to purchase 252

Origin of First Mortgage

Mortgage made at time property acquired 3 546
Mortgage assumed at time property acquired 459
Mortgage placed later than acquisition of property 912
Refinanced mortgage:
Some lender 401
Different lender 186
Mortgage placed on property owned free and clear of debt 326

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property 912
Renew or extend loan that had fallen due, without increasing the
outstanding balance 79
Secure better terms 88
Provide funds for additions, improvements, or repairs to this property 436
Provide funds for investment in other real estate 51
Provide funds for other types of investments 35
Provide funds for educational or medical expenses 14
Other reasons 130
Not reported 79

Other properties 4 006

Year First Mortgage Made or Assumed

1979 to 1981 (part) 1 384
1977 and 1978 1 313
1975 and 1976 673
1970 to 1974 940
1965 to 1969 397
1960 to 1964 175
1959 or earlier 36

First Mortgage Loan

Less than \$5,000 117
\$5,000 to \$9,999 627
\$10,000 to \$14,999 852
\$15,000 to \$19,999 703
\$20,000 to \$24,999 632
\$25,000 to \$29,999 573
\$30,000 to \$34,999 480
\$35,000 to \$39,999 301
\$40,000 to \$49,999 374
\$50,000 to \$59,999 142
\$60,000 to \$79,999 72
\$80,000 to \$99,999 18
\$100,000 to \$149,999 17
\$150,000 or more 8
Median \$21300
Mean \$23800

First Mortgage Outstanding Debt

Less than \$5,000 707
\$5,000 to \$9,999 790
\$10,000 to \$14,999 625
\$15,000 to \$19,999 590
\$20,000 to \$24,999 520
\$25,000 to \$29,999 547
\$30,000 to \$34,999 392
\$35,000 to \$39,999 255
\$40,000 to \$49,999 280
\$50,000 to \$59,999 117
\$60,000 to \$79,999 66
\$80,000 to \$99,999 10
\$100,000 to \$149,999 17
\$150,000 or more 3
Median \$17900
Mean \$20600

Current Interest Rate on First Mortgage

Less than 5.0 percent 64
5.0 percent 44
5.1 to 5.9 percent 235
6.0 percent 187

	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
1-housing-unit mortgaged properties.....	4 918	1 172	248	1 822	78	106	182	644	101	6	292	267
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	4 501	1 083	219	1 643	76	95	177	595	90	6	274	245
2 mortgages	409	89	29	174	3	11	3	49	11	—	18	22
3 or more mortgages	8	—	—	5	—	—	3	—	—	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust	4 666	1 140	248	1 777	78	100	182	632	101	6	136	267
Contract to purchase	252	32	—	46	—	6	—	12	—	—	156	—
Origin of First Mortgage												
Mortgage made at time property acquired	3 546	733	182	1 292	43	78	146	543	81	6	252	191
Mortgage assumed at time property acquired	459	47	40	193	30	8	25	65	17	—	23	12
Mortgage placed later than acquisition of property	912	392	26	338	6	20	11	35	3	—	17	64
Refinanced mortgage:												
Some lender	401	150	19	176	3	5	3	16	—	—	5	23
Different lender	186	85	2	64	—	4	3	6	3	—	6	14
Mortgage placed on property owned free and clear of debt	326	157	5	98	3	11	5	14	—	—	7	27
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	912	392	26	338	6	20	11	35	3	—	17	64
Renew or extend loan that had fallen due, without increasing the outstanding balance	79	48	5	16	—	—	—	2	3	—	2	3
Secure better terms	88	38	2	27	—	4	3	6	—	—	3	6
Provide funds for additions, improvements, or repairs to this property	436	169	12	189	—	8	5	14	—	—	—	39
Provide funds for investment in other real estate	51	24	2	20	—	2	—	3	—	—	—	—
Provide funds for other types of investments	35	24	—	11	—	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	14	3	—	8	—	—	—	—	—	—	3	—
Other reasons	130	69	2	36	—	3	3	3	—	—	4	11
Not reported	79	17	2	31	6	3	—	8	—	—	6	6
Other properties	4 006	780	221	1 485	72	86	172	608	98	6	275	203
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 384	358	32	386	3	47	48	211	34	6	125	135
1977 and 1978	1 313	385	76	521	3	11	37	142	22	—	61	56
1975 and 1976	673	146	27	294	6	8	14	101	9	—	42	25
1970 to 1974	940	191	57	383	12	25	32	153	17	—	43	27
1965 to 1969	397	74	38	160	23	11	16	35	11	—	15	14
1960 to 1964	175	18	19	69	20	—	26	3	5	—	6	8
1959 or earlier	36	—	—	8	11	3	9	—	3	—	—	2
First Mortgage Loan												
Less than \$5,000	117	51	5	20	—	3	5	8	—	3	16	6
\$5,000 to \$9,999	627	215	36	170	3	15	40	29	11	3	80	26
\$10,000 to \$14,999	852	213	54	287	44	11	32	95	11	—	75	31
\$15,000 to \$19,999	703	198	40	264	23	11	21	83	14	—	23	26
\$20,000 to \$24,999	632	106	28	275	6	11	12	117	8	—	31	39
\$25,000 to \$29,999	573	111	31	228	3	17	28	108	14	—	12	23
\$30,000 to \$34,999	480	116	8	201	—	14	22	66	6	—	11	37
\$35,000 to \$39,999	301	43	12	138	—	8	10	49	8	—	14	19
\$40,000 to \$49,999	374	69	23	127	—	11	4	56	19	—	17	49
\$50,000 to \$59,999	142	31	7	52	—	2	5	24	6	—	8	6
\$60,000 to \$79,999	72	10	5	47	—	—	3	3	4	—	—	—
\$80,000 to \$99,999	18	5	—	8	—	—	—	3	—	—	3	—
\$100,000 to \$149,999	17	—	—	5	—	3	—	3	—	—	3	3
\$150,000 or more	8	6	—	—	—	—	—	—	—	—	—	3
Median	\$21300	\$17700	\$18700	\$23100	...	...	\$18400	\$24600	...	...	\$13300	\$26200
Mean	\$23800	\$21200	\$22400	\$25200	...	...	\$21400	\$26000	...	...	\$19200	\$29300
First Mortgage Outstanding Debt												
Less than \$5,000	707	229	45	217	24	17	40	20	8	6	72	31
\$5,000 to \$9,999	790	239	40	254	29	12	26	61	11	—	80	37
\$10,000 to \$14,999	625	179	36	193	20	8	25	92	14	—	30	26
\$15,000 to \$19,999	590	141	33	253	3	17	7	83	8	—	28	16
\$20,000 to \$24,999	520	82	26	237	3	—	18	101	6	—	23	25
\$25,000 to \$29,999	547	110	16	206	—	23	28	108	14	—	11	32
\$30,000 to \$34,999	392	66	10	179	—	11	16	60	6	—	11	34
\$35,000 to \$39,999	255	29	15	95	—	14	10	44	11	—	20	17
\$40,000 to \$49,999	280	53	17	99	—	—	4	52	11	—	8	37
\$50,000 to \$59,999	117	27	5	44	—	2	5	17	8	—	3	6
\$60,000 to \$79,999	66	12	5	36	—	—	3	3	4	—	3	—
\$80,000 to \$99,999	10	—	—	7	—	—	—	—	—	—	3	—
\$100,000 to \$149,999	17	6	—	3	—	3	—	3	—	—	—	3
\$150,000 or more	3	—	—	—	—	—	—	—	—	—	—	3
Median	\$17900	\$13300	\$15500	\$19900	...	...	\$15200	\$23300	...	...	\$9600	\$24600
Mean	\$20600	\$17500	\$19300	\$21800	...	...	\$18900	\$24400	...	...	\$15600	\$26000
Current Interest Rate on First Mortgage												
Less than 5.0 percent	64	—	3	3	3	3	23	11	—	—	5	14
5.0 percent	44	—	—	3	—	—	12	20	3	—	6	—
5.1 to 5.9 percent	235	28	38	54	49	5	28	10	11	—	—	11
6.0 percent	187	32	12	68	15	6	3	14	3	—	30	5

Table 5e. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.												
Current Interest Rate on First Mortgage—Con.												
6.1 to 6.9 percent	151	14	5	53	—	3	11	11	3	—	3	48
7.0 percent	210	28	16	82	—	6	2	23	14	—	33	6
7.1 to 7.4 percent	126	8	7	18	—	—	17	72	—	—	—	3
7.5 to 7.9 percent	312	71	12	158	5	—	—	35	6	—	12	14
8.0 percent	352	71	7	118	—	6	23	78	3	—	38	9
8.1 to 8.4 percent	113	16	5	29	—	—	3	56	3	—	—	2
8.5 to 8.9 percent	655	115	51	280	3	6	19	134	14	—	14	20
9.0 percent	579	187	30	270	3	—	—	51	3	—	20	14
9.1 to 9.9 percent	575	156	17	299	—	8	17	31	16	—	11	20
10.0 percent	278	89	15	75	—	8	—	38	3	—	46	6
10.1 to 11.9 percent	487	142	20	176	—	31	11	29	18	3	28	29
12.0 percent	99	20	5	28	—	3	6	8	—	—	24	6
12.1 to 13.9 percent	247	96	2	84	—	3	6	16	3	3	11	24
14.0 percent or more	203	100	5	25	—	20	—	9	—	—	9	36
Median	9.0	9.1	8.7	9.0	...	...	7.3	8.4	...	...	9.0	9.0
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	1 351	278	43	754	—	14	20	97	6	—	14	125
Rate higher now than when mortgage made	311	91	12	81	—	6	4	12	—	—	3	103
Rate lower now than when mortgage made	19	8	—	6	—	—	—	5	—	—	—	—
Rate unchanged or same now as when mortgage made	1 002	174	31	659	—	6	17	77	6	—	11	22
Not reported	19	6	—	9	—	3	—	2	—	—	—	—
No, interest rate cannot be changed	3 556	894	203	1 065	78	89	162	547	95	6	275	143
Not reported	11	—	2	3	—	3	—	—	—	—	3	—
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	1 351	278	43	754	—	14	20	97	6	—	14	125
Rate renegotiated periodically	216	108	12	61	—	3	4	13	—	—	—	17
Rate changes tied to market index	97	34	2	21	—	3	—	—	—	—	6	32
When mortgage is assumed	850	88	29	593	—	6	11	62	6	—	—	57
When payments become delinquent	230	30	7	170	—	3	5	8	—	—	3	5
Other reason	228	44	3	91	—	—	8	20	—	—	3	59
Not reported	17	5	—	—	—	—	—	2	—	—	3	6
Interest rate cannot be changed	3 556	894	203	1 065	78	89	162	547	95	6	275	143
Term of First Mortgage												
Less than 8 years	339	215	5	19	—	14	—	3	—	—	46	37
8 to 12 years	408	205	10	77	—	6	2	3	3	3	83	17
13 to 17 years	400	170	9	136	—	25	—	—	—	—	43	14
18 to 22 years	887	303	52	419	3	6	14	8	—	—	51	31
23 to 27 years	967	120	75	595	21	3	41	38	3	—	13	58
28 to 32 years	1 386	121	97	571	55	52	54	220	92	—	25	99
33 to 37 years	445	—	—	—	—	—	70	369	3	—	—	3
38 or more years	8	—	—	3	—	—	—	—	—	—	3	3
No stated term	78	38	—	2	—	—	—	—	—	3	29	6
Median	25.0	17.3	26.2	25.2	...	...	31.1	33.6	...	...	13.3	25.8
Unexpired Term of First Mortgage												
Less than 4 years	427	234	17	89	8	14	6	3	—	—	36	21
4 to 7 years	516	201	18	130	6	7	17	6	6	3	85	39
8 to 12 years	567	190	30	217	8	14	17	14	3	—	45	28
13 to 17 years	739	221	33	340	20	20	12	32	3	—	36	22
18 to 22 years	692	124	41	383	6	8	20	44	20	—	18	29
23 to 27 years	790	78	64	331	—	17	34	185	22	—	11	49
28 to 32 years	609	22	5	134	—	19	43	284	31	—	11	59
33 or more years	25	—	—	—	—	—	8	11	—	—	3	3
No stated term or not computed	554	102	40	200	30	8	25	65	17	3	47	17
Median	17.6	10.6	18.7	18.5	...	...	...	28.1	...	...	8.1	20.7
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	565	49	2	150	—	3	28	250	19	—	12	52
Payments increase yearly for first five years of mortgage	31	6	—	6	—	—	—	3	16	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	509	34	2	133	—	3	28	242	3	—	12	52
Not reported	25	9	—	11	—	—	—	5	—	—	—	—
No, monthly payments cannot change	4 309	1 112	243	1 661	78	98	154	390	82	6	269	215
Not reported	44	11	2	11	—	6	—	3	—	—	11	—
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast	670	181	181	199	—	7	16	41	5	—	24	16
Lender in North Central	603	181	181	199	—	2	—	—	—	—	24	16
Lender in South	4	—	—	—	—	4	—	—	—	—	—	—
Lender in West	62	—	—	—	—	—	16	41	5	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	1 475	459	14	619	23	11	30	135	5	—	132	47
Lender in North Central	17	—	5	—	12	—	—	—	—	—	—	—
Lender in South	1 273	459	6	613	11	11	—	—	—	—	126	47
Lender in West	176	—	—	3	—	—	30	135	5	—	4	—
Lender outside United States	3	—	—	—	—	—	—	—	—	—	3	—
Not reported	6	—	3	3	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 5e. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Location of First Mortgage Holder—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Property in South Region	2 051	423	39	790	39	77	100	372	35	6	73	99
Lender in Northeast	70	6	21	15	19	8	—	—	—	—	—	—
Lender in North Central	25	3	3	8	3	6	—	—	—	3	—	—
Lender in South	1 940	410	15	764	18	60	100	372	35	3	70	93
Lender in West	3	—	—	—	—	—	—	—	—	—	—	3
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	3	—	3	—	3	—	—	—	—	3	3
Property in West Region	722	110	14	215	17	11	36	96	56	—	62	105
Lender in Northeast	25	3	8	3	11	—	—	—	—	—	—	—
Lender in North Central	6	—	—	3	—	—	—	—	—	—	3	—
Lender in South	197	3	—	3	—	—	36	96	56	—	3	—
Lender in West	494	104	5	206	6	11	—	—	—	—	56	105
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	4 226	1 129	204	1 734	29	89	149	470	9	6	217	190
Agent	692	42	44	88	49	17	34	174	92	—	75	77

Holder's Acquisition of First Mortgage

Originated by holder	4 086	1 109	181	1 660	20	76	154	437	15	6	246	184
Purchased from present servicer	440	25	26	76	29	11	16	129	61	—	8	58
Purchased from someone else	283	18	34	56	27	11	9	75	22	—	15	17
Not reported	109	20	7	30	3	8	3	3	3	—	23	8

Mortgage Assumption

Lender's permission needed for assumption	2 375	433	94	1 143	8	9	99	393	20	3	77	97
Lender's permission not needed for assumption	2 006	573	111	519	64	75	74	202	76	3	163	145
Not reported	537	166	43	160	6	22	10	49	6	—	52	25

Prepayment Penalties

Yes	352	56	25	206	11	9	—	18	11	—	6	11
No	4 489	1 102	216	1 600	67	86	179	623	87	6	270	253
Not reported	76	14	7	16	—	11	3	3	3	—	16	3

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	4 003	780	221	1 485	72	86	172	608	98	6	272	203
Less than 40 percent	132	45	16	43	9	—	3	2	—	—	8	6
40 to 49 percent	126	35	10	55	6	—	—	5	—	—	6	9
50 to 59 percent	203	69	9	79	4	5	4	—	3	—	16	14
60 to 69 percent	369	107	21	172	3	3	—	12	8	—	27	17
70 to 79 percent	599	177	41	285	6	3	7	23	6	3	34	16
80 to 89 percent	749	135	46	361	8	8	13	69	25	3	34	47
90 to 94 percent	509	52	20	207	14	11	28	73	16	—	43	46
95 to 99 percent	365	51	4	77	8	14	44	128	9	—	17	14
100 percent or more	781	61	43	155	15	33	56	278	29	—	81	28
Not reported	170	47	12	52	—	9	17	19	3	—	6	6
Median	87	76	82	82	...	...	...	99	...	...	91	88
Other properties	915	392	26	338	6	20	11	35	3	—	20	64

Total Outstanding Debt as Percent of Value

Less than 20 percent	993	316	62	349	38	17	36	20	17	—	86	54
20 to 29 percent	582	175	29	215	23	14	23	36	11	—	28	28
30 to 39 percent	600	183	23	248	5	8	14	63	8	3	24	20
40 to 49 percent	668	155	56	305	3	6	11	62	3	3	44	22
50 to 59 percent	540	103	19	248	4	3	7	96	19	—	17	26
60 to 69 percent	532	89	27	201	3	9	27	104	6	—	41	26
70 to 79 percent	412	52	14	107	—	21	35	111	19	—	17	35
80 to 89 percent	235	42	2	61	—	6	8	62	12	—	16	26
90 to 99 percent	126	14	5	17	—	11	3	54	3	—	14	6
100 percent or more	45	11	—	6	—	3	3	11	—	—	—	11
Not reported	185	33	12	66	3	9	16	24	3	—	7	14
Median	43	34	41	42	...	...	...	63	...	...	41	51

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	4 901	1 169	248	1 822	78	106	176	641	101	6	286	267
Interest and principal	4 868	1 160	245	1 817	78	103	176	641	101	6	279	262
Fully amortized	4 553	991	243	1 789	78	95	172	629	95	3	216	242
Partially amortized	315	169	2	28	—	8	4	12	6	3	63	20
Principal only	6	—	—	—	—	—	—	—	—	—	3	3
Fully amortized	6	—	—	—	—	—	—	—	—	—	3	3
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	27	9	3	5	—	3	—	—	—	—	5	3
No regular payments required	17	3	—	—	—	—	6	3	—	—	6	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	4 868	1 160	245	1 817	78	103	176	641	101	6	279	262
Real estate taxes and property insurance	1 606	176	61	720	61	46	93	256	90	—	17	86
With no other items	897	90	27	436	22	19	79	158	14	—	14	37
With other items	709	86	34	283	39	27	14	97	76	—	3	49
Real estate taxes only	375	44	61	200	6	3	6	20	—	—	3	33
Property insurance only	53	11	—	33	—	—	—	3	—	—	3	4
Other combinations or no other items	2 834	930	123	864	12	54	77	363	11	6	256	139
No regular payments of interest and principal	50	12	3	5	—	3	6	3	—	—	14	6

Table 5e. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on First Mortgage**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	4 901	1 169	248	1 822	78	106	176	641	101	6	286	267
Less than \$60	294	40	22	82	11	11	48	34	5	—	29	12
\$60 to \$79	334	69	37	69	17	11	18	54	14	6	29	11
\$80 to \$99	440	95	16	183	32	3	14	50	3	—	23	19
\$100 to \$149	902	256	52	282	9	8	30	139	20	—	68	37
\$150 to \$199	832	220	25	363	8	14	13	113	3	—	41	32
\$200 to \$249	594	121	41	221	—	22	24	77	14	—	37	37
\$250 to \$299	570	129	14	250	—	14	16	71	14	—	17	43
\$300 to \$399	532	131	26	214	—	11	6	60	16	—	23	44
\$400 to \$499	206	63	7	71	—	5	4	28	6	—	9	13
\$500 to \$599	86	15	5	52	—	—	—	3	3	—	5	3
\$600 to \$699	47	14	—	15	—	2	3	6	4	—	—	3
\$700 to \$799	17	—	3	11	—	—	—	—	—	—	3	—
\$800 or more	48	16	—	8	—	3	—	5	—	—	3	13
Median	\$179	\$178	\$147	\$191	...	...	\$114	\$169	...	...	\$146	\$231
Mean	\$211	\$218	\$184	\$219	...	...	\$148	\$200	...	...	\$183	\$267
No regular payments required	17	3	—	—	—	—	6	3	—	—	6	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	4 901	1 169	248	1 822	78	106	176	641	101	6	286	267
Current or ahead of schedule	4 523	1 086	232	1 732	76	93	151	569	98	3	249	236
Delinquent (30 days or more)	284	59	11	66	3	8	22	72	—	3	15	26
1 to 3 payments	234	47	11	55	3	17	61	—	—	3	8	20
4 or more payments	50	12	—	11	—	—	5	11	—	—	7	5
Foreclosure in process	10	—	—	5	—	—	2	—	—	—	—	3
Foreclosure not in process	40	12	—	5	—	—	3	11	—	—	7	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	93	24	5	25	—	6	3	—	3	—	22	6
No regular payments required	17	3	—	—	—	—	6	3	—	—	6	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	4 901	1 169	248	1 822	78	106	176	641	101	6	286	267
Less than 5 percent	757	163	57	260	47	14	49	53	25	3	47	39
5 to 9 percent	1 432	379	81	576	17	28	41	148	20	3	73	68
10 to 14 percent	1 037	230	45	417	6	13	25	162	19	—	73	46
15 to 19 percent	639	124	26	223	3	25	16	122	17	—	20	62
20 to 24 percent	250	67	4	88	—	12	8	42	3	—	15	11
25 to 29 percent	143	45	—	32	—	3	6	37	4	—	11	6
30 to 34 percent	106	21	—	30	—	5	6	18	11	—	6	8
35 to 39 percent	50	12	5	9	—	—	—	12	—	—	10	3
40 to 49 percent	39	15	2	8	—	—	—	13	—	—	—	—
50 percent or more	111	24	11	45	—	—	6	4	3	—	14	4
Not reported or not computed	336	89	17	132	6	5	19	30	—	—	18	20
Median	10	10	9	10	...	...	...	13	...	...	11	12
No regular payments required	17	3	—	—	—	—	6	3	—	—	6	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	4 333	1 063	234	1 626	78	87	157	565	93	3	217	210
Less than \$10	2 443	611	48	986	41	54	86	327	62	—	107	122
\$10 to \$14	798	190	58	276	17	11	32	118	17	—	53	25
\$15 to \$19	390	109	53	130	12	3	9	38	—	—	11	25
\$20 to \$24	182	41	37	62	3	—	2	21	2	—	8	6
\$25 to \$29	82	15	21	28	—	—	2	5	—	—	2	8
\$30 to \$39	28	5	2	10	3	—	3	—	—	3	3	—
\$40 to \$49	11	—	—	8	—	—	—	3	—	—	—	—
\$50 to \$59	6	—	—	3	—	—	—	—	—	—	—	3
\$60 or more	42	15	2	13	—	—	—	3	3	—	6	—
Not reported or not computed	351	79	12	109	3	19	22	50	9	—	27	21
Median	10	10	\$15	10	...	...	...	10	...	...	10	10
Acquired 1980 and 1981 (part)	585	108	14	196	—	19	25	79	8	3	75	57

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	4 333	1 063	234	1 626	78	87	157	565	93	3	217	210
Less than 5 percent	35	3	2	13	—	3	3	—	3	—	6	3
5 to 9 percent	348	78	13	143	21	—	23	21	14	—	23	11
10 to 14 percent	921	255	48	337	28	17	38	84	14	—	44	54
15 to 19 percent	821	206	50	345	11	19	17	84	19	3	35	31
20 to 24 percent	674	149	44	262	3	8	21	114	11	—	34	29
25 to 29 percent	375	82	16	126	6	17	8	75	11	—	21	13
30 to 34 percent	190	45	9	65	—	4	12	21	—	—	15	19
35 to 39 percent	150	36	4	41	—	3	3	53	4	—	3	3
40 to 49 percent	170	47	7	45	—	6	—	38	3	—	7	18
50 percent or more	253	70	21	94	3	3	7	27	11	—	13	6
Not reported or not computed	396	92	19	154	6	8	26	48	3	—	17	23
Median	19	19	19	19	...	...	...	23	...	...	19	19
Acquired 1980 and 1981 (part)	585	108	14	196	—	19	25	79	8	3	75	57

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Table 5e. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Outside SMSA's	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
PROPERTY CHARACTERISTICS—Con.												
Location by Size of Place—Con.												
Outside SMSA's	4 918	1 172	248	1 822	78	106	182	644	101	6	292	267
10,000 or more	1 320	216	69	569	37	24	35	186	38	—	63	81
2,500 to 9,999	908	245	41	329	23	12	52	113	22	6	34	31
Less than 2,500 and rural	2 690	711	137	924	19	70	95	345	40	—	194	155
Year Structure Built												
1979 to March 1980	247	34	8	90	—	9	12	47	18	—	12	18
1977 and 1978	423	118	13	158	—	6	24	68	11	—	9	16
1975 and 1976	345	88	10	131	—	14	—	79	3	—	—	21
1970 to 1974	812	134	43	311	3	19	34	183	23	—	29	32
1960 to 1969	972	211	49	399	36	22	38	85	22	—	50	59
1950 to 1959	653	167	33	238	25	15	33	58	16	3	29	36
1940 to 1949	332	86	20	119	9	11	10	34	—	—	37	6
1939 or earlier	985	308	68	321	5	11	21	58	6	3	118	67
Not reported	149	26	4	54	—	—	9	31	3	—	8	13
Value												
Less than \$5,000	3	—	—	—	—	—	—	3	—	—	—	—
\$5,000 to \$9,999	41	15	—	—	—	—	8	5	—	—	13	—
\$10,000 to \$14,999	115	43	2	16	—	7	—	3	—	6	29	9
\$15,000 to \$19,999	149	45	5	51	—	3	—	20	—	—	22	3
\$20,000 to \$24,999	221	67	5	48	9	11	14	25	8	—	22	11
\$25,000 to \$29,999	249	68	7	57	3	3	10	62	3	—	27	10
\$30,000 to \$34,999	403	69	16	121	3	13	20	102	6	—	39	14
\$35,000 to \$39,999	479	111	12	192	6	8	15	77	11	—	23	23
\$40,000 to \$49,999	923	207	67	296	22	28	56	168	14	—	29	38
\$50,000 to \$59,999	711	132	45	299	17	11	27	81	20	—	29	50
\$60,000 to \$79,999	868	206	47	415	13	2	11	54	33	—	32	56
\$80,000 to \$99,999	341	104	17	154	3	6	6	14	4	—	8	25
\$100,000 to \$149,999	164	49	7	78	—	6	—	6	—	—	6	12
\$150,000 or more	66	22	5	31	—	—	—	—	—	—	6	3
Not reported	185	33	12	66	3	9	16	24	3	—	7	14
Median	\$47700	\$47300	\$50700	\$53300	...	...	...	\$40800	...	...	\$33700	\$53900
Mean	\$50800	\$51900	\$54300	\$56000	...	...	...	\$40800	...	...	\$39800	\$54300
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)	2 174	475	93	760	6	45	80	339	53	6	177	140
Less than 1.0	354	107	17	104	—	9	12	20	6	6	55	18
1.0 to 1.4	494	110	25	190	—	19	6	76	11	—	39	17
1.5 to 1.9	410	82	22	149	—	3	11	70	11	—	23	40
2.0 to 2.4	283	50	7	108	3	3	13	57	15	—	6	22
2.5 to 2.9	162	26	5	57	—	6	6	38	—	—	6	20
3.0 to 3.4	96	12	2	17	—	—	5	32	6	—	16	7
3.5 to 3.9	63	8	2	23	—	3	6	7	3	—	6	6
4.0 or more	124	19	5	40	3	—	12	21	3	—	19	3
Not reported or not computed	188	62	7	72	—	3	8	20	—	—	8	8
Median	1.7	1.5	...	1.7	...	...	...	2.0	...	...	...	...
Other properties	2 745	697	154	1 062	73	61	102	305	48	—	115	127
OWNER CHARACTERISTICS												
Age of Owner												
Less than 25 years	154	30	2	31	—	13	13	40	3	3	16	3
25 to 34 years	1 406	301	68	521	—	23	44	227	30	—	100	92
35 to 44 years	1 424	345	72	549	29	26	56	184	40	—	65	59
45 to 54 years	955	229	61	351	19	25	33	99	8	3	60	67
55 to 64 years	626	175	37	234	15	14	25	60	14	—	28	25
65 years or over	262	74	6	97	15	5	3	28	6	—	14	14
Not reported	91	18	2	39	—	—	8	6	—	—	9	9
Median	41	42	42	41	...	...	40	38	...	...	39	41
Race of Owner												
White	4 553	1 129	243	1 720	78	89	151	527	81	6	270	258
Black	244	22	—	60	—	17	14	97	8	—	16	9
Asian and Pacific Islander	3	—	—	—	—	—	—	3	—	—	—	—
American Indian, Eskimo, and Aleut	29	3	—	6	—	—	9	9	3	—	—	—
Not reported	90	18	5	37	—	—	8	8	8	—	6	—
Sex of Owner												
Male	1 034	234	42	392	17	33	38	146	12	—	66	53
Female	539	113	39	165	8	9	25	107	8	—	34	31
Male and female co-owners	3 315	822	165	1 253	53	64	114	386	80	6	189	183
Not reported	30	3	2	11	—	—	5	5	—	—	3	—
Spanish Origin												
Spanish	107	17	—	32	—	3	8	28	8	—	5	6
Not Spanish	4 571	1 116	236	1 691	76	103	157	567	93	6	274	253
Not reported	240	40	11	100	3	—	17	49	—	—	12	9
Veteran Status												
Veteran	2 090	485	118	806	45	51	65	256	48	3	96	118
Vietnam conflict	738	128	39	283	3	21	20	155	20	—	35	35
Korean conflict	389	91	31	153	8	3	11	23	8	3	17	40
Korean conflict and World War II	37	17	2	8	—	6	—	4	—	—	—	—
World War II	523	155	21	218	11	6	20	28	8	—	25	30
World War I	7	—	—	—	4	—	—	3	—	—	—	—
Other	376	88	25	138	19	14	15	37	11	—	18	12
Not reported	20	6	—	5	—	3	—	6	—	—	—	—
Nonveteran	2 704	664	127	971	34	55	100	370	51	3	188	141
Not reported	124	22	3	45	—	—	17	17	3	—	9	8

Table 5e. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	176	46	14	55	—	3	11	18	6	—	17	6
\$5,000 to \$7,499	147	39	4	27	—	—	3	42	6	—	19	9
\$7,500 to \$9,999	224	45	10	60	6	—	18	61	3	—	13	8
\$10,000 to \$12,499	331	81	8	76	3	17	15	75	3	—	34	20
\$12,500 to \$14,999	254	54	14	52	6	8	21	62	6	3	20	8
\$15,000 to \$19,999	736	152	32	263	5	29	32	122	8	3	47	41
\$20,000 to \$24,999	850	220	42	334	20	17	24	83	19	—	43	48
\$25,000 to \$29,999	606	111	43	264	12	8	16	67	8	—	38	39
\$30,000 to \$34,999	518	150	21	206	12	8	13	46	18	—	21	23
\$35,000 to \$49,999	545	138	21	259	6	5	6	29	22	—	16	42
\$50,000 or more	215	55	23	96	3	6	7	9	3	—	6	9
Not reported	316	80	17	129	6	5	17	30	—	—	18	14
Median	\$22500	\$22900	\$24000	\$24700	...	...	...	\$17000	...	...	\$18600	\$23500
Mean	\$24600	\$24500	\$26400	\$27000	...	...	...	\$18500	...	...	\$19300	\$26000

Table 1f. Mortgage Status, 1-Unit Homeowner Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Northeast Region				Northeast Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	8 315	3 592	4 723	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)	1 747	186	1 561
Inside SMSA's	6 882	2 829	4 053	Less than \$5,000	20	11	9
1,000,000 or more	691	345	346	\$5,000 to \$9,999	27	14	14
250,000 to 999,999	159	98	60	\$10,000 to \$14,999	44	10	34
50,000 to 249,999	1 130	495	635	\$15,000 to \$19,999	77	11	66
10,000 to 49,999	1 842	718	1 123	\$20,000 to \$24,999	64	8	56
Less than 10,000 and rural	3 061	1 172	1 889	\$25,000 to \$29,999	141	11	130
Outside SMSA's	1 433	763	670	\$30,000 to \$34,999	142	17	125
10,000 or more	273	125	148	\$35,000 to \$39,999	176	15	161
2,500 to 9,999	218	119	99	\$40,000 to \$49,999	300	22	279
Less than 2,500 and rural	941	518	423	\$50,000 to \$59,999	224	14	211
Manner of Acquisition				\$60,000 to \$79,999	243	23	221
By purchase	7 737	3 058	4 680	\$80,000 to \$99,999	116	5	111
Placed one new mortgage	6 192	1 903	4 289	\$100,000 to \$149,999	109	8	100
Placed two or more new mortgages	92	44	47	\$150,000 or more	38	3	22
Assumed mortgage(s) already on property	361	103	259	Not reported	25	15	23
Assumed mortgage already on property and placed new mortgage	42	17	25	Median	\$45400	...	\$46200
All cash	815	783	32	Other properties	6 568	3 406	3 162
Borrowed other than with mortgage	236	208	27	Value			
Inheritance or gift	469	426	43	Less than \$5,000	52	47	6
Other	31	31	—	\$5,000 to \$9,999	100	95	6
Not reported	78	78	—	\$10,000 to \$14,999	151	111	40
Source of Downpayment				\$15,000 to \$19,999	190	112	78
Purchased 1975 to 1981 (part)	2 341	254	2 087	\$20,000 to \$24,999	279	186	93
Sale of previous home	653	100	553	\$25,000 to \$29,999	367	217	150
Sale of other real property or other investment	82	14	67	\$30,000 to \$34,999	520	302	218
Savings	1 139	82	1 057	\$35,000 to \$39,999	585	316	269
Borrowing other than mortgage on this property	81	13	68	\$40,000 to \$49,999	1 362	543	819
Gift	35	5	30	\$50,000 to \$59,999	1 074	427	646
Land on which structure was built	12	—	12	\$60,000 to \$79,999	1 607	570	1 037
Other	16	3	14	\$80,000 to \$99,999	684	182	502
No downpayment required	139	11	128	\$100,000 to \$149,999	596	114	482
Not reported	184	26	158	\$150,000 or more	293	91	202
Other properties	5 974	3 338	2 636	Not reported	455	279	177
Land and Building Acquisition				Median	\$53000	\$45000	\$59200
During same 12-month period	7 526	3 090	4 436	Mean	\$59400	\$49400	\$66700
Acquired land previously	571	374	197	Purchase Price as Percent of Value			
Land not owned by building owner	84	46	38	Acquired by purchase	7 737	3 058	4 680
Not reported	133	82	51	Purchased 1977 to 1981 (part)	1 747	186	1 561
Year Property Acquired				Less than 80 percent	916	89	827
1979 to 1981 (part)	956	161	795	80 to 89 percent	372	40	332
1977 and 1978	890	106	784	90 to 94 percent	183	14	169
1975 and 1976	635	104	531	95 to 99 percent	59	6	53
1970 to 1974	1 428	329	1 099	100 percent or more	134	16	118
1965 to 1969	1 097	400	697	Not reported	83	21	62
1960 to 1964	980	468	512	Median	80—	...	80—
1959 or earlier	2 329	2 025	304	Purchased 1970 to 1976	1 917	292	1 624
Year Structure Built				Less than 60 percent	1 040	160	880
1979 to March 1980	104	8	97	60 to 79 percent	579	76	503
1977 and 1978	219	18	201	80 to 89 percent	85	12	72
1975 and 1976	170	17	152	90 to 99 percent	20	—	20
1970 to 1974	649	114	536	100 percent or more	40	5	35
1960 to 1969	1 355	404	951	Not reported	154	39	115
1950 to 1959	1 697	761	936	Median	60—	60—	60—
1940 to 1949	908	433	475	Purchased 1969 or earlier	4 074	2 580	1 494
1939 or earlier	2 992	1 713	1 280	Less than 40 percent	2 753	1 741	1 012
Not reported	220	125	95	40 to 59 percent	662	390	273
Rooms				60 to 79 percent	132	77	56
4 or less rooms	426	303	122	80 to 99 percent	29	14	14
5 rooms	1 098	543	555	100 percent or more	55	49	5
6 rooms	1 866	883	983	Not reported	443	309	134
7 rooms	1 460	523	936	Median	40—	40—	40—
8 or more rooms	1 725	502	1 223	Not acquired by purchase	577	534	43
Not reported	1 741	838	903	Purchase Price-Income Ratio			
Median	6.4	6.1	6.8	Acquired by purchase 1977 to 1981 (part)	1 747	186	1 561
				Less than 1.0	233	41	193
				1.0 to 1.4	417	11	406
				1.5 to 1.9	360	14	346
				2.0 to 2.4	254	24	230
				2.5 to 2.9	138	14	123
				3.0 to 3.4	39	11	28
				3.5 to 3.9	59	11	48
				4.0 or more	75	12	63
				Not reported or not computed	171	48	123
				Median	1.7	...	1.7
				Other properties	6 568	3 406	3 162

Table 1f. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Northeast Region**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

Acquired before 1980	7 857	3 500	4 357
Less than \$60	105	105	—
\$60 to \$79	62	62	—
\$80 to \$99	141	139	2
\$100 to \$149	709	693	17
\$150 to \$199	804	722	82
\$200 to \$249	843	632	211
\$250 to \$299	736	354	382
\$300 to \$349	692	218	475
\$350 to \$399	684	164	520
\$400 to \$449	495	62	433
\$450 to \$499	510	61	450
\$500 to \$599	681	28	653
\$600 to \$699	399	25	374
\$700 to \$799	211	3	208
\$800 or more	395	20	375
Not reported	389	214	175
Median	\$324	\$195	\$446

Acquired 1980 and 1981 (part)

458 92 366

Real Estate Tax

Acquired before 1980	7 857	3 500	4 357
Less than \$100	123	107	15
\$100 to \$199	162	130	32
\$200 to \$299	328	252	77
\$300 to \$399	464	313	151
\$400 to \$499	454	242	212
\$500 to \$599	453	231	222
\$600 to \$699	490	218	272
\$700 to \$799	459	235	224
\$800 to \$899	530	245	284
\$900 to \$999	452	178	275
\$1,000 to \$1,499	1 751	645	1 106
\$1,500 or more	1 947	511	1 436
Not reported	242	193	50
Median	\$976	\$768	\$1176

Acquired 1980 and 1981 (part)

458 92 366

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 857	3 500	4 357
Less than \$10	766	429	337
\$10 to \$14	1 482	658	824
\$15 to \$19	1 624	706	918
\$20 to \$24	1 352	533	819
\$25 to \$29	804	250	554
\$30 to \$39	720	284	436
\$40 to \$49	209	81	128
\$50 to \$59	104	36	68
\$60 or more	156	98	58
Not reported or not computed	639	425	214
Median	\$19	\$18	\$20

Acquired 1980 and 1981 (part)

458 92 366

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	7 857	3 500	4 357
Less than 5 percent	184	168	17
5 to 9 percent	989	734	255
10 to 14 percent	1 418	628	790
15 to 19 percent	1 207	362	845
20 to 24 percent	1 029	273	757
25 to 29 percent	582	181	402
30 to 34 percent	337	132	205
35 to 39 percent	277	96	182
40 to 49 percent	278	116	162
50 percent or more	446	206	240
Not reported or not computed	1 110	608	502
Median	18	14	20

Acquired 1980 and 1981 (part)

458 92 366

Northeast Region**OWNER CHARACTERISTICS****Ownership Status**

1 owner	2 713	1 558	1 155
2 owners	5 442	1 949	3 493
3 or more owners	111	66	46
Not reported	49	19	29

Age of Owner

Less than 25 years	74	10	64
25 to 34 years	1 267	97	1 170
35 to 44 years	1 663	219	1 443
45 to 54 years	1 711	560	1 150
55 to 64 years	1 610	969	641
65 years or over	1 818	1 639	179
Not reported	172	97	75
Median	51	64	43

Race of Owner

White	7 770	3 404	4 367
Black	348	111	238
Asian and Pacific Islander	51	6	46
American Indian, Eskimo, and Aleut	11	3	9
Not reported	134	69	64

Sex of Owner

Male	1 375	646	729
Female	1 575	1 042	532
Male and female co-owners	5 281	1 868	3 413
Not reported	84	36	48

Spanish Origin

Spanish	90	33	57
Not Spanish	7 828	3 349	4 479
Not reported	397	210	187

Veteran Status

Veteran	3 547	1 326	2 221
Vietnam conflict	659	39	621
Korean conflict	673	176	497
Korean conflict and World War II	111	42	70
World War II	1 501	919	582
World War I	45	42	3
Other	515	89	426
Not reported	42	20	22

Nonveteran**Not reported**

Nonveteran	4 502	2 111	2 391
Not reported	266	155	111

Income

Less than \$5,000	437	326	112
\$5,000 to \$7,499	395	334	61
\$7,500 to \$9,999	322	246	76
\$10,000 to \$12,499	511	329	183
\$12,500 to \$14,999	317	188	129
\$15,000 to \$19,999	936	368	568
\$20,000 to \$24,999	1 019	353	665
\$25,000 to \$29,999	914	254	660
\$30,000 to \$34,999	755	198	557
\$35,000 to \$49,999	1 071	279	793
\$50,000 or more	674	177	497
Not reported	964	541	423
Median	\$23700	\$16400	\$27700
Mean	\$27000	\$20400	\$31600

Table 2f. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	4 445	4 445	—
2 mortgages	267	—	267
3 or more mortgages	11	—	11

Form of Debt of First Mortgage

Mortgage or deed of trust	4 695	4 417	278
Contract to purchase	27	27	—

Origin of First Mortgage

Mortgage made at time property acquired	3 970	3 766	204
Mortgage assumed at time property acquired	278	250	27
Mortgage placed later than acquisition of property	475	428	47
Refinanced mortgage:			
Same lender	224	206	18
Different lender	115	101	15
Mortgage placed on property owned free and clear of debt	136	121	14

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	475	428	47
Renew or extend loan that had fallen due, without increasing the outstanding balance	39	34	6
Secure better terms	42	33	9
Provide funds for additions, improvements, or repairs to this property	217	198	18
Provide funds for investment in other real estate	34	34	—
Provide funds for other types of investments	11	11	—
Provide funds for educational or medical expenses	6	6	—
Other reasons	62	62	—
Not reported	63	50	14

Other properties

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	237	—	237
Provide funds for additions, improvements or repairs to this property	121	—	121
Provide funds for investment in other real estate	13	—	13
Provide funds for other types of investments	11	—	11
Provide funds for educational or medical expenses	11	—	11
Other reasons	54	—	54
Not reported	25	—	25

Other properties

Year First Mortgage Made or Assumed

1979 to 1981 (part)	857	814	43
1977 and 1978	924	839	85
1975 and 1976	549	511	38
1970 to 1974	1 129	1 069	60
1965 to 1969	629	593	36
1960 to 1964	475	461	14
1959 or earlier	160	158	2

First Mortgage Loan

Less than \$5,000	35	30	5
\$5,000 to \$9,999	370	352	19
\$10,000 to \$14,999	845	813	32
\$15,000 to \$19,999	749	692	57
\$20,000 to \$24,999	629	588	42
\$25,000 to \$29,999	570	542	27
\$30,000 to \$34,999	398	379	19
\$35,000 to \$39,999	373	354	19
\$40,000 to \$49,999	379	351	28
\$50,000 to \$59,999	166	146	20
\$60,000 to \$79,999	127	118	8
\$80,000 to \$99,999	47	44	3
\$100,000 to \$149,999	31	31	—
\$150,000 or more	3	3	—
Median	\$22900	\$22900	\$23200
Mean	\$26300	\$26200	\$27600

First Mortgage Outstanding Debt

Less than \$5,000	676	650	27
\$5,000 to \$9,999	726	693	34
\$10,000 to \$14,999	548	515	33
\$15,000 to \$19,999	571	524	47
\$20,000 to \$24,999	540	511	28
\$25,000 to \$29,999	470	441	30
\$30,000 to \$34,999	305	286	19
\$35,000 to \$39,999	315	292	22
\$40,000 to \$49,999	271	254	17
\$50,000 to \$59,999	128	114	14
\$60,000 to \$79,999	94	89	6
\$80,000 to \$99,999	62	59	3
\$100,000 to \$149,999	14	14	—
\$150,000 or more	3	3	—
Median	\$18600	\$18500	\$20000
Mean	\$22100	\$21900	\$24200

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties	4 723	4 445	278	502	486	16	494	477	17	3 727	3 482	245
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	4 445	4 445	—	486	486	—	477	477	—	3 482	3 482	—
2 mortgages	267	—	267	16	—	16	17	—	17	234	—	234
3 or more mortgages	11	—	11	—	—	—	—	—	—	11	—	11
Form of Debt of First Mortgage												
Mortgage or deed of trust	4 695	4 417	278	502	486	16	494	477	17	3 700	3 455	245
Contract to purchase	27	27	—	—	—	—	—	—	—	27	27	—
Origin of First Mortgage												
Mortgage made at time property acquired	3 970	3 766	204	441	427	14	406	395	11	3 123	2 944	179
Mortgage assumed at time property acquired	278	250	27	45	42	3	74	68	6	159	140	19
Mortgage placed later than acquisition of property	475	428	47	17	17	—	14	14	—	445	398	47
Refinanced mortgage:												
Same lender	224	206	18	3	3	—	—	—	—	221	203	18
Different lender	115	101	15	8	8	—	8	8	—	99	84	15
Mortgage placed on property owned free and clear of debt	136	121	14	5	5	—	6	6	—	124	110	14
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	475	428	47	17	17	—	14	14	—	445	398	47
Renew or extend loan that had fallen due, without increasing the outstanding balance	39	34	6	3	3	—	—	—	—	37	31	6
Secure better terms	42	33	9	—	—	—	2	2	—	40	31	9
Provide funds for additions, improvements, or repairs to this property	217	198	18	2	2	—	6	6	—	209	190	18
Provide funds for investment in other real estate	34	34	—	—	—	—	—	—	—	34	34	—
Provide funds for other types of investments	11	11	—	—	—	—	—	—	—	11	11	—
Provide funds for educational or medical expenses	6	6	—	—	—	—	—	—	—	6	6	—
Other reasons	62	62	—	6	6	—	3	3	—	53	53	—
Not reported	63	50	14	6	6	—	3	3	—	55	41	14
Other properties	4 248	4 017	231	486	469	16	480	463	17	3 282	3 084	198
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	237	—	237	16	—	16	14	—	14	206	—	206
Provide funds for additions, improvements or repairs to this property	121	—	121	6	—	6	11	—	11	105	—	105
Provide funds for investment in other real estate	13	—	13	—	—	—	—	—	—	13	—	13
Provide funds for other types of investments	11	—	11	3	—	3	—	—	—	9	—	9
Provide funds for educational or medical expenses	11	—	11	—	—	—	—	—	—	11	—	11
Other reasons	54	—	54	6	—	6	3	—	3	46	—	46
Not reported	25	—	25	2	—	2	—	—	—	23	—	23
Other properties	42	—	42	—	—	—	3	—	3	39	—	39
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	857	814	43	90	90	—	61	58	3	706	666	40
1977 and 1978	924	839	85	41	41	—	68	65	3	815	733	82
1975 and 1976	549	511	38	31	28	3	57	55	3	461	429	32
1970 to 1974	1 129	1 069	60	121	115	6	81	81	—	927	873	54
1965 to 1969	629	593	36	86	78	8	68	62	5	475	452	22
1960 to 1964	475	461	14	87	87	—	79	76	3	309	298	11
1959 or earlier	160	158	2	46	46	—	80	80	—	34	31	2
First Mortgage Loan												
Less than \$5,000	35	30	5	3	3	—	—	—	—	32	27	5
\$5,000 to \$9,999	370	352	19	69	66	3	24	24	—	278	262	16
\$10,000 to \$14,999	845	813	32	146	143	3	176	167	8	523	502	21
\$15,000 to \$19,999	749	692	57	84	82	2	68	65	3	597	546	52
\$20,000 to \$24,999	629	588	42	51	42	8	47	44	3	532	501	30
\$25,000 to \$29,999	570	542	27	58	58	—	64	64	—	448	421	27
\$30,000 to \$34,999	398	379	19	31	31	—	33	33	—	334	315	19
\$35,000 to \$39,999	373	354	19	24	24	—	44	41	3	305	289	16
\$40,000 to \$49,999	379	351	28	28	28	—	22	22	—	329	301	28
\$50,000 to \$59,999	166	146	20	6	6	—	11	11	—	150	130	20
\$60,000 to \$79,999	127	118	8	3	3	—	—	—	—	124	116	8
\$80,000 to \$99,999	47	44	3	—	—	—	3	3	—	44	41	3
\$100,000 to \$149,999	31	31	—	—	—	—	3	3	—	28	28	—
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$22900	\$22900	\$23200	\$17000	\$16900	...	\$18500	\$18600	...	\$24100	\$24000	\$24800
Mean	\$26300	\$26200	\$27600	\$20200	\$20300	...	\$22800	\$22900	...	\$27500	\$27400	\$28900
First Mortgage Outstanding Debt												
Less than \$5,000	676	650	27	87	87	—	105	102	3	484	461	24
\$5,000 to \$9,999	726	693	34	138	132	6	98	95	3	491	465	25
\$10,000 to \$14,999	548	515	33	72	72	—	53	51	3	422	392	30
\$15,000 to \$19,999	571	524	47	36	28	8	41	38	3	494	458	36
\$20,000 to \$24,999	540	511	28	49	46	3	53	51	3	437	415	23
\$25,000 to \$29,999	470	441	30	34	34	—	38	38	—	398	368	30
\$30,000 to \$34,999	305	286	19	28	28	—	34	31	3	243	227	16
\$35,000 to \$39,999	315	292	22	27	27	—	43	43	—	244	222	22
\$40,000 to \$49,999	271	254	17	22	22	—	10	10	—	238	221	17
\$50,000 to \$59,999	128	114	14	6	6	—	11	11	—	111	97	14
\$60,000 to \$79,999	94	89	6	3	3	—	—	—	—	91	86	6
\$80,000 to \$99,999	62	59	3	—	—	—	6	6	—	56	53	3
\$100,000 to \$149,999	14	14	—	—	—	—	—	—	—	14	14	—
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$18600	\$18500	\$20000	\$11800	\$11700	...	\$14100	\$14000	...	\$19700	\$19600	\$21700
Mean	\$22100	\$21900	\$24200	\$16400	\$16400	...	\$18300	\$18400	...	\$23300	\$23200	\$

Table 2f. **Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	655	650	5	87	87	—	102	102	—	466	461	5
\$5,000 to \$9,999	704	693	11	132	132	—	98	95	3	474	465	8
\$10,000 to \$14,999	540	515	25	75	72	3	54	51	3	411	392	19
\$15,000 to \$19,999	544	524	20	33	28	5	41	38	3	469	458	12
\$20,000 to \$24,999	552	511	41	49	46	3	53	51	3	450	415	36
\$25,000 to \$29,999	465	441	25	37	34	3	41	38	3	387	368	19
\$30,000 to \$34,999	312	286	26	31	28	3	31	31	—	250	227	23
\$35,000 to \$39,999	323	292	30	27	27	—	46	43	3	249	222	28
\$40,000 to \$49,999	293	254	39	22	22	—	10	10	—	260	221	39
\$50,000 to \$59,999	133	114	19	6	6	—	11	11	—	116	97	19
\$60,000 to \$79,999	116	89	28	3	3	—	—	—	—	113	86	28
\$80,000 to \$99,999	65	59	5	—	—	—	6	6	—	59	53	5
\$100,000 to \$149,999	20	14	6	—	—	—	—	—	—	20	14	6
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$19300	\$18500	\$32600	\$12100	\$11700	...	\$14300	\$14000	...	\$20500	\$19600	\$35300
Mean	\$22800	\$21900	\$36500	\$16600	\$16400	...	\$18500	\$18400	...	\$24200	\$23200	\$38500

Current Interest Rate on First Mortgage

Less than 5.0 percent	131	128	3	22	22	—	86	86	—	23	20	3
5.0 percent	29	29	—	3	3	—	—	—	—	26	26	—
5.1 to 5.9 percent	614	591	23	166	163	3	112	109	3	335	319	17
6.0 percent	396	363	33	20	17	3	20	14	5	357	331	25
6.1 to 6.9 percent	78	78	—	14	14	—	17	17	—	48	48	—
7.0 percent	305	293	12	47	42	6	53	53	—	205	199	6
7.1 to 7.4 percent	133	122	11	9	9	—	—	—	—	125	114	11
7.5 to 7.9 percent	427	404	23	25	22	2	6	6	—	397	376	21
8.0 percent	174	166	8	14	14	—	20	20	—	140	132	8
8.1 to 8.4 percent	122	116	6	—	—	—	8	8	—	113	108	6
8.5 to 8.9 percent	988	906	81	78	75	3	89	83	6	821	748	73
9.0 percent	257	236	21	5	5	—	27	27	—	224	203	21
9.1 to 9.9 percent	374	357	16	38	38	—	20	17	3	317	303	14
10.0 percent	131	115	16	25	25	—	19	19	—	87	71	16
10.1 to 11.9 percent	273	258	15	14	14	—	9	9	—	250	235	15
12.0 percent	44	44	—	6	6	—	—	—	—	38	38	—
12.1 to 13.9 percent	149	143	6	14	14	—	3	3	—	132	126	6
14.0 percent or more	98	93	5	3	3	—	5	5	—	90	85	5
Median	8.3	8.2	8.6	7.0	7.0	...	7.0	7.0	...	8.6	8.5	8.7

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	878	828	50	—	—	—	3	3	—	875	825	50
Rate higher now than when mortgage made	61	54	7	—	—	—	—	—	—	61	54	7
Rate lower now than when mortgage made	14	14	—	—	—	—	—	—	—	14	14	—
Rate unchanged or same now as when mortgage made	764	726	38	—	—	—	3	3	—	761	723	38
Not reported	40	35	5	—	—	—	—	—	—	40	35	5
No, interest rate cannot be changed	3 811	3 588	222	502	486	16	491	474	17	2 818	2 629	189
Not reported	34	28	6	—	—	—	—	—	—	34	28	6

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	878	828	50	—	—	—	3	3	—	875	825	50
Rate renegotiated periodically	65	61	4	—	—	—	—	—	—	65	61	4
Rate changes tied to market index	42	39	3	—	—	—	—	—	—	42	39	3
When mortgage is assumed	638	604	34	—	—	—	3	3	—	636	602	34
When payments become delinquent	216	203	13	—	—	—	—	—	—	216	203	13
Other reason	109	103	6	—	—	—	—	—	—	109	103	6
Not reported	7	2	5	—	—	—	—	—	—	7	2	5
Interest rate cannot be changed	3 811	3 588	222	502	486	16	491	474	17	2 818	2 629	189

Term of First Mortgage

Less than 8 years	76	65	11	—	—	—	—	—	—	76	65	11
8 to 12 years	161	154	7	2	2	—	—	—	—	159	151	7
13 to 17 years	240	221	19	6	6	—	—	—	—	235	216	19
18 to 22 years	846	780	66	42	42	—	29	26	3	775	712	63
23 to 27 years	1 616	1 527	89	134	128	6	107	101	6	1 376	1 297	78
28 to 32 years	1 683	1 608	75	318	308	11	358	349	8	1 007	951	56
33 or more years	65	60	5	—	—	—	—	—	—	65	60	5
No stated term	—	—	—	—	—	—	—	—	—	—	—	—
Median	26.2	26.2	24.9	29.1	29.1	...	29.6	29.6	...	25.2	25.2	24.2

Unexpired Term of First Mortgage

Less than 4 years	286	274	11	20	20	—	28	28	—	238	227	11
4 to 7 years	469	450	19	41	41	—	67	67	—	360	342	19
8 to 12 years	688	655	33	102	102	—	54	52	3	532	502	30
13 to 17 years	869	806	63	65	59	6	70	65	6	734	682	52
18 to 22 years	904	839	65	108	100	8	54	54	—	742	685	57
23 to 27 years	790	751	39	63	63	—	114	111	3	613	577	36
28 to 32 years	392	379	13	59	59	—	30	30	—	302	289	13
33 or more years	2	2	—	—	—	—	—	—	—	2	2	—
No stated term or not computed	324	289	35	45	42	3	77	71	6	203	176	27
Median	17.4	17.3	17.6	18.0	18.0	...	17.3	17.4	...	17.3	17.3	17.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	271	255	16	33	33	—	11	9	3	226	213	13
Payments increase yearly for first five years of mortgage	16	16	—	13	13	—	—	—	—	3	3	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	244	228	16	20	20	—	11	9	3	212	199	13
Not reported	11	11	—	—	—	—	—	—	—	11	11	—
No, monthly payments cannot change	4 385	4 131	254	458	441	16	477	463	14	3 450	3 227	223
Not reported	67	58	9	11	11	—	5	5	—	51	42	9

¹Detail does not add to total because lenders reported more than one reason.

Table 2f. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
Holder of First Mortgage												
Commercial bank or trust company	853	804	49	34	34	—	57	54	3	762	717	46
Mutual savings bank	1 638	1 546	92	199	194	6	244	236	8	1 194	1 116	78
Savings and loan association	1 500	1 412	88	94	86	8	59	59	—	1 347	1 267	80
Life insurance company	54	54	—	14	14	—	14	14	—	26	26	—
Mortgage company	30	30	—	5	5	—	11	11	—	14	14	—
Federal agency	108	102	5	43	43	—	22	20	3	42	39	3
Federally-secured pool	150	140	10	42	42	—	55	52	3	53	46	7
Federal National Mortgage Association	53	53	—	30	30	—	15	15	—	6	9	3
Real estate or construction company	6	3	3	—	—	—	—	—	—	153	138	15
Individual or individual's estate	153	138	15	—	—	—	—	—	—	122	108	14
Other	180	163	17	40	37	3	18	18	—			
Location of First Mortgage Holder												
Property in Northeast Region	4 723	4 445	278	502	486	16	494	477	17	3 727	3 482	245
Lender in Northeast	4 351	4 097	254	367	354	14	394	382	11	3 590	3 361	229
Lender in North Central	24	18	6	11	8	3	6	6	—	8	5	3
Lender in South	331	315	16	119	119	—	91	86	6	121	110	10
Lender in West	3	3	—	—	—	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	11	3	6	6	—	3	3	—	6	3	3
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	4 146	3 900	247	308	300	8	343	331	11	3 495	3 268	227
Agent	577	545	32	194	185	8	151	145	6	232	214	18
Holder's Acquisition of First Mortgage												
Originated by holder	4 016	3 781	236	276	270	6	278	269	8	3 463	3 241	222
Purchased from present servicer	251	234	17	81	75	6	69	66	3	101	92	9
Purchased from someone else	340	323	17	106	101	5	121	116	6	112	106	6
Not reported	115	107	9	39	39	—	26	26	—	50	42	9
Mortgage Assumption												
Lender's permission needed for assumption	2 142	2 005	137	80	77	3	62	62	—	1 999	1 865	134
Lender's permission not needed for assumption	1 907	1 805	102	336	325	11	374	357	17	1 196	1 122	74
Not reported	675	635	39	86	83	3	57	57	—	531	495	36
Prepayment Penalties												
Yes	395	375	20	8	8	—	3	3	—	384	364	20
No	4 159	3 915	244	455	438	16	469	452	17	3 235	3 024	211
Not reported	168	154	14	39	39	—	22	22	—	108	94	14
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	4 232	4 001	231	483	466	16	476	459	17	3 274	3 076	198
Less than 40 percent	195	185	10	8	8	—	—	—	—	187	177	10
40 to 49 percent	186	175	11	5	5	—	9	9	—	171	161	11
50 to 59 percent	337	331	6	3	3	—	5	5	—	329	323	6
60 to 69 percent	619	586	33	20	20	—	19	19	—	579	546	33
70 to 79 percent	874	819	55	38	38	—	51	46	6	784	734	49
80 to 89 percent	874	822	52	150	150	—	103	97	6	622	575	46
90 to 94 percent	394	367	27	97	91	5	78	73	6	219	203	16
95 to 99 percent	246	230	16	91	86	6	60	60	—	95	85	10
100 percent or more	363	345	18	56	50	6	122	122	—	185	172	13
Not reported	144	141	3	15	15	—	28	28	—	102	99	3
Median	78	78	80	91	90	...	92	93	...	74	74	78
Other properties	491	444	47	19	19	—	18	18	—	453	406	47
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	4 232	4 001	231	483	466	16	476	459	17	3 274	3 076	198
Less than 40 percent	187	185	2	8	8	—	—	—	—	179	177	2
40 to 49 percent	177	175	2	5	5	—	9	9	—	163	161	2
50 to 59 percent	334	331	3	3	3	—	5	5	—	326	323	3
60 to 69 percent	591	586	5	20	20	—	19	19	—	552	546	5
70 to 79 percent	841	819	23	38	38	—	46	46	—	757	734	23
80 to 89 percent	841	822	19	150	150	—	97	97	—	595	575	19
90 to 94 percent	387	367	20	91	91	—	73	73	—	223	203	20
95 to 99 percent	247	230	17	86	86	—	63	60	3	99	85	14
100 percent or more	482	345	137	67	50	16	136	122	14	279	172	107
Not reported	144	141	3	15	15	—	28	28	—	102	99	3
Median	79	78	100+	91	90	...	93	93	...	75	74	100+
Other properties	491	444	47	19	19	—	18	18	—	453	406	47

Table 2f. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Northeast Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Total Outstanding Debt as Percent of Value												
Less than 20 percent	1 296	1 283	14	159	159	—	165	162	3	972	961	11
20 to 29 percent	660	638	22	63	63	—	47	44	3	550	531	19
30 to 39 percent	666	639	27	51	46	5	51	51	—	564	542	22
40 to 49 percent	596	542	54	33	33	—	32	32	—	531	477	54
50 to 59 percent	542	493	49	47	47	—	36	36	—	459	410	49
60 to 69 percent	382	330	52	34	26	8	52	49	3	296	255	41
70 to 79 percent	233	211	23	46	46	—	47	45	3	139	120	20
80 to 89 percent	80	72	8	25	23	3	22	22	—	32	27	5
90 to 99 percent	56	39	17	9	9	—	13	9	6	35	23	11
100 percent or more	35	28	7	3	3	—	9	9	—	24	16	7
Not reported	177	171	6	31	31	—	19	19	—	126	120	6
Median	35	33	54	33	31	...	35	34	...	35	33	53
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	4 720	4 445	275	502	486	16	494	477	17	3 724	3 482	242
Interest and principal	4 699	4 426	272	502	486	16	494	477	17	3 703	3 464	239
Fully amortized	4 557	4 302	256	500	483	16	488	471	17	3 569	3 347	222
Partially amortized	141	125	17	2	2	—	5	5	—	134	117	17
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	21	18	3	—	—	—	—	—	—	21	18	3
No regular payments required	3	—	3	—	—	—	—	—	—	3	—	3
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	4 699	4 426	272	502	486	16	494	477	17	3 703	3 464	239
Real estate taxes and property insurance	1 355	1 287	68	411	394	16	287	276	11	657	616	40
With no other items	811	762	49	98	96	2	221	210	11	491	457	35
With other items	544	524	20	312	298	14	66	66	—	166	160	6
Real estate taxes only	1 667	1 583	84	36	36	—	176	171	5	1 455	1 376	78
Property insurance only	22	22	—	—	—	—	—	—	—	22	22	—
Other combinations or no other items	1 655	1 535	120	55	55	—	30	30	—	1 570	1 449	120
No regular payments of interest and principal	24	18	6	—	—	—	—	—	—	24	18	6
Monthly Interest and Principal Payments on First Mortgage												
Regular monthly payments of interest and/or principal	4 720	4 445	275	502	486	16	494	477	17	3 724	3 482	242
Less than \$60	252	242	10	61	61	—	47	47	—	144	134	10
\$60 to \$79	421	404	17	82	76	6	99	93	6	241	235	6
\$80 to \$99	444	420	24	87	87	—	60	58	3	296	276	21
\$100 to \$149	878	822	55	86	78	8	75	75	—	717	669	47
\$150 to \$199	708	661	47	50	47	3	50	48	3	608	566	42
\$200 to \$249	603	571	33	50	50	—	63	60	3	491	461	30
\$250 to \$299	452	424	28	30	30	—	47	45	3	375	350	25
\$300 to \$399	472	439	33	28	28	—	32	32	—	412	379	33
\$400 to \$499	225	214	11	17	17	—	—	—	—	208	196	11
\$500 to \$599	90	82	9	8	8	—	8	8	—	73	65	9
\$600 to \$699	63	58	6	3	3	—	5	5	—	55	50	6
\$700 to \$799	40	37	3	—	—	—	—	—	—	40	37	3
\$800 or more	70	70	—	—	—	—	—	—	—	64	64	—
Median	\$176	\$175	\$183	\$112	\$112	...	\$127	\$127	...	\$188	\$188	\$194
Mean	\$216	\$215	\$223	\$156	\$157	...	\$171	\$171	...	\$230	\$229	\$235
No regular payments required	3	—	3	—	—	—	—	—	—	3	—	3
Monthly Interest and Principal Payments on Total Mortgages												
Regular monthly payments of interest and/or principal	4 720	4 445	275	502	486	16	494	477	17	3 724	3 482	242
Less than \$60	242	242	—	61	61	—	47	47	—	134	134	—
\$60 to \$79	404	404	—	76	76	—	93	93	—	235	235	—
\$80 to \$99	425	420	5	87	87	—	58	58	—	280	276	5
\$100 to \$149	828	822	5	78	78	—	75	75	—	674	669	5
\$150 to \$199	683	661	22	50	47	3	53	48	6	580	566	14
\$200 to \$249	595	571	24	50	50	—	63	60	3	483	461	21
\$250 to \$299	463	424	39	38	30	8	47	45	3	378	350	28
\$300 to \$399	504	439	64	34	28	6	37	32	6	432	379	53
\$400 to \$499	255	214	41	17	17	—	—	—	—	237	196	41
\$500 to \$599	109	82	27	8	8	—	8	8	—	92	65	27
\$600 to \$699	83	58	26	3	3	—	5	5	—	75	50	26
\$700 to \$799	46	37	8	—	—	—	—	—	—	46	37	8
\$800 or more	84	70	14	—	—	—	—	—	—	78	64	14
Median	\$184	\$175	\$366	\$117	\$112	...	\$132	\$127	...	\$196	\$188	\$390
Mean	\$227	\$215	\$416	\$161	\$157	...	\$174	\$171	...	\$243	\$229	\$436
No regular payments required	3	—	3	—	—	—	—	—	—	3	—	3
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	4 720	4 445	275	502	486	16	494	477	17	3 724	3 482	242
Current or ahead of schedule	4 362	4 120	242	422	408	14	461	447	14	3 479	3 265	213
Delinquent (30 days or more)	222	194	28	47	44	2	22	19	3	154	131	23
1 to 3 payments	172	151	21	33	30	2	17	14	3	122	107	16
4 or more payments	50	43	7	14	14	—	5	5	—	31	24	7
Foreclosure in process	23	23	—	6	6	—	5	5	—	12	12	—
Foreclosure not in process	25	17	7	9	9	—	—	—	—	16	9	7
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	136	130	6	33	33	—	11	11	—	92	86	6
No regular payments required	3	—	3	—	—	—	—	—	—	3	—	3

Table 2f. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980.....	4 357	4 104	253	468	451	16	472	458	14	3 417	3 195	222
Less than \$60.....	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79.....	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99.....	2	2	—	—	—	—	—	—	—	2	2	—
\$100 to \$149.....	17	17	—	3	3	—	3	3	—	12	12	—
\$150 to \$199.....	82	82	—	13	13	—	4	4	—	64	64	—
\$200 to \$249.....	211	208	2	41	41	—	40	40	—	130	128	2
\$250 to \$299.....	382	382	—	63	63	—	37	37	—	282	282	—
\$300 to \$349.....	475	463	12	46	46	—	64	64	—	364	353	12
\$350 to \$399.....	520	508	13	68	68	—	53	53	—	400	387	13
\$400 to \$449.....	433	425	8	47	44	3	61	61	—	325	320	5
\$450 to \$499.....	450	425	24	61	58	3	52	49	3	337	318	19
\$500 to \$599.....	653	600	53	66	61	6	82	71	11	505	468	36
\$600 to \$699.....	374	345	29	20	17	3	27	27	—	327	300	27
\$700 to \$799.....	208	170	38	8	8	—	11	11	—	189	151	38
\$800 or more.....	375	307	67	13	11	2	14	14	—	347	282	65
Not reported.....	175	170	6	19	19	—	21	21	—	135	129	6
Median.....	\$446	\$436	\$639	\$394	\$388	...	\$419	\$413	...	\$459	\$448	\$681
Acquired 1980 and 1981 (part).....	366	341	25	34	34	—	22	19	3	310	287	22

Real Estate Tax

Acquired before 1980.....	4 357	4 104	253	468	451	16	472	458	14	3 417	3 195	222
Less than \$100.....	15	15	—	—	—	—	—	—	—	15	15	—
\$100 to \$199.....	32	29	2	8	8	—	—	—	—	23	21	2
\$200 to \$299.....	77	72	5	5	5	—	5	5	—	66	61	5
\$300 to \$399.....	151	146	5	19	19	—	10	10	—	122	116	5
\$400 to \$499.....	212	196	16	27	27	—	28	23	6	157	146	10
\$500 to \$599.....	222	201	20	37	37	—	22	22	—	162	142	20
\$600 to \$699.....	272	255	18	36	30	6	27	27	—	210	198	12
\$700 to \$799.....	224	205	19	23	20	3	45	45	—	157	141	16
\$800 to \$899.....	284	260	25	51	48	3	44	44	—	190	168	22
\$900 to \$999.....	275	263	12	31	31	—	49	49	—	195	183	12
\$1,000 to \$1,499.....	1 106	1 041	65	113	110	3	142	136	6	852	796	56
\$1,500 or more.....	1 436	1 370	67	118	115	2	98	95	3	1 221	1 159	61
Not reported.....	50	50	—	—	—	—	3	3	—	47	47	—
Median.....	\$1176	\$1184	\$1040	\$989	\$999	...	\$1016	\$1011	...	\$1228	\$1240	\$1060
Acquired 1980 and 1981 (part).....	366	341	25	34	34	—	22	19	3	310	287	22

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal.....	4 720	4 445	275	502	486	16	494	477	17	3 724	3 482	242
Less than 5 percent.....	1 110	1 050	60	157	151	6	173	168	6	780	731	49
5 to 9 percent.....	1 465	1 371	94	144	136	8	110	107	3	1 211	1 128	83
10 to 14 percent.....	899	838	61	75	72	2	96	94	3	728	672	56
15 to 19 percent.....	410	388	22	39	39	—	30	30	—	341	319	22
20 to 24 percent.....	190	176	13	20	20	—	14	14	—	155	142	13
25 to 29 percent.....	78	73	5	—	—	—	6	6	—	72	67	5
30 to 34 percent.....	20	20	—	3	3	—	—	—	—	17	17	—
35 to 39 percent.....	27	24	3	8	8	—	—	—	—	19	16	3
40 to 49 percent.....	30	30	—	8	8	—	2	2	—	19	19	—
50 percent or more.....	48	48	—	6	6	—	6	6	—	37	37	—
Not reported or not computed.....	443	426	17	42	42	—	55	50	5	345	334	11
Median.....	9	8	9	8	8	...	7	7	...	9	9	9
No regular payments required.....	3	—	3	—	—	—	—	—	—	3	—	3

Real Estate Tax Per \$1,000 Value

Acquired before 1980.....	4 357	4 104	253	468	451	16	472	458	14	3 417	3 195	222
Less than \$10.....	337	314	23	8	8	—	20	20	—	309	286	23
\$10 to \$14.....	824	759	66	46	43	3	73	70	3	706	646	60
\$15 to \$19.....	918	839	79	111	106	6	104	101	3	703	632	70
\$20 to \$24.....	819	772	47	80	80	—	77	74	3	662	618	44
\$25 to \$29.....	554	548	6	56	54	3	86	86	—	412	409	3
\$30 to \$39.....	436	425	11	73	73	—	59	57	3	304	296	8
\$40 to \$49.....	128	119	8	34	31	3	11	11	—	82	77	6
\$50 to \$59.....	68	66	3	17	17	—	8	8	—	43	40	3
\$60 or more.....	58	53	5	11	8	2	11	9	3	36	36	—
Not reported or not computed.....	214	208	6	31	31	—	22	22	—	160	155	6
Median.....	\$20	\$20	\$17	\$23	\$23	...	\$22	\$22	...	\$19	\$20	\$17
Acquired 1980 and 1981 (part).....	366	341	25	34	34	—	22	19	3	310	287	22

Real Estate Tax as Percent of Income

Acquired before 1980.....	4 357	4 104	253	468	451	16	472	458	14	3 417	3 195	222
Less than 1.0 percent.....	75	75	—	8	8	—	—	—	—	66	66	—
1.0 to 1.9 percent.....	363	343	20	35	35	—	56	53	3	272	254	18
2.0 to 2.9 percent.....	695	634	61	76	73	3	70	67	3	550	494	56
3.0 to 3.9 percent.....	750	671	79	66	58	8	84	81	3	599	532	67
4.0 to 4.9 percent.....	555	535	20	59	56	3	72	72	—	425	408	17
5.0 to 7.4 percent.....	757	723	34	81	81	—	67	64	3	609	578	31
7.5 to 9.9 percent.....	321	313	8	46	46	—	23	23	—	252	244	8
10.0 percent or more.....	388	371	17	56	53	2	45	45	—	287	272	15
Not reported or not computed.....	453	439	14	40	40	—	55	52	3	358	347	11
Median.....	4.1	4.2	3.5	4.0	4.6	...	4.0	4.0	...	4.1	4.2	3.5
Acquired 1980 and 1981 (part).....	366	341	25	34	34	—	22	19	3	310	287	22

Table 2f. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Annual Owner Costs as Percent of Income**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	4 357	4 104	253	468	451	16	472	458	14	3 417	3 195	222
Less than 5 percent	17	17	—	3	3	—	—	—	—	14	14	—
5 to 9 percent	255	255	—	25	25	—	40	40	—	190	190	—
10 to 14 percent	790	777	14	86	86	—	76	76	—	628	614	14
15 to 19 percent	845	817	28	79	79	—	100	98	3	666	641	25
20 to 24 percent	757	712	44	75	69	6	83	80	3	598	563	36
25 to 29 percent	402	343	59	42	37	6	33	30	3	327	277	50
30 to 34 percent	205	179	26	26	23	3	15	12	3	165	144	21
35 to 39 percent	182	165	17	29	29	—	17	17	—	136	119	17
40 to 49 percent	162	141	21	8	8	—	17	17	—	137	116	21
50 percent or more	240	213	28	44	42	2	28	28	—	168	143	25
Not reported or not computed	502	485	17	51	51	—	63	60	3	389	375	14
Median	20	20	28	21	21	...	19	19	...	20	20	28
Acquired 1980 and 1981 (part)	366	341	25	34	34	—	22	19	3	310	287	22

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	4 053	3 827	226	462	448	14	446	429	17	3 145	2 950	195
1,000,000 or more	346	341	6	90	90	—	56	50	6	201	201	—
250,000 to 999,999	60	55	6	22	19	3	8	8	—	30	27	3
50,000 to 249,999	635	601	34	102	97	6	84	79	5	448	426	23
10,000 to 49,999	1 123	1 075	48	143	143	—	144	144	—	837	789	48
Less than 10,000 and rural	1 889	1 755	133	106	100	6	154	148	6	1 629	1 507	122
Outside SMSA's	670	617	52	40	38	2	48	48	—	582	532	50
10,000 or more	148	138	10	10	10	—	20	20	—	118	109	10
2,500 to 9,999	99	89	10	5	5	—	8	8	—	86	76	10
Less than 2,500 and rural	423	390	32	25	23	2	20	20	—	377	347	30

Manner of Acquisition

By purchase	4 680	4 404	276	499	483	16	489	473	17	3 691	3 449	242
Placed one new mortgage	4 289	4 088	201	454	441	14	417	406	11	3 418	3 242	177
Placed two or more new mortgages	47	12	36	3	3	—	—	—	—	45	9	36
Assumed mortgage(s) already on property	259	248	11	42	39	3	64	64	—	153	145	8
Assumed mortgage already on property and placed new mortgage	25	6	19	—	—	—	6	—	6	19	6	13
All cash	32	26	6	—	—	—	—	—	—	32	26	6
Borrowed other than with mortgage	27	25	3	—	—	—	3	3	—	24	21	3
Inheritance or gift	43	41	2	3	3	—	4	4	—	36	33	2
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Source of Downpayment

Purchased 1975 to 1981 (part)	2 087	1 959	128	154	151	3	176	168	8	1 757	1 640	117
Sale of previous home	553	524	29	11	11	—	6	6	—	536	507	29
Sale of other real property or other investment	67	65	2	3	3	—	8	8	—	56	54	2
Savings	1 057	1 001	56	104	101	3	80	74	6	874	826	48
Borrowing other than mortgage on this property	68	56	12	3	3	—	11	11	—	54	42	12
Gift	30	25	5	3	3	—	—	—	—	27	22	5
Land on which structure was built	12	10	2	—	—	—	—	—	—	12	10	2
Other	14	14	—	—	—	—	—	—	—	14	14	—
No downpayment required	128	118	10	3	3	—	55	52	3	70	63	8
Not reported	158	147	11	28	28	—	16	16	—	114	103	11
Other properties	2 636	2 485	150	348	334	14	317	309	8	1 970	1 842	128

Land and Building Acquisition

During same 12-month period	4 436	4 177	259	481	464	16	473	457	17	3 482	3 257	225
Acquired land previously	197	181	17	3	3	—	—	—	—	195	178	17
Land not owned by building owner	38	38	—	16	16	—	3	3	—	19	19	—
Not reported	51	48	3	2	2	—	18	18	—	31	28	3

Year Property Acquired

1979 to 1981 (part)	795	757	38	88	88	—	60	57	3	648	612	35
1977 and 1978	784	724	60	36	36	—	49	47	3	699	642	58
1975 and 1976	531	502	29	34	31	3	71	68	3	427	403	24
1970 to 1974	1 099	1 022	77	112	107	6	81	81	—	905	834	71
1965 to 1969	697	655	42	95	86	8	70	65	5	532	504	28
1960 to 1964	512	488	24	90	90	—	74	71	3	349	328	21
1959 or earlier	304	296	8	48	48	—	88	88	—	168	160	8

Year Structure Built

1979 to March 1980	97	94	2	3	3	—	—	—	—	94	91	2
1977 and 1978	201	188	13	—	—	—	5	5	—	197	183	13
1975 and 1976	152	147	6	5	5	—	5	5	—	142	136	6
1970 to 1974	536	494	42	30	28	3	27	27	—	478	439	39
1960 to 1969	951	906	45	79	76	2	68	68	—	804	761	43
1950 to 1959	936	893	43	145	142	3	155	153	3	636	599	38
1940 to 1949	475	447	28	59	56	3	74	71	3	342	320	22
1939 or earlier	1 280	1 181	99	170	164	6	138	127	11	971	889	82
Not reported	95	95	—	11	11	—	20	20	—	63	63	—

Rooms

4 or less rooms	122	112	11	11	11	—	13	13	—	98	88	11
5 rooms	555	534	21	60	57	3	53	53	—	442	424	18
6 rooms	983	919	64	139	131	8	121	115	5	723	673	50
7 rooms	936	882	54	107	107	—	93	88	6	736	687	49
8 or more rooms	1 223	1 133	90	91	88	2	92	89	3	1 041	955	85
Not reported	903	865	38	94	92	3	122	119	3	687	655	33
Median	6.8	6.8	7.0	6.5	6.5	...	6.5	6.5	...	6.8	6.8	7.1

Table 2f. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part) ---			1 561 1 463 98			123 123 --			108 102 6			1 330 1 237 93		
Less than \$5,000	9	9	--	--	--	--	--	--	--	--	--	9	9	--
\$5,000 to \$9,999	14	14	--	--	--	--	--	--	--	--	--	14	14	--
\$10,000 to \$14,999	34	34	--	8	8	--	3	3	--	--	--	23	23	--
\$15,000 to \$19,999	66	61	5	9	9	--	6	6	--	--	--	52	47	5
\$20,000 to \$24,999	56	48	8	11	11	--	3	--	3	--	--	43	37	6
\$25,000 to \$29,999	130	125	5	17	17	--	14	14	--	--	--	100	94	5
\$30,000 to \$34,999	125	117	8	5	5	--	11	11	--	--	--	109	101	8
\$35,000 to \$39,999	161	153	8	23	23	--	19	19	--	--	--	119	111	8
\$40,000 to \$49,999	279	259	20	31	31	--	30	28	3	--	--	217	200	17
\$50,000 to \$59,999	211	200	11	11	11	--	14	14	--	--	--	186	175	11

\$60,000 to \$79,999	221	206	14	8	8	--	--	--	--	--	--	212	198	14
\$80,000 to \$99,999	111	95	16	--	--	--	--	--	--	--	--	111	95	16
\$100,000 to \$149,999	100	97	3	--	--	--	6	6	--	--	--	95	92	3
\$150,000 or more	22	22	--	--	--	--	--	--	--	--	--	22	22	--
Not reported	23	23	--	--	--	--	3	3	--	--	--	20	20	--
Median	\$46200	\$46200	---	---	---	---	---	---	---	---	---	\$48600	\$48600	---

Other properties	3 162	2 982	180	379	362	16	386	375	11	2 397	2 245	152
------------------	-------	-------	-----	-----	-----	----	-----	-----	----	-------	-------	-----

Value

Less than \$5,000	6	6	--	--	--	--	--	--	--	--	--	6	6	--
\$5,000 to \$9,999	6	6	--	6	6	--	--	--	--	--	--	--	--	--
\$10,000 to \$14,999	40	40	--	11	11	--	5	5	--	--	--	24	24	--
\$15,000 to \$19,999	78	70	8	25	22	3	6	6	--	--	--	47	42	5
\$20,000 to \$24,999	93	88	6	27	24	3	11	8	3	--	--	55	55	--
\$25,000 to \$29,999	150	140	10	35	35	--	21	19	3	--	--	93	86	7
\$30,000 to \$34,999	218	210	8	39	39	--	39	37	3	--	--	139	134	5
\$35,000 to \$39,999	269	255	13	20	20	--	54	54	--	--	--	195	181	13
\$40,000 to \$49,999	819	771	47	93	91	3	110	108	3	--	--	615	573	42
\$50,000 to \$59,999	646	602	44	90	85	5	86	83	3	--	--	470	434	36

\$60,000 to \$79,999	1 037	979	58	85	85	--	96	93	3	--	--	856	801	55
\$80,000 to \$99,999	502	480	22	36	33	3	26	26	--	--	--	440	421	20
\$100,000 to \$149,999	482	443	39	3	3	--	14	14	--	--	--	465	426	39
\$150,000 or more	202	184	17	--	--	--	6	6	--	--	--	196	178	17
Not reported	177	171	6	31	31	--	19	19	--	--	--	126	120	6
Median	\$59200	\$59200	\$60100	\$47700	\$47700	---	\$49200	\$49400	---	---	---	\$63600	\$63600	\$64000
Mean	\$66700	\$66500	\$69100	\$46200	\$46300	---	\$52100	\$52600	---	---	---	\$71300	\$71200	\$72900

Purchase Price as Percent of Value

Acquired by purchase	4 680	4 404	276	499	483	16	489	473	17	3 691	3 449	242
Purchased 1977 to 1981 (part)	1 561	1 463	98	123	123	--	108	102	6	1 330	1 237	93
Less than 80 percent	827	771	56	48	48	--	35	35	--	744	688	56
80 to 89 percent	332	305	26	35	35	--	35	30	6	262	241	21
90 to 94 percent	169	164	5	14	14	--	28	28	--	127	121	5
95 to 99 percent	53	53	--	9	9	--	3	3	--	42	42	--
100 percent or more	118	108	10	9	9	--	3	3	--	106	96	10
Not reported	62	62	--	9	9	--	3	3	--	50	50	--
Median	80--	80--	---	---	---	---	---	---	---	80--	80--	---

Purchased 1970 to 1976	1 624	1 518	106	143	135	8	149	147	3	1 332	1 237	95
Less than 60 percent	880	806	74	65	59	6	65	65	--	750	682	68
60 to 79 percent	503	477	26	45	42	3	43	40	3	415	395	21
80 to 89 percent	72	72	--	11	11	--	15	15	--	47	47	--
90 to 99 percent	20	20	--	3	3	--	5	5	--	11	11	--
100 percent or more	35	35	--	6	6	--	3	3	--	27	27	--
Not reported	115	109	6	14	14	--	19	19	--	81	75	6
Median	60--	60--	---	---	---	---	---	---	---	60--	60--	---

Purchased 1969 or earlier	1 494	1 423	71	233	225	8	232	224	8	1 029	974	55
Less than 40 percent	1 012	957	55	152	144	8	166	163	3	693	650	44
40 to 59 percent	273	265	8	52	52	--	36	33	3	185	179	6
60 to 79 percent	56	56	--	8	8	--	8	8	--	40	40	--
80 to 99 percent	14	9	6	--	--	--	3	--	3	11	9	3
100 percent or more	5	5	--	--	--	--	3	3	--	2	2	--
Not reported	134	131	3	20	20	--	16	16	--	98	95	3
Median	40--	40--	---	40--	40--	---	40--	40--	---	40--	40--	---

Not acquired by purchase	43	41	2	3	3	--	4	4	--	36	33	2
--------------------------	----	----	---	---	---	----	---	---	----	----	----	---

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) ---	1 561	1 463	98	123	123	--	108	102	6	1 330	1 237	93
Less than 1.0	193	188	5	22	22	--	20	17	3	151	149	2
1.0 to 1.4	406	372	34	42	42	--	41	41	--	323	289	34
1.5 to 1.9	346	325	21	22	22	--	19	19	--	305	283	21
2.0 to 2.4	230	219	11	14	14	--	6	6	--	211	200	11
2.5 to 2.9	123	107	16	14	14	--	6	6	--	104	87	16
3.0 to 3.4	28	28	--	--	--	--	--	--	--	28	28	--
3.5 to 3.9	48	46	2	--	--	--	--	--	--	48	46	2
4.0 or more	63	58	6	--	--	--	2	2	--	61	55	6
Not reported or not computed	123	120	3	9	9	--	14	12	3	100	100	--
Median	1.7	1.7	---	---	---	---	---	---	---	1.7	1.7	---

Other properties	3 162	2 982	180	379	362	16	386	375	11	2 397	2 245	152
------------------	-------	-------	-----	-----	-----	----	-----	-----	----	-------	-------	-----

OWNER CHARACTERISTICS

Ownership Status

1 owner	1 155	1 079	76	143	138	6	125	120	6	886	821	65
2 owners	3 493	3 296	197	344	333	11	368	357	11	2 781	2 606	175
3 or more owners	46	43	2	12	12	--	--	--	--	34	32	2
Not reported	29	26	3	3	3	--	--	--	--	26	24	3

Table 2f. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

OWNER CHARACTERISTICS—Con.

Age of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 25 years	64	59	6	11	11	—	3	3	—	51	45	6
25 to 34 years	1 170	1 114	56	103	100	2	110	107	3	957	906	51
35 to 44 years	1 443	1 340	103	158	147	11	116	114	3	1 169	1 079	89
45 to 54 years	1 150	1 091	59	118	115	3	147	145	3	885	831	54
55 to 64 years	641	596	45	76	76	—	87	78	9	477	441	36
65 years or over	179	176	3	28	28	—	20	20	—	131	128	3
Not reported	75	70	5	8	8	—	10	10	—	57	51	5
Median	43	43	42	43	44	...	46	46	...	42	42	42

Race of Owner

White	4 367	4 119	247	377	364	14	434	425	8	3 556	3 330	225
Black	238	218	20	105	105	—	53	45	8	79	68	11
Asian and Pacific Islander	46	40	6	3	3	—	3	3	—	40	34	6
American Indian, Eskimo, and Aleut	9	9	—	6	6	—	—	—	—	3	3	—
Not reported	64	59	6	11	8	3	4	4	—	49	46	3

Sex of Owner

Male	729	688	42	73	73	—	82	76	6	575	539	36
Female	532	493	39	87	79	8	45	45	—	400	369	31
Male and female co-owners	3 413	3 222	192	339	331	8	363	352	11	2 712	2 539	172
Not reported	48	42	6	3	3	—	4	4	—	41	35	6

Spanish Origin

Spanish	57	54	3	17	17	—	6	6	—	35	32	3
Not Spanish	4 479	4 209	270	455	438	16	470	453	17	3 554	3 318	237
Not reported	187	182	5	31	31	—	18	18	—	138	133	5

Veteran Status

Veteran	2 221	2 118	104	181	178	3	400	386	14	1 640	1 553	87
Vietnam conflict	621	595	25	26	23	3	133	128	5	462	444	17
Korean conflict	497	466	31	45	45	—	96	96	—	356	325	31
Korean conflict and World War II	70	64	6	8	8	—	26	20	6	36	36	—
World War II	582	560	22	57	57	—	87	84	3	437	418	19
World War I	3	3	—	—	—	—	—	—	—	3	3	—
Other	426	407	19	42	42	—	58	58	—	326	307	19
Not reported	22	22	—	3	3	—	—	—	—	20	20	—
Nonveteran	2 391	2 222	169	313	299	14	81	78	3	1 997	1 844	153
Not reported	111	105	5	8	8	—	12	12	—	90	85	5

Persons in Household

1 person	237	216	21	23	23	—	17	14	3	198	180	18
2 persons	958	909	49	107	104	3	86	83	3	765	722	43
3 persons	997	971	26	104	104	—	129	129	—	764	738	26
4 persons	1 262	1 194	67	141	138	3	132	129	3	990	928	62
5 persons	783	709	74	73	67	6	77	71	6	633	570	63
6 or more persons	416	380	36	53	47	5	46	43	3	318	290	28
Not reported	70	65	5	3	3	—	7	7	—	61	55	5
Median	3.6	3.6	4.1	3.6	3.6	...	3.6	3.6	...	3.6	3.6	4.0

Income

Less than \$5,000	112	106	5	25	25	—	19	17	3	67	65	2
\$5,000 to \$7,999	61	61	—	14	14	—	8	8	—	39	39	—
\$7,500 to \$9,999	76	73	3	19	19	—	—	—	—	57	54	3
\$10,000 to \$12,499	183	170	13	25	25	—	14	14	—	143	131	13
\$12,500 to \$14,999	129	127	2	17	17	—	25	25	—	87	85	2
\$15,000 to \$19,999	568	509	59	62	53	8	63	60	3	443	395	48
\$20,000 to \$24,999	665	638	27	86	84	3	76	76	—	503	479	25
\$25,000 to \$29,999	660	617	43	59	59	—	78	75	3	523	483	40
\$30,000 to \$34,999	557	521	36	59	53	6	50	48	3	447	420	28
\$35,000 to \$49,999	793	746	47	76	76	—	73	70	3	643	599	44
\$50,000 or more	497	468	29	19	19	—	40	40	—	438	408	29
Not reported	423	410	14	40	40	—	47	44	3	337	326	11
Median	\$27700	\$27700	\$27600	\$24000	\$24100	...	\$26100	\$26100	...	\$28400	\$28400	\$28000
Mean	\$31600	\$31700	\$30400	\$25500	\$25600	...	\$28500	\$28600	...	\$32900	\$33000	\$31400

Table 3f. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

First mortgage debt on 1-housing-unit properties -----
Average first mortgage debt -----

MORTGAGE CHARACTERISTICS

Form of Debt of First Mortgage

Mortgage or deed of trust -----
Contract to purchase -----

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----
1977 and 1978 -----
1975 and 1976 -----
1970 to 1974 -----
1965 to 1969 -----
1960 to 1964 -----
1959 or earlier -----

First Mortgage Loan

Less than \$5,000 -----
\$5,000 to \$9,999 -----
\$10,000 to \$14,999 -----
\$15,000 to \$19,999 -----
\$20,000 to \$24,999 -----
\$25,000 to \$29,999 -----
\$30,000 to \$34,999 -----
\$35,000 to \$39,999 -----
\$40,000 to \$49,999 -----
\$50,000 to \$59,999 -----
\$60,000 to \$79,999 -----
\$80,000 to \$99,999 -----
\$100,000 to \$149,999 -----
\$150,000 or more -----

First Mortgage Outstanding Debt

Less than \$5,000 -----
\$5,000 to \$9,999 -----
\$10,000 to \$14,999 -----
\$15,000 to \$19,999 -----
\$20,000 to \$24,999 -----
\$25,000 to \$29,999 -----
\$30,000 to \$34,999 -----
\$35,000 to \$39,999 -----
\$40,000 to \$49,999 -----
\$50,000 to \$59,999 -----
\$60,000 to \$79,999 -----
\$80,000 to \$99,999 -----
\$100,000 to \$149,999 -----
\$150,000 or more -----

Current Interest Rate on First Mortgage

Less than 5.0 percent -----
5.0 percent -----
5.1 to 5.9 percent -----
6.0 percent -----
6.1 to 6.9 percent -----
7.0 percent -----
7.1 to 7.4 percent -----
7.5 to 7.9 percent -----
8.0 percent -----
8.1 to 8.4 percent -----
8.5 to 8.9 percent -----
9.0 percent -----
9.1 to 9.9 percent -----
10.0 percent -----
10.1 to 11.9 percent -----
12.0 percent -----
12.1 to 13.9 percent -----
14.0 percent or more -----

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed -----
Rate higher now than when mortgage made -----
Rate lower now than when mortgage made -----
Rate unchanged or same now as when mortgage made -----
Not reported -----
No, interest rate cannot be changed -----
Not reported -----

Reason for Change in First Mortgage Rate

Interest rate can be changed¹ -----
Rate renegotiated periodically -----
Rate changes tied to market index -----
When mortgage is assumed -----
When payments become delinquent -----
Other reason -----
Not reported -----
Interest rate cannot be changed -----

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-housing-unit properties -----	104 166	97 425	6 741	8 217	7 981	236	9 032	8 759	273	86 917	80 684	6 233
Average first mortgage debt -----	22 100	21 900	24 200	16 400	16 400	14 300	18 300	18 400	16 200	23 300	23 200	25 500
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	103 769	97 027	6 741	8 217	7 981	236	9 032	8 759	273	86 520	80 287	6 233
Contract to purchase -----	397	397	-	-	-	-	-	-	-	397	397	-
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	32 475	31 218	1 256	3 156	3 156	-	2 598	2 499	99	26 721	25 563	1 158
1977 and 1978 -----	28 033	25 191	2 842	1 015	1 015	-	2 113	2 062	51	24 905	22 114	2 791
1975 and 1976 -----	14 082	13 045	1 038	562	502	60	1 483	1 424	59	12 036	11 119	918
1970 to 1974 -----	20 349	19 223	1 126	2 001	1 925	76	1 449	1 449	-	16 899	15 849	1 051
1965 to 1969 -----	5 967	5 628	338	791	691	100	706	654	52	4 470	4 284	187
1960 to 1964 -----	2 772	2 633	139	541	541	-	459	447	12	1 773	1 646	127
1959 or earlier -----	488	486	2	151	151	-	224	224	-	112	110	2
First Mortgage Loan												
Less than \$5,000 -----	67	60	7	8	8	-	-	-	-	59	52	7
\$5,000 to \$9,999 -----	1 286	1 204	82	246	228	18	77	77	-	963	899	65
\$10,000 to \$14,999 -----	5 820	5 555	265	1 164	1 139	25	1 010	947	64	3 646	3 469	177
\$15,000 to \$19,999 -----	8 721	7 989	733	861	823	39	813	761	51	7 047	6 405	643
\$20,000 to \$24,999 -----	11 342	10 539	803	926	871	154	859	799	59	9 558	8 969	590
\$25,000 to \$29,999 -----	13 290	12 601	689	1 449	1 449	-	1 571	1 571	-	10 269	9 581	689
\$30,000 to \$34,999 -----	11 230	10 705	524	968	968	-	1 018	1 018	-	9 244	8 720	524
\$35,000 to \$39,999 -----	12 714	12 077	636	894	894	-	1 585	1 486	99	10 235	9 697	538
\$40,000 to \$49,999 -----	15 412	14 317	1 094	1 217	1 217	-	909	909	-	13 286	12 191	1 094
\$50,000 to \$59,999 -----	8 342	7 300	1 042	307	307	-	611	611	-	7 424	6 382	1 042
\$60,000 to \$79,999 -----	8 025	7 448	578	177	177	-	-	-	-	7 848	7 271	578
\$80,000 to \$99,999 -----	4 185	3 897	288	-	-	-	288	288	-	3 897	3 610	288
\$100,000 to \$149,999 -----	3 181	3 181	-	-	-	-	293	293	-	2 888	2 888	-
\$150,000 or more -----	552	552	-	-	-	-	-	-	-	552	552	-
First Mortgage Outstanding Debt												
Less than \$5,000 -----	1 708	1 629	80	250	250	-	266	254	12	1 192	1 124	68
\$5,000 to \$9,999 -----	5 524	5 269	255	1 041	998	43	741	721	20	3 742	3 550	192
\$10,000 to \$14,999 -----	6 766	6 349	417	862	862	-	621	589	32	5 284	4 899	385
\$15,000 to \$19,999 -----	10 051	9 238	813	641	508	133	745	693	51	8 666	8 037	629
\$20,000 to \$24,999 -----	12 100	11 463	637	1 109	1 049	60	1 226	1 167	59	9 765	9 248	517
\$25,000 to \$29,999 -----	12 939	12 127	811	907	907	-	1 044	1 044	-	10 989	10 177	811
\$30,000 to \$34,999 -----	9 991	9 372	619	905	905	-	1 093	994	99	7 994	7 473	521
\$35,000 to \$39,999 -----	11 851	11 007	844	1 025	1 025	-	1 631	1 631	-	9 195	8 351	844
\$40,000 to \$49,999 -----	12 071	11 280	792	994	994	-	476	476	-	10 602	9 810	792
\$50,000 to \$59,999 -----	6 960	6 188	771	307	307	-	611	611	-	6 042	5 270	771
\$60,000 to \$79,999 -----	6 449	6 034	415	177	177	-	-	-	-	6 272	5 857	415
\$80,000 to \$99,999 -----	5 648	5 360	288	-	-	-	580	580	-	5 068	4 780	288
\$100,000 to \$149,999 -----	1 556	1 556	-	-	-	-	-	-	-	1 556	1 556	-
\$150,000 or more -----	552	552	-	-	-	-	-	-	-	552	552	-
Current Interest Rate on First Mortgage												
Less than 5.0 percent -----	567	510	57	71	71	-	241	241	-	254	198	57
5.0 percent -----	177	177	-	13	13	-	-	-	-	164	164	-
5.1 to 5.9 percent -----	4 224	4 072	151	1 089	1 072	18	811	800	12	2 323	2 201	122
6.0 percent -----	3 839	3 448	391	160	116	43	181	130	52	3 498	3 202	296
6.1 to 6.9 percent -----	827	827	-	142	142	-	260	260	-	426	426	-
7.0 percent -----	4 875	4 621	254	813	738	76	989	989	-	3 073	2 895	178
7.1 to 7.4 percent -----	2 497	2 283	214	239	239	-	-	-	-	2 258	2 044	214
7.5 to 7.9 percent -----	7 626	7 056	570	389	350	39	189	189	-	7 049	6 517	532
8.0 percent -----	3 398	3 259	139	217	217	-	473	473	-	2 708	2 569	139
8.1 to 8.4 percent -----	2 997	2 838	159	-	-	-	165	165	-	2 831	2 672	159
8.5 to 8.9 percent -----	28 951	26 304	2 647	1 514	1 454	60	2 523	2 412	111	24 914	22 438	2 476
9.0 percent -----	6 980	6 306	674	172	172	-	710	710	-	6 098	5 424	674
9.1 to 9.9 percent -----	11 756	11 289	467	1 148	1 148	-	806	707	99	9 802	9 433	369
10.0 percent -----	4 436	3 977	458	802	802	-	832	832	-	2 802	2 343	458
10.1 to 11.9 percent -----	11 164	10 852	312	488	488	-	526	526	-	10 150	9 838	312
12.0 percent -----	1 389	1 389	-	252	252	-	-	-	-	1 137	1 137	-
12.1 to 13.9 percent -----	5 331	5 099	231	618	618	-	56	56	-	4 657	4 426	231
14.0 percent or more -----	3 134	3 117	18	90	90	-	269	269	-	2 775	2 757	18
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed -----	23 404	21 866	1 538	-	-	-	101	101	-	23 303	21 765	1 538
Rate higher now than when mortgage made -----	1 382	1 341	41	-	-	-	-	-	-	1 382	1 341	41
Rate lower now than when mortgage made -----	246	246	-	-	-	-	-	-	-	246	246	-
Rate unchanged or same now as when mortgage made -----	20 343	18 963	1 380	-	-	-	101	101	-	20 242	18 862	1 380
Not reported -----	1 433	1 316	117	-	-	-	-	-	-	1 433	1 316	117
No, interest rate cannot be changed -----	80 073	75 115	4 958	8 217	7 981	236	8 932	8 659	273	62 925	58 475	4 450
Not reported -----	689	444	245	-	-	-	-	-	-	689	444	245
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹ -----	23 404	21 866	1 538	-	-	-	101	101	-	23 303	21 765	1 538
Rate renegotiated periodically -----	2 004	1 913	91	-	-	-	-	-	-	2 004	1 913	91
Rate changes tied to market index -----	1 711	1 661	50	-	-	-	-	-	-	1 711	1 661	50
When mortgage is assumed -----	17 341	16 101	1 240	-	-	-	101	101	-	17 240	16 000	1 240
When payments become delinquent -----	4 703	4 374	329	-	-	-	-	-	-	4 703	4 374	329
Other reason -----	2 360	2 145	215	-	-	-	-	-	-	2 360	2 145	215
Not reported -----	93	3	90	-	-	-	-	-	-	93	3	90
Interest rate cannot be changed -----	80 073	75 115	4 958	8 217	7 981	236	8 932	8 659	273	62 925	58 475	4 450

¹Detail does not add to total because lenders reported more than one reason.

Table 3f. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Term of First Mortgage												
Less than 8 years	1 513	1 335	178	—	—	—	—	—	—	1 513	1 335	178
8 to 12 years	2 021	1 795	227	10	10	—	—	—	—	2 011	1 784	227
13 to 17 years	2 820	2 572	248	12	12	—	—	—	—	2 808	2 560	248
18 to 22 years	12 339	11 082	1 257	333	333	—	341	281	59	11 665	10 468	1 197
23 to 27 years	35 496	33 381	2 115	2 056	1 971	85	1 509	1 477	32	31 931	29 933	1 999
28 to 32 years	47 479	44 982	2 497	5 806	5 655	151	7 182	7 001	182	34 491	32 326	2 165
33 to 37 years	1 771	1 647	124	—	—	—	—	—	—	1 771	1 647	124
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	728	632	95	—	—	—	—	—	—	728	632	95
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	6 326	5 989	337	836	836	—	96	76	20	5 394	5 077	317
Payments increase yearly for first five years of mortgage	614	614	—	597	597	—	—	—	—	17	17	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	5 540	5 203	337	239	239	—	96	76	20	5 205	4 888	317
Not reported	172	172	—	—	—	—	—	—	—	172	172	—
No, monthly payments cannot change	96 416	90 307	6 108	7 165	6 930	236	8 833	8 580	253	80 417	74 798	5 620
Not reported	1 425	1 128	296	216	216	—	103	103	—	1 106	809	296
Holder of First Mortgage												
Commercial bank or trust company	19 385	18 314	1 071	482	482	—	890	878	12	18 013	16 954	1 059
Mutual savings bank	34 330	31 916	2 414	2 739	2 645	94	3 415	3 237	178	28 176	26 034	2 141
Savings and loan association	33 979	31 840	2 139	1 483	1 366	117	671	671	—	31 826	29 804	2 022
Life insurance company	668	668	—	86	86	—	115	115	—	468	468	—
Mortgage company	1 016	1 016	—	177	177	—	474	474	—	364	364	—
Federal agency	2 113	2 076	36	735	735	—	753	721	32	625	621	5
Federally-secured pool	4 308	4 049	260	1 303	1 303	—	1 801	1 750	51	1 203	995	208
Federal National Mortgage Association	1 431	1 431	—	575	575	—	445	445	—	411	411	—
Real estate or construction company	115	42	74	—	—	—	—	—	—	115	42	74
Individual or individual's estate	2 994	2 695	299	—	—	—	—	—	—	2 994	2 695	299
Other	3 826	3 376	449	636	611	25	469	469	—	2 720	2 296	425
Location of First Mortgage Holder												
Property in Northeast Region	104 166	97 425	6 741	8 217	7 981	236	9 032	8 759	273	86 917	80 684	6 233
Lender in Northeast	94 942	88 633	6 309	5 214	4 996	218	5 871	5 682	190	83 857	77 956	5 901
Lender in North Central	448	379	69	112	95	18	153	153	—	182	131	51
Lender in South	8 451	8 155	296	2 769	2 769	—	2 999	2 916	83	2 683	2 470	213
Lender in West	1	1	—	—	—	—	—	—	—	1	1	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	325	257	68	122	122	—	9	9	—	194	126	68
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	90 315	84 558	5 757	5 035	4 903	133	4 704	4 514	190	80 575	75 141	5 434
Agent	13 851	12 867	985	3 181	3 079	103	4 328	4 245	83	6 342	5 543	799
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	9 186	8 847	339	979	935	43	795	783	12	7 412	7 129	284
20 to 29 percent	12 677	11 584	1 092	724	667	56	495	475	20	11 458	10 442	1 016
30 to 39 percent	17 314	15 913	1 400	750	750	—	861	861	—	15 703	14 302	1 400
40 to 49 percent	17 638	16 334	1 304	776	665	111	555	555	—	16 308	15 114	1 193
50 to 59 percent	18 698	17 286	1 412	1 121	1 096	25	1 063	971	91	16 515	15 218	1 296
60 to 69 percent	12 121	11 701	420	754	754	—	1 891	1 793	99	9 476	9 154	322
70 to 79 percent	8 400	8 027	373	1 454	1 454	—	1 632	1 581	51	5 313	4 992	322
80 to 89 percent	2 859	2 785	74	839	839	—	978	978	—	1 041	968	74
90 to 99 percent	1 544	1 276	268	328	328	—	223	223	—	994	726	268
100 percent or more	668	668	—	21	21	—	272	272	—	375	375	—
Not reported	3 062	3 004	59	472	472	—	267	267	—	2 323	2 264	59

Table 3f. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	104 110	97 425	6 685	8 217	7 981	236	9 032	8 759	273	86 861	80 684	6 176
Interest and principal	103 751	97 117	6 634	8 217	7 981	236	9 032	8 759	273	86 502	80 376	6 125
Fully amortized	100 317	94 244	6 073	8 167	7 931	236	9 024	8 751	273	83 126	77 562	5 565
Partially amortized	3 433	2 873	561	50	50	—	9	9	—	3 375	2 814	561
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	359	308	51	—	—	—	—	—	—	359	308	51
No regular payments required	57	—	57	—	—	—	—	—	—	57	—	57

Monthly Interest and Principal Payments on First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	104 110	97 425	6 685	8 217	7 981	236	9 032	8 759	273	86 861	80 684	6 176
Less than \$60	796	771	25	188	188	—	124	124	—	484	460	25
\$60 to \$79	2 130	2 019	111	507	464	43	474	442	32	1 149	1 112	36
\$80 to \$99	3 356	3 141	216	712	712	—	497	466	32	2 147	1 963	184
\$100 to \$149	9 841	9 082	758	1 096	963	133	969	969	—	7 776	7 151	625
\$150 to \$199	12 974	12 126	847	1 028	967	60	1 129	1 078	51	10 817	10 081	736
\$200 to \$249	14 583	13 814	769	1 317	1 317	—	1 615	1 556	59	11 650	10 941	709
\$250 to \$299	13 872	12 963	909	952	952	—	1 633	1 535	99	11 287	10 476	811
\$300 to \$399	17 687	16 392	1 295	1 111	1 111	—	1 268	1 268	—	15 308	14 013	1 295
\$400 to \$499	10 351	9 743	609	772	772	—	—	—	—	9 579	8 971	609
\$500 to \$599	4 769	4 325	444	381	381	—	473	473	—	3 915	3 471	444
\$600 to \$699	4 000	3 585	415	155	155	—	269	269	—	3 576	3 161	415
\$700 to \$799	3 287	3 000	288	—	—	—	—	—	—	3 287	3 000	288
\$800 or more	6 464	6 464	—	—	—	—	580	580	—	5 884	5 884	—
No regular payments required	57	—	57	—	—	—	—	—	—	57	—	57

Current Status of First Mortgage Payments

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	104 110	97 425	6 685	8 217	7 981	236	9 032	8 759	273	86 861	80 684	6 176
Current or ahead of schedule	96 186	90 442	5 744	6 689	6 492	197	8 262	8 009	253	81 236	75 942	5 294
Delinquent (30 days or more)	5 342	4 646	696	1 008	970	39	516	496	20	3 818	3 181	637
1 to 3 payments	4 286	3 800	486	716	678	39	380	360	20	3 189	2 762	427
4 or more payments	1 056	846	210	292	292	—	136	136	—	629	419	210
Foreclosure in process	333	333	—	70	70	—	136	136	—	126	126	—
Foreclosure not in process	579	369	210	221	221	—	—	—	—	357	147	210
Not reported	145	145	—	—	—	—	—	—	—	145	145	—
Not reported	2 581	2 336	245	520	520	—	255	255	—	1 807	1 562	245
No regular payments required	57	—	57	—	—	—	—	—	—	57	—	57

OWNER CHARACTERISTICS

Race of Owner

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
White	96 011	90 049	5 962	6 177	6 002	175	7 851	7 721	130	81 983	76 327	5 656
Black	5 146	4 678	467	1 827	1 827	—	1 107	965	143	2 211	1 887	325
Asian and Pacific Islander	1 457	1 254	203	31	31	—	6	6	—	1 420	1 218	203
American Indian, Eskimo, and Aleut	83	83	—	31	31	—	—	—	—	53	53	—
Not reported	1 469	1 360	110	151	91	60	68	68	—	1 250	1 200	50

Sex of Owner

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Male	15 596	14 728	868	965	965	—	1 378	1 228	150	13 253	12 535	718
Female	9 308	8 666	642	1 130	994	136	735	735	—	7 444	6 938	506
Male and female co-owners	77 896	72 727	5 168	6 101	6 002	100	6 755	6 632	123	65 039	60 094	4 946
Not reported	1 366	1 303	63	21	21	—	164	164	—	1 181	1 118	63

Spanish Origin

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Spanish	1 533	1 333	200	447	447	—	71	71	—	1 016	816	200
Not Spanish	99 020	92 633	6 387	7 414	7 179	236	8 746	8 474	273	82 859	76 981	5 878
Not reported	3 613	3 458	155	356	356	—	215	215	—	3 042	2 887	155

Table 4f. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

Total mortgage debt on 1-housing unit properties 107 575
Average total mortgage debt 22 800

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000	60	8	—	52
\$5,000 to \$9,999	1 226	228	77	921
\$10,000 to \$14,999	5 643	1 139	947	3 558
\$15,000 to \$19,999	8 262	866	815	6 541
\$20,000 to \$24,999	10 805	771	853	9 182
\$25,000 to \$29,999	13 566	1 558	1 638	10 370
\$30,000 to \$34,999	11 489	1 056	1 093	9 340
\$35,000 to \$39,999	12 989	778	1 486	10 523
\$40,000 to \$49,999	16 043	1 217	1 022	13 805
\$50,000 to \$59,999	9 013	307	611	8 095
\$60,000 to \$79,999	9 445	177	—	9 268
\$80,000 to \$99,999	4 586	—	288	4 298
\$100,000 to \$149,999	3 509	—	293	3 216
\$150,000 or more	939	—	—	939

Total Mortgage Outstanding Debt

Less than \$5,000	1 647	250	254	1 142
\$5,000 to \$9,999	5 356	998	744	3 613
\$10,000 to \$14,999	6 642	897	620	5 125
\$15,000 to \$19,999	9 573	598	747	8 228
\$20,000 to \$24,999	12 413	1 115	1 234	10 064
\$25,000 to \$29,999	12 815	991	1 118	10 706
\$30,000 to \$34,999	10 184	993	994	8 197
\$35,000 to \$39,999	12 158	1 025	1 744	9 390
\$40,000 to \$49,999	13 044	994	476	11 575
\$50,000 to \$59,999	7 210	307	611	6 292
\$60,000 to \$79,999	7 873	177	—	7 696
\$80,000 to \$99,999	5 837	—	580	5 256
\$100,000 to \$149,999	2 271	—	—	2 271
\$150,000 or more	552	—	—	552

Total Outstanding Debt as Percent of Value

Less than 20 percent	8 969	935	814	7 220
20 to 29 percent	11 993	667	498	10 828
30 to 39 percent	16 732	877	861	14 995
40 to 49 percent	18 219	665	555	17 000
50 to 59 percent	19 205	1 096	971	17 138
60 to 69 percent	13 994	956	1 867	11 170
70 to 79 percent	9 012	1 454	1 694	5 864
80 to 89 percent	3 165	875	978	1 312
90 to 99 percent	2 081	328	343	1 410
100 percent or more	1 076	21	272	783
Not reported	3 129	472	267	2 389

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	107 377	8 345	9 121	89 911
Less than \$60	771	188	124	460
\$60 to \$79	2 019	464	442	1 112
\$80 to \$99	3 224	712	466	2 047
\$100 to \$149	9 121	963	969	7 189
\$150 to \$199	12 406	1 003	1 132	10 271
\$200 to \$249	14 184	1 317	1 609	11 257
\$250 to \$299	13 925	1 108	1 602	11 216
\$300 to \$399	18 333	1 283	1 455	15 595
\$400 to \$499	11 470	772	—	10 698
\$500 to \$599	5 663	381	473	4 809
\$600 to \$699	4 997	155	269	4 573
\$700 to \$799	3 502	—	—	3 502
\$800 or more	7 762	—	580	7 182

No regular payments required 198

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal	107 377	8 345	9 121	89 911
Less than 5 percent	10 136	1 215	1 221	7 700
5 to 9 percent	28 210	1 967	1 874	24 369
10 to 14 percent	28 411	1 919	2 778	23 713
15 to 19 percent	15 831	1 472	1 313	13 047
20 to 24 percent	7 623	718	660	6 245
25 to 29 percent	3 732	—	154	3 579
30 to 34 percent	1 033	134	—	899
35 to 39 percent	710	88	—	622
40 to 49 percent	1 103	141	52	910
50 percent or more	1 938	18	155	1 765
Not reported or not computed	8 650	673	915	7 062

No regular payments required 198

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	93 325	6 962	8 400	77 963
Less than 5 percent	877	60	—	817
5 to 9 percent	2 733	224	331	2 179
10 to 14 percent	11 876	776	707	10 392
15 to 19 percent	18 121	1 392	1 959	14 770
20 to 24 percent	18 847	1 354	1 789	15 704
25 to 29 percent	12 175	986	967	10 222
30 to 34 percent	4 717	452	133	4 132
35 to 39 percent	4 869	498	455	3 915
40 to 49 percent	4 483	88	448	3 946
50 percent or more	5 275	441	660	4 174
Not reported or not computed	9 352	691	949	7 712

Acquired 1980 and 1981 (part)

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980	4 772	84	—	4 688
1977 and 1978	7 990	—	170	7 820
1975 and 1976	4 554	182	251	4 121
1970 to 1974	15 378	836	1 090	13 451
1960 to 1969	19 976	1 289	1 592	17 095
1950 to 1959	18 259	2 550	2 040	13 668
1940 to 1949	10 223	980	1 635	7 607
1939 or earlier	25 006	2 224	2 001	20 782
Not reported	1 418	201	341	876

Value

Less than \$5,000	118	—	—	118
\$5,000 to \$9,999	30	30	—	—
\$10,000 to \$14,999	290	52	54	183
\$15,000 to \$19,999	501	193	44	263
\$20,000 to \$24,999	908	230	157	520
\$25,000 to \$29,999	1 577	347	248	983
\$30,000 to \$34,999	2 843	541	679	1 622
\$35,000 to \$39,999	3 813	259	721	2 833
\$40,000 to \$49,999	14 641	1 913	2 001	10 728
\$50,000 to \$59,999	13 202	1 581	2 018	9 604
\$60,000 to \$79,999	22 776	1 839	1 781	19 157
\$80,000 to \$99,999	13 850	858	328	12 664
\$100,000 to \$149,999	18 611	31	750	17 830
\$150,000 or more	11 288	—	72	11 215
Not reported	3 129	472	267	2 389

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years	1 967	371	97	1 499
25 to 34 years	35 073	3 031	3 144	28 898
35 to 44 years	38 718	2 979	3 082	32 657
45 to 54 years	20 036	1 258	1 654	17 124
55 to 64 years	8 415	414	953	7 049
65 years or over	1 888	227	95	1 566
Not reported	1 478	66	96	1 316

Race of Owner

White	99 133	6 278	7 887	84 968
Black	5 323	1 827	1 160	2 336
Asian and Pacific Islander	1 511	31	6	1 475
American Indian, Eskimo, and Aleut	83	31	—	53
Not reported	1 524	179	68	1 276

Sex of Owner

Male	16 481	965	1 408	14 107
Female	9 757	1 184	735	7 839
Male and female co-owners	79 933	6 175	6 814	66 944
Not reported	1 404	21	164	1 219

Spanish Origin

Spanish	1 545	447	71	1 028
Not Spanish	102 336	7 543	8 835	85 958
Not reported	3 694	356	215	3 124

Veteran Status

Veteran	45 048	2 212	7 094	35 743
Vietnam conflict	17 844	705	3 746	13 393
Korean conflict	7 769	256	768	6 745
Korean conflict and World War II	1 301	47	341	913
World War II	8 067	315	754	6 998
World War I	2	—	—	2
Other	9 426	818	1 485	7 124
Not reported	639	70	—	570

Nonveteran 60 727
Not reported 1 800

Table 4f. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

OWNER CHARACTERISTICS—Con.

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Income				
Less than \$5,000	1 479	137	370	972
\$5,000 to \$7,499	541	135	76	330
\$7,500 to \$9,999	914	137	—	777
\$10,000 to \$12,499	3 204	326	122	2 756
\$12,500 to \$14,999	1 851	215	228	1 408
\$15,000 to \$19,999	9 776	931	1 039	7 806
\$20,000 to \$24,999	13 785	1 581	1 509	10 695

Northeast Region

OWNER CHARACTERISTICS—Con.

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Income—Con.				
\$25,000 to \$29,999	13 997	1 121	1 290	11 586
\$30,000 to \$34,999	12 852	1 153	941	10 757
\$35,000 to \$49,999	21 977	1 661	1 705	18 611
\$50,000 or more	18 916	278	1 080	17 559
Not reported	8 283	671	760	6 852

Table 5f. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

see table 1												
Northeast Region	Total	Holder of first mortgage										
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
1-housing-unit mortgaged properties	4 723	853	1 638	1 500	54	30	108	150	53	6	153	180
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	4 445	804	1 546	1 412	54	30	102	140	53	3	138	163
2 mortgages	267	49	89	79	—	—	5	10	—	3	15	17
3 or more mortgages	11	—	3	8	—	—	—	—	—	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust	4 695	851	1 635	1 494	54	30	108	150	53	3	142	177
Contract to purchase	27	2	3	6	—	—	—	—	—	3	11	3
Origin of First Mortgage												
Mortgage made at time property acquired	3 970	712	1 345	1 291	46	25	75	133	44	3	139	157
Mortgage assumed at time property acquired	278	25	137	78	3	—	13	13	3	—	6	—
Mortgage placed later than acquisition of property	475	115	155	131	6	5	20	4	6	3	8	22
Refinanced mortgage:												
Same lender	224	33	101	67	3	2	3	4	—	—	5	5
Different lender	115	44	23	28	—	—	9	—	3	—	—	8
Mortgage placed on property owned free and clear of debt	136	38	31	35	3	3	8	—	3	3	3	9
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	475	115	155	131	6	5	20	4	6	3	8	22
Renew or extend loan that had fallen due, without increasing the outstanding balance	39	8	14	10	—	—	—	2	—	—	2	3
Secure better terms	42	9	14	16	—	—	—	—	—	—	—	3
Provide funds for additions, improvements, or repairs to this property	217	67	71	56	3	—	5	—	6	—	3	5
Provide funds for investment in other real estate	34	10	13	6	—	2	—	—	—	—	—	3
Provide funds for other types of investments	11	—	6	6	—	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	6	3	3	—	—	—	—	—	—	—	—	—
Other reasons	62	10	17	14	3	3	9	—	—	—	—	6
Not reported	63	8	17	22	—	—	6	2	—	3	3	3
Other properties	4 248	738	1 483	1 369	49	25	88	145	47	3	145	157
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	857	185	199	234	—	18	24	73	14	3	62	45
1977 and 1978	924	184	326	293	3	3	19	23	14	3	17	40
1975 and 1976	549	74	186	181	9	3	14	21	3	—	31	28
1970 to 1974	1 129	257	373	367	6	6	25	28	11	—	23	34
1965 to 1969	629	83	266	217	6	—	22	6	6	—	11	13
1960 to 1964	475	59	199	171	17	—	3	—	6	—	8	11
1959 or earlier	160	11	89	38	14	—	—	—	—	—	—	8
First Mortgage Loan												
Less than \$5,000	35	14	8	6	—	3	2	—	—	—	3	—
\$5,000 to \$9,999	370	62	114	116	11	—	19	5	—	—	26	17
\$10,000 to \$14,999	845	189	320	216	9	—	14	21	17	—	34	25
\$15,000 to \$19,999	749	91	287	262	14	3	19	19	—	3	21	31
\$20,000 to \$24,999	629	113	218	230	3	2	14	11	3	—	12	25
\$25,000 to \$29,999	570	106	193	174	8	—	11	24	11	3	15	25
\$30,000 to \$34,999	398	75	125	131	3	5	8	18	—	—	6	26
\$35,000 to \$39,999	373	68	138	105	3	6	9	20	11	—	6	8
\$40,000 to \$49,999	379	57	125	127	3	3	9	19	8	—	11	16
\$50,000 to \$59,999	166	22	51	66	—	5	3	6	—	—	15	—
\$60,000 to \$79,999	127	32	37	38	—	3	—	3	3	—	5	6
\$80,000 to \$99,999	47	17	14	16	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	31	6	9	14	—	—	—	—	—	—	—	—
\$150,000 or more	3	3	—	—	—	—	—	3	—	—	—	—
Median	\$22900	\$23200	\$22100	\$23300	...	...	...	...	...	...	...	\$23300
Mean	\$26300	\$27200	\$25400	\$27000	...	...	...	...	...	...	...	\$24700
First Mortgage Outstanding Debt												
Less than \$5,000	676	133	237	206	17	3	22	—	3	—	27	28
\$5,000 to \$9,999	726	147	261	220	11	—	14	8	11	—	29	25
\$10,000 to \$14,999	548	70	210	181	8	2	9	27	6	—	24	11
\$15,000 to \$19,999	571	112	202	171	6	3	16	16	—	3	18	22
\$20,000 to \$24,999	540	97	202	175	—	—	19	9	6	—	11	22
\$25,000 to \$29,999	470	65	152	173	6	3	—	31	6	3	14	18
\$30,000 to \$34,999	305	67	93	81	3	2	14	14	3	—	6	23
\$35,000 to \$39,999	315	54	112	87	—	8	9	20	11	—	2	11
\$40,000 to \$49,999	271	48	81	100	3	—	3	14	5	—	6	11
\$50,000 to \$59,999	128	18	36	49	—	5	3	6	—	—	12	—
\$60,000 to \$79,999	94	20	29	26	—	3	—	3	3	—	5	6
\$80,000 to \$99,999	62	14	20	25	—	—	—	3	—	—	—	—
\$100,000 to \$149,999	14	6	3	6	—	—	—	—	—	—	—	—
\$150,000 or more	3	3	—	—	—	—	—	—	—	—	—	—
Median	\$18600	\$18400	\$17700	\$19200	...	...	...	...	...	...	...	\$20000
Mean	\$22100	\$22700	\$21000	\$22700	...	...	...	...	...	...	...	\$21300
Current Interest Rate on First Mortgage												
Less than 5.0 percent	131	14	60	24	11	—	17	2	—	—	—	3
5.0 percent	29	3	14	6	—	—	3	—	—	—	3	—
5.1 to 5.9 percent	614	67	302	177	23	—	8	2	9	—	11	14
6.0 percent	396	56	114	156	6	—	8	6	—	—	35	13

Table 5f. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region**MORTGAGE CHARACTERISTICS—Con.****Current Interest Rate on First Mortgage—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	78	14	34	21	—	—	—	—	3	—	6	—
7.0 percent	305	61	120	84	3	—	5	3	3	3	3	20
7.1 to 7.4 percent	133	14	59	39	—	—	6	9	—	—	—	6
7.5 to 7.9 percent	427	111	123	143	—	3	6	—	5	—	13	23
8.0 percent	174	36	56	65	—	—	—	8	3	—	6	—
8.1 to 8.4 percent	122	14	49	35	3	—	—	7	—	—	3	11
8.5 to 8.9 percent	988	159	370	349	3	6	24	29	11	—	8	28
9.0 percent	257	55	60	99	6	—	—	18	—	—	6	14
9.1 to 9.9 percent	374	83	129	106	—	3	19	11	8	—	5	11
10.0 percent	131	30	26	24	—	5	6	16	3	3	17	—
10.1 to 11.9 percent	273	65	69	91	—	6	2	14	6	—	17	3
12.0 percent	44	8	13	9	—	—	—	8	—	—	3	3
12.1 to 13.9 percent	149	39	17	44	—	—	3	14	—	—	14	19
14.0 percent or more	98	22	22	28	—	7	—	3	3	—	3	11
Median	8.3	8.6	8.0	8.5	...	...	...	...	...	...	...	8.5

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	878	155	345	318	—	3	3	7	6	—	14	28
Rate higher now than when mortgage made	61	7	32	14	—	—	—	—	—	—	—	8
Rate lower now than when mortgage made	14	2	3	9	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	764	134	305	284	—	—	3	5	6	—	11	17
Not reported	40	11	6	11	—	3	—	2	—	—	3	3
No, interest rate cannot be changed	3 811	692	1 282	1 173	54	27	104	142	47	6	130	152
Not reported	34	6	11	8	—	—	—	—	—	—	9	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	878	155	345	318	—	3	3	7	6	—	14	28
Rate renegotiated periodically	65	14	28	21	—	—	—	—	6	—	—	2
Rate changes tied to market index	42	11	23	3	—	—	—	—	—	—	—	3
When mortgage is assumed	638	103	239	270	—	3	3	5	6	—	3	6
When payments become delinquent	216	27	101	77	—	—	—	2	—	—	3	5
Other reason	109	25	25	39	—	—	—	2	—	—	8	11
Not reported	7	2	—	—	—	—	—	—	—	—	—	2
Interest rate cannot be changed	3 811	692	1 282	1 173	54	27	104	142	47	6	130	152

Term of First Mortgage

Less than 8 years	76	17	8	14	—	5	—	—	—	—	26	6
8 to 12 years	161	59	33	23	—	3	2	—	—	—	30	12
13 to 17 years	240	95	45	64	—	—	9	—	—	—	23	6
18 to 22 years	846	224	251	282	3	3	13	5	3	—	37	25
23 to 27 years	1 616	269	598	608	20	3	8	21	11	3	13	60
28 to 32 years	1 683	180	695	501	31	16	66	76	40	—	14	66
33 to 37 years	65	—	6	3	—	—	9	48	—	—	—	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	35	8	3	5	—	—	—	—	—	3	10	6
Median	26.2	23.5	27.0	26.0	...	...	...	...	...	...	...	26.2

Unexpired Term of First Mortgage

Less than 4 years	286	80	88	67	6	2	—	—	—	—	26	17
4 to 7 years	469	95	156	149	11	6	5	—	—	—	30	17
8 to 12 years	688	130	242	232	14	—	14	3	9	—	34	11
13 to 17 years	869	221	317	247	6	—	12	6	8	—	19	34
18 to 22 years	904	124	321	354	11	9	11	6	5	3	17	44
23 to 27 years	790	104	281	248	3	3	36	62	17	—	9	29
28 to 32 years	392	66	92	110	—	10	18	60	12	—	2	23
33 or more years	2	—	—	—	—	—	—	2	—	—	—	—
No stated term or not computed	324	34	140	95	3	—	13	13	3	3	16	6
Median	17.4	15.4	17.1	18.1	...	...	...	...	...	...	...	18.9

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	271	41	96	63	—	—	3	36	8	—	6	17
Payments increase yearly for first five years of mortgage	16	—	6	—	—	—	—	3	5	—	—	3
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	244	41	88	60	—	—	3	29	3	—	6	15
Not reported	11	—	3	3	—	—	—	5	—	—	—	—
No, monthly payments cannot change	4 385	803	1 525	1 414	51	30	105	113	43	6	133	162
Not reported	67	9	16	22	3	—	—	—	3	—	14	—

Location of First Mortgage Holder

Property in Northeast Region	4 723	853	1 638	1 500	54	30	108	150	53	6	153	180
Lender in Northeast	4 351	847	1 626	1 488	51	20	—	—	—	6	139	174
Lender in North Central	24	—	3	6	3	10	—	—	—	—	3	—
Lender in South	331	3	—	3	—	—	108	150	53	—	11	3
Lender in West	3	—	—	—	—	—	—	—	—	—	—	3
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	14	3	9	3	—	—	—	—	—	—	—	—
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 5f. **Holder of First Mortgage, 1-Unit Homeowner Mortgage Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region**MORTGAGE CHARACTERISTICS—Con.****Location of First Mortgage Holder—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	4 146	745	1 550	1 440	20	21	47	83	3	3	142	92
Agent	577	108	87	60	34	9	60	67	50	3	11	88

Holder's Acquisition of First Mortgage

Originated by holder	4 016	793	1 402	1 374	29	19	66	88	8	6	131	102
Purchased from present servicer	251	17	50	42	20	—	16	23	11	—	11	63
Purchased from someone else	340	17	161	65	—	8	8	39	29	—	—	12
Not reported	115	26	24	19	6	3	17	—	6	—	11	3

Mortgage Assumption

Lender's permission needed for assumption	2 142	404	630	918	3	9	32	59	6	3	30	48
Lender's permission not needed for assumption	1 907	323	789	385	37	18	64	80	33	3	53	121
Not reported	675	127	219	196	14	3	11	10	14	—	70	11

Prepayment Penalties

Yes	395	25	133	215	—	—	—	3	—	—	3	16
No	4 159	793	1 470	1 231	46	27	99	144	45	6	136	163
Not reported	168	35	35	54	8	3	8	3	8	—	14	—

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	4 232	735	1 474	1 366	49	25	88	144	47	3	145	157
Less than 40 percent	195	52	65	49	3	—	—	5	—	—	12	9
40 to 49 percent	186	53	50	65	—	—	—	—	—	—	6	11
50 to 59 percent	337	69	136	108	—	3	—	—	—	—	8	12
60 to 69 percent	619	126	225	222	3	—	—	3	—	—	15	19
70 to 79 percent	874	158	301	344	11	6	6	6	3	—	21	19
80 to 89 percent	394	45	298	283	11	3	25	22	17	—	30	36
90 to 94 percent	246	28	127	132	9	3	14	21	5	3	14	22
95 to 99 percent	363	28	87	43	6	5	7	36	14	—	11	8
100 percent or more	144	17	71	40	6	2	30	41	6	—	28	17
Not reported	78	74	78	76	—	3	6	5	—	—	—	3
Median .....	—	—	—	—	...	...	...	...	...	...	...	...
Other properties	491	118	164	134	6	5	20	6	6	3	8	22

Total Outstanding Debt as Percent of Value

Less than 20 percent	1 296	236	510	408	37	—	17	3	9	—	41	37
20 to 29 percent	660	132	261	217	—	3	14	5	—	—	10	18
30 to 39 percent	666	154	206	226	3	5	14	5	8	—	13	32
40 to 49 percent	596	111	215	211	6	—	14	13	—	—	11	16
50 to 59 percent	542	78	180	190	3	6	8	25	10	—	28	13
60 to 69 percent	382	66	107	127	3	—	8	18	12	—	23	19
70 to 79 percent	233	47	59	40	—	5	19	35	11	—	5	12
80 to 89 percent	80	3	22	13	—	3	—	17	—	3	—	20
90 to 99 percent	56	3	10	3	—	3	9	20	—	3	5	—
100 percent or more	35	2	5	11	—	—	3	5	3	—	3	3
Not reported	177	22	61	55	3	6	3	3	—	—	13	11
Median	35	33	31	34	...	...	...	...	...	...	...	...

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of both interest and principal	4 720	853	1 638	1 500	54	30	108	150	53	6	153	177
Interest and principal	4 699	851	1 638	1 494	54	30	108	150	53	6	140	177
Fully amortized	4 557	823	1 604	1 463	51	27	108	145	53	3	110	171
Partially amortized	141	28	34	31	3	3	—	5	—	3	29	6
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	21	2	—	6	—	—	—	—	—	—	13	—
No regular payments required	3	—	—	—	—	—	—	—	—	—	—	3

Items Included in First Mortgage Payment

Regular payments of both interest and principal	4 699	851	1 638	1 494	54	30	108	150	53	6	140	177
Real estate taxes and property insurance	1 355	195	445	392	23	19	73	92	47	3	6	60
With no other items	811	141	268	236	14	5	40	55	17	3	6	26
With other items	544	54	176	156	8	14	33	38	30	—	—	34
Real estate taxes only	1 667	217	662	684	14	3	8	8	6	3	8	53
Property insurance only	22	3	6	8	—	—	—	—	—	—	6	—
Other combinations or no other items	1 655	436	525	411	17	8	26	49	—	—	119	63
No regular payments of interest and principal	24	2	—	6	—	—	—	—	—	—	13	3

Table 5f. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	4 720	853	1 638	1 500	54	30	108	150	53	6	153	177
Less than \$60	252	23	97	70	11	—	21	—	—	—	13	17
\$60 to \$79	421	79	175	105	6	—	8	14	11	—	11	14
\$80 to \$99	444	74	171	151	8	—	12	11	3	—	2	11
\$100 to \$149	878	145	307	279	14	6	14	36	6	—	49	23
\$150 to \$199	708	159	250	227	—	—	8	13	3	3	17	29
\$200 to \$249	603	102	200	204	8	3	14	21	8	—	15	28
\$250 to \$299	452	85	158	137	—	2	19	14	5	3	8	20
\$300 to \$399	472	78	148	161	6	11	6	15	15	—	20	13
\$400 to \$499	225	54	56	87	—	—	3	11	—	—	—	14
\$500 to \$599	90	9	31	25	—	3	3	8	—	—	12	—
\$600 to \$699	63	15	20	12	—	5	—	3	—	—	6	3
\$700 to \$799	40	6	17	14	—	—	—	—	—	—	—	3
\$800 or more	70	25	9	28	—	—	—	3	3	—	—	3
Median	\$176	\$183	\$164	\$182	...	...	...	...	...	...	...	\$191
Mean	\$216	\$234	\$199	\$221	...	...	...	...	...	...	...	\$221
No regular payments required	3	—	—	—	—	—	—	—	—	—	—	3

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	4 720	853	1 638	1 500	54	30	108	150	53	6	153	177
Current or ahead of schedule	4 362	793	1 527	1 398	49	25	100	134	39	3	122	174
Delinquent (30 days or more)	222	38	75	66	—	2	5	16	8	3	6	3
1 to 3 payments	172	27	72	51	—	2	—	6	8	—	6	—
4 or more payments	50	11	3	15	—	—	5	11	—	3	—	3
Foreclosure in process	23	3	3	9	—	—	2	5	—	—	—	—
Foreclosure not in process	25	5	—	6	—	—	3	5	—	3	—	3
Not reported	3	3	—	—	—	—	—	—	—	—	—	—
Not reported	136	23	36	36	6	3	3	—	6	—	25	—
No regular payments required	3	—	—	—	—	—	—	—	—	—	—	3

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	4 720	853	1 638	1 500	54	30	108	150	53	6	153	177
Less than 5 percent	1 110	185	438	370	23	3	28	9	6	—	28	22
5 to 9 percent	1 465	283	501	454	17	6	43	33	11	3	36	78
10 to 14 percent	899	166	299	260	8	2	14	56	19	—	42	33
15 to 19 percent	410	79	104	141	—	8	11	27	2	—	20	19
20 to 24 percent	190	50	48	54	—	—	3	12	3	3	15	3
25 to 29 percent	78	22	17	31	—	3	—	2	—	—	—	3
30 to 34 percent	20	3	3	8	—	—	—	3	—	—	3	—
35 to 39 percent	27	—	19	6	—	—	—	—	—	—	3	—
40 to 49 percent	30	3	8	14	—	—	3	2	—	—	—	—
50 percent or more	48	7	14	16	3	—	—	—	—	—	3	6
Not reported or not computed	443	55	188	147	3	8	6	7	11	—	4	14
Median	9	9	8	8	...	...	...	...	...	...	...	...
No regular payments required	3	—	—	—	—	—	—	—	—	—	—	3

Real Estate Tax Per \$1,000 Value

Acquired before 1980	4 357	795	1 552	1 400	54	24	102	117	47	6	105	155
Less than \$10	337	112	57	116	3	—	9	13	5	—	14	8
\$10 to \$14	824	172	239	286	9	5	27	24	8	—	27	26
\$15 to \$19	918	196	320	281	14	—	14	32	11	3	11	36
\$20 to \$24	819	152	287	283	9	3	19	15	5	—	15	32
\$25 to \$29	554	40	280	169	6	3	2	11	3	—	17	24
\$30 to \$39	436	71	181	121	11	6	11	8	12	3	3	8
\$40 to \$49	128	8	69	31	—	—	11	3	—	—	—	6
\$50 to \$59	68	6	34	26	—	—	—	—	—	—	—	3
\$60 or more	58	3	16	19	—	—	6	8	3	—	3	—
Not reported or not computed	214	35	67	68	3	8	3	3	—	—	16	11
Median	\$20	\$17	\$22	\$20	...	...	...	...	...	...	...	...
Acquired 1980 and 1981 (part)	366	58	86	99	—	5	6	33	6	—	48	25

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	4 357	795	1 552	1 400	54	24	102	117	47	6	105	155
Less than 5 percent	17	—	8	8	—	—	—	—	—	—	—	—
5 to 9 percent	255	45	101	88	6	—	5	—	—	—	3	8
10 to 14 percent	790	183	245	287	11	3	14	5	6	—	17	20
15 to 19 percent	845	163	318	228	9	3	31	34	5	3	30	22
20 to 24 percent	757	121	281	245	9	2	16	18	6	—	16	43
25 to 29 percent	402	87	105	132	6	—	11	19	5	—	9	28
30 to 34 percent	205	45	57	71	6	3	3	3	3	—	9	6
35 to 39 percent	182	11	77	44	—	3	6	21	11	—	—	9
40 to 49 percent	162	30	65	51	—	3	3	5	—	3	—	3
50 percent or more	240	44	88	71	3	—	5	8	—	—	14	6
Not reported or not computed	502	65	206	175	6	8	8	4	11	—	7	11
Median	20	19	20	20	...	...	...	...	...	...	...	...
Acquired 1980 and 1981 (part)	366	58	86	99	—	5	6	33	6	—	48	25

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	4 053	672	1 457	1 301	54	23	91	109	49	6	129	163
1,000,000 or more	346	30	131	109	—	—	19	18	14	3	7	16
250,000 to 999,999	60	3	30	16	—	—	3	3	—	—	—	5
50,000 to 249,999	635	80	259	199	17	3	11	11	6	—	17	31
10,000 to 49,999	1 123	141	451	400	14	6	23	34	6	3	9	37
Less than 10,000 and rural	1 889	418	585	577	23	14	36	43	24	—	96	73

Table 5f. Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

PROPERTY CHARACTERISTICS—Con.

Location by Size of Place—Con.

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Outside SMSA's	670	181	181	199	—	7	16	41	5	—	24	16
10,000 or more	148	24	42	57	—	2	2	5	2	—	2	10
2,500 to 9,999	99	22	28	37	—	—	7	2	—	—	2	—
Less than 2,500 and rural	423	134	111	105	—	4	7	33	2	—	19	7

Year Structure Built

1979 to March 1980	97	30	26	29	—	—	—	—	3	—	—	9
1977 and 1978	201	62	53	68	—	—	2	3	3	—	3	8
1975 and 1976	152	29	42	54	3	—	—	5	—	3	—	11
1970 to 1974	536	102	151	192	9	5	11	26	—	—	14	25
1960 to 1969	951	148	324	393	14	8	12	14	11	—	15	13
1950 to 1959	936	157	401	266	20	9	20	25	2	—	23	17
1940 to 1949	475	97	158	117	—	2	13	26	9	—	23	29
1939 or earlier	1 280	230	436	345	9	6	47	50	23	3	69	63
Not reported	95	3	47	36	—	—	3	1	—	—	3	3

Value

Less than \$5,000	6	—	—	6	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	6	—	3	—	—	—	3	—	—	—	—	—
\$10,000 to \$14,999	40	3	5	16	—	—	3	6	—	—	8	—
\$15,000 to \$19,999	78	19	16	10	—	3	—	3	6	3	13	6
\$20,000 to \$24,999	93	12	19	24	—	—	16	8	3	—	8	3
\$25,000 to \$29,999	150	35	32	42	6	—	7	17	3	—	5	3
\$30,000 to \$34,999	218	27	53	65	3	5	8	18	6	3	10	20
\$35,000 to \$39,999	269	56	89	91	—	—	3	15	—	—	12	3
\$40,000 to \$49,999	819	155	298	219	14	5	31	28	8	—	20	41
\$50,000 to \$59,999	646	107	253	191	3	—	14	33	6	—	11	29
\$60,000 to \$79,999	1 037	201	361	347	15	8	14	14	19	—	21	36
\$80,000 to \$99,999	502	94	176	190	3	—	6	3	3	—	14	14
\$100,000 to \$149,999	482	69	194	181	3	3	—	3	—	—	15	15
\$150,000 or more	202	54	77	63	6	—	—	—	—	—	3	—
Not reported	177	22	61	55	3	6	3	3	—	—	13	11
Median	\$59200	\$60300	\$61100	\$63400	...	...	...	...	...	...	...	...
Mean	\$66700	\$69600	\$69100	\$69300	...	...	...	...	...	...	...	...

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	1 561	317	455	477	3	16	32	92	22	6	77	65
Less than 1.0	193	37	43	56	—	—	10	11	6	3	28	—
1.0 to 1.4	406	68	133	114	—	7	6	31	3	—	20	23
1.5 to 1.9	346	78	100	110	3	3	5	20	5	—	8	13
2.0 to 2.4	230	58	63	68	—	3	3	8	2	3	5	17
2.5 to 2.9	123	37	39	19	—	—	3	5	—	—	12	9
3.0 to 3.4	28	8	8	6	—	—	—	3	—	—	3	—
3.5 to 3.9	48	7	11	19	—	—	3	7	—	—	—	—
4.0 or more	63	11	13	37	—	—	—	2	—	—	—	—
Not reported or not computed	123	12	45	48	—	3	3	3	6	—	1	2
Median	1.7	1.8	1.6	1.7	...	...	...	...	...	...	...	...
Other properties	3 162	536	1 182	1 023	51	14	75	58	31	—	76	115

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years	64	16	17	17	—	2	—	10	—	—	2	—
25 to 34 years	1 170	217	357	356	6	11	27	64	20	3	57	52
35 to 44 years	1 443	290	462	460	11	5	42	51	17	—	43	62
45 to 54 years	1 150	171	450	400	14	8	16	18	6	—	36	32
55 to 64 years	641	124	248	187	11	—	23	2	6	3	14	22
65 years or over	179	24	78	54	9	—	—	—	3	—	—	11
Not reported	75	11	25	25	3	3	—	4	3	—	1	—
Median	43	41	44	43	...	...	...	...	...	...	...	41

Race of Owner

White	4 367	810	1 540	1 390	54	27	82	115	31	3	143	171
Black	238	28	61	61	—	—	19	31	23	3	6	6
Asian and Pacific Islander	46	6	14	23	—	—	—	—	—	—	3	—
American Indian, Eskimo, and Aleut	9	—	3	3	—	—	3	—	—	—	—	—
Not reported	64	9	19	22	—	3	3	4	—	—	1	3

Sex of Owner

Male	729	119	231	255	6	8	19	31	11	—	33	16
Female	532	87	210	145	9	—	12	19	3	—	14	34
Male and female co-owners	3 413	639	1 183	1 083	40	19	74	98	39	6	104	129
Not reported	48	9	14	17	—	3	3	1	—	—	1	—

Spanish Origin

Spanish	57	—	17	29	—	3	6	—	—	—	—	3
Not Spanish	4 479	820	1 548	1 418	51	24	93	146	50	6	149	174
Not reported	187	33	72	53	3	3	9	4	3	—	4	3

Veteran Status

Veteran	2 221	366	802	705	34	14	55	61	30	3	57	94
Vietnam conflict	621	107	196	188	6	8	16	44	11	—	16	28
Korean conflict	497	56	226	155	11	3	8	2	8	3	11	14
Korean conflict and World War II	70	13	42	12	—	—	3	—	—	—	—	—
World War II	582	121	203	182	17	—	12	2	3	—	14	28
World War I	3	—	—	3	—	—	—	—	—	—	—	—
Other	426	69	126	156	—	2	14	11	8	—	16	24
Not reported	22	—	9	9	—	—	3	2	—	—	—	—
Nonveteran	2 391	474	801	744	20	13	50	82	23	3	95	85
Not reported	111	13	34	50	—	3	3	6	—	—	1	—

Table 5f. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	112	16	51	35	3	—	—	—	—	—	3	3
\$5,000 to \$7,499	61	16	14	20	—	—	5	3	—	—	—	3
\$7,500 to \$9,999	76	13	21	18	3	3	3	7	3	—	5	—
\$10,000 to \$12,499	183	14	51	55	—	—	9	20	—	—	26	8
\$12,500 to \$14,999	129	33	46	29	3	—	—	16	—	—	—	3
\$15,000 to \$19,999	568	109	192	164	—	3	17	18	6	3	32	25
\$20,000 to \$24,999	665	121	204	208	12	—	22	27	11	3	20	37
\$25,000 to \$29,999	660	125	230	189	8	8	16	25	8	—	26	26
\$30,000 to \$34,999	557	127	192	174	6	—	13	16	3	—	6	20
\$35,000 to \$49,999	793	155	266	265	11	5	14	6	9	—	25	36
\$50,000 or more	497	75	192	198	5	3	3	6	3	—	6	5
Not reported	423	49	177	145	3	8	6	7	11	—	4	14
Median	\$27700	\$28200	\$28300	\$28900	...	...	...	...	...	...	...	...
Mean	\$31600	\$31400	\$32400	\$33500	...	...	...	...	...	...	...	...

Table 1g. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region				North Central Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties -----	11 373	4 757	6 615	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part) -----			
Inside SMSA's -----	8 196	3 056	5 140	Less than \$5,000 -----	3 106	345	2 761
1,000,000 or more -----	480	206	274	\$5,000 to \$9,999 -----	25	19	6
250,000 to 999,999 -----	922	379	542	\$10,000 to \$14,999 -----	71	20	51
50,000 to 249,999 -----	1 777	689	1 088	\$15,000 to \$19,999 -----	86	6	80
10,000 to 49,999 -----	2 325	827	1 498	\$20,000 to \$24,999 -----	206	36	169
Less than 10,000 and rural -----	2 692	955	1 738	\$25,000 to \$29,999 -----	200	18	182
Outside SMSA's -----	3 176	1 701	1 475	\$30,000 to \$34,999 -----	285	33	252
10,000 or more -----	828	425	404	\$35,000 to \$39,999 -----	254	19	235
2,500 to 9,999 -----	654	351	302	\$40,000 to \$49,999 -----	285	46	240
Less than 2,500 and rural -----	1 694	925	769	\$50,000 to \$59,999 -----	454	35	418
Manner of Acquisition				\$50,000 to \$59,999 -----	418	40	378
By purchase -----	10 707	4 143	6 564	\$60,000 to \$79,999 -----	493	44	449
Placed one new mortgage -----	8 015	2 118	5 897	\$80,000 to \$99,999 -----	152	11	141
Placed two or more new mortgages -----	126	49	76	\$100,000 to \$149,999 -----	76	6	71
Assumed mortgage(s) already on property -----	644	181	463	\$150,000 or more -----	29	6	23
Assumed mortgage already on property and placed new mortgage -----	75	36	39	Not reported -----	71	6	66
All cash -----	1 458	1 401	57	Median -----	\$42300	\$37000	\$43200
Borrowed other than with mortgage -----	389	358	31	Other properties -----	8 267	4 412	3 855
Inheritance or gift -----	491	454	37	Value			
Other -----	35	30	6	Less than \$5,000 -----	51	45	6
Not reported -----	139	130	9	\$5,000 to \$9,999 -----	132	107	26
Source of Downpayment				\$10,000 to \$14,999 -----	312	231	81
Purchased 1975 to 1981 (part) -----	4 153	502	3 650	\$15,000 to \$19,999 -----	415	225	190
Sale of previous home -----	1 497	203	1 294	\$20,000 to \$24,999 -----	547	312	235
Sale of other real property or other investment -----	145	38	107	\$25,000 to \$29,999 -----	642	358	284
Savings -----	1 456	164	1 292	\$30,000 to \$34,999 -----	762	378	384
Borrowing other than mortgage on this property -----	208	18	191	\$35,000 to \$39,999 -----	975	432	543
Gift -----	82	5	77	\$40,000 to \$49,999 -----	1 752	711	1 041
Land on which structure was built -----	37	—	37	\$50,000 to \$59,999 -----	1 443	576	867
Other -----	61	9	52	\$60,000 to \$79,999 -----	2 082	663	1 419
No downpayment required -----	328	14	314	\$80,000 to \$99,999 -----	921	199	722
Not reported -----	338	51	287	\$100,000 to \$149,999 -----	569	135	434
Other properties -----	7 220	4 255	2 965	\$150,000 or more -----	222	68	154
Land and Building Acquisition				Not reported -----	547	318	229
During same 12-month period -----	10 483	4 192	6 291	Median -----	\$49000	\$41900	\$54600
Acquired land previously -----	657	428	230	Mean -----	\$53400	\$45600	\$58900
Land not owned by building owner -----	83	50	33	Purchase Price as Percent of Value			
Not reported -----	150	88	62	Acquired by purchase -----			
Year Property Acquired				Purchased 1977 to 1981 (part) -----	10 707	4 143	6 564
1979 to 1981 (part) -----	1 599	268	1 332	3 106	345	2 761	
1977 and 1978 -----	1 611	174	1 437	1 411	133	1 279	
1975 and 1976 -----	1 080	190	890	Less than 80 percent -----	78	756	
1970 to 1974 -----	1 763	556	1 207	80 to 89 percent -----	49	224	
1965 to 1969 -----	1 570	636	934	90 to 94 percent -----	226	188	
1960 to 1964 -----	1 104	628	476	95 to 99 percent -----	247	38	209
1959 or earlier -----	2 646	2 306	340	100 percent or more -----	114	9	105
Year Structure Built				Median -----	81	84	81
1979 to March 1980 -----	236	36	200	Purchased 1970 to 1976 -----	2 738	653	2 085
1977 and 1978 -----	428	38	390	Less than 60 percent -----	1 632	346	1 286
1975 and 1976 -----	385	52	334	60 to 79 percent -----	747	174	573
1970 to 1974 -----	809	164	645	80 to 89 percent -----	127	39	88
1960 to 1969 -----	2 071	629	1 441	90 to 99 percent -----	29	11	17
1950 to 1959 -----	2 207	1 016	1 192	100 percent or more -----	25	17	8
1940 to 1949 -----	1 324	674	650	Not reported -----	179	66	113
1939 or earlier -----	3 556	1 962	1 594	Median -----	60—	60—	60—
Not reported -----	357	187	170	Purchased 1969 or earlier -----	4 864	3 145	1 718
Rooms				Less than 40 percent -----	2 938	1 951	986
4 or less rooms -----	790	529	260	40 to 59 percent -----	1 117	634	483
5 rooms -----	2 511	1 180	1 331	60 to 79 percent -----	220	137	84
6 rooms -----	2 485	1 023	1 463	80 to 99 percent -----	45	31	14
7 rooms -----	1 722	521	1 201	100 percent or more -----	28	20	8
8 or more rooms -----	1 735	434	1 301	Not reported -----	516	373	143
Not reported -----	2 130	1 071	1 059	Median -----	40—	40—	40—
Median -----	6.0	5.6	6.3	Not acquired by purchase -----			
Purchase Price-Income Ratio				665	614	51	
Acquired by purchase 1977 to 1981 (part) -----				Purchase Price-Income Ratio			
Less than 1.0 -----	3 106	345	2 761	Acquired by purchase 1977 to 1981 (part) -----			
1.0 to 1.4 -----	447	42	405	3 106	345	2 761	
1.5 to 1.9 -----	689	63	626	Less than 1.0 -----	447	42	405
2.0 to 2.4 -----	648	45	603	1.0 to 1.4 -----	689	63	626
2.5 to 2.9 -----	412	41	371	1.5 to 1.9 -----	648	45	603
3.0 to 3.4 -----	262	29	233	2.0 to 2.4 -----	412	41	371
3.5 to 3.9 -----	134	17	117	2.5 to 2.9 -----	262	29	233
4.0 or more -----	65	11	54	3.0 to 3.4 -----	134	17	117
Not reported or not computed -----	155	58	97	3.5 to 3.9 -----	65	11	54
Median -----	294	39	255	4.0 or more -----	155	58	97
Other properties -----	1.7	2.0	1.7	Not reported or not computed -----	294	39	255
Other properties -----				Median -----	1.7	2.0	1.7
8 267	4 412	3 855		Other properties -----			

Table 1g. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

North Central Region				North Central Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
MORTGAGE PAYMENTS AND OTHER EXPENSES				OWNER CHARACTERISTICS			
Selected Monthly Owner Costs				Ownership Status			
Acquired before 1980.....	10 592	4 627	5 964	1 owner.....	3 968	2 098	1 870
Less than \$60.....	183	183	—	2 owners.....	7 229	2 564	4 666
\$60 to \$79.....	256	256	—	3 or more owners.....	127	76	51
\$80 to \$99.....	363	360	3	Not reported.....	49	19	29
\$100 to \$149.....	1 549	1 496	53	Age of Owner			
\$150 to \$199.....	1 422	1 178	243	Less than 25 years.....	207	14	193
\$200 to \$249.....	1 067	484	603	25 to 34 years.....	2 104	140	1 963
\$250 to \$299.....	949	187	761	35 to 44 years.....	2 168	315	1 853
\$300 to \$349.....	881	71	810	45 to 54 years.....	2 039	615	1 424
\$350 to \$399.....	801	51	750	55 to 64 years.....	2 143	1 337	806
\$400 to \$449.....	593	20	574	65 years or over.....	2 445	2 192	254
\$450 to \$499.....	482	11	472	Not reported.....	267	145	123
\$500 to \$599.....	691	12	679	Median.....	50	64	41
\$600 to \$699.....	400	29	372	Race of Owner			
\$700 to \$799.....	213	—	213	White.....	10 498	4 470	6 028
\$800 or more.....	280	9	271	Black.....	602	166	436
Not reported.....	462	300	162	Asian and Pacific Islander.....	57	6	52
Median.....	\$262	\$146	\$379	American Indian, Eskimo, and Aleut.....	6	3	3
Acquired 1980 and 1981 (part).....	781	130	651	Not reported.....	210	113	96
Real Estate Tax				Sex of Owner			
Acquired before 1980.....	10 592	4 627	5 964	Male.....	2 065	873	1 192
Less than \$100.....	542	425	116	Female.....	2 203	1 417	787
\$100 to \$199.....	748	409	339	Male and female co-owners.....	7 005	2 428	4 577
\$200 to \$299.....	996	533	463	Not reported.....	99	39	60
\$300 to \$399.....	1 172	518	654	Spanish Origin			
\$400 to \$499.....	1 000	449	551	Spanish.....	109	25	84
\$500 to \$599.....	874	368	505	Not Spanish.....	10 499	4 305	6 194
\$600 to \$699.....	921	387	534	Not reported.....	764	428	336
\$700 to \$799.....	674	263	412	Veteran Status			
\$800 to \$899.....	625	218	407	Veteran.....	4 450	1 643	2 807
\$900 to \$999.....	443	147	295	Vietnam conflict.....	1 002	81	921
\$1,000 to \$1,499.....	1 401	425	976	Korean conflict.....	719	188	531
\$1,500 or more.....	822	210	612	Korean conflict and World War II.....	108	51	57
Not reported.....	374	274	99	World War II.....	1 849	1 111	738
Median.....	\$574	\$465	\$657	World War I.....	57	55	3
Acquired 1980 and 1981 (part).....	781	130	651	Other.....	656	131	525
Real Estate Tax Per \$1,000 Value				Not reported.....	57	26	31
Acquired before 1980.....	10 592	4 627	5 964	Nonveteran.....	6 524	2 869	3 656
Less than \$10.....	3 621	1 566	2 055	Not reported.....	398	246	152
\$10 to \$14.....	2 640	1 072	1 568	Persons in Household			
\$15 to \$19.....	1 494	586	909	1 person.....	1 548	1 102	446
\$20 to \$24.....	876	330	546	2 persons.....	3 713	2 191	1 522
\$25 to \$29.....	414	162	252	3 persons.....	1 996	610	1 386
\$30 to \$39.....	376	165	212	4 persons.....	2 108	367	1 740
\$40 to \$49.....	83	35	49	5 persons.....	1 056	169	887
\$50 to \$59.....	39	20	20	6 or more persons.....	602	120	482
\$60 or more.....	113	69	43	Not reported.....	349	198	151
Not reported or not computed.....	935	624	311	Median.....	2.6	2.0	3.4
Median.....	\$12	\$12	\$12	Income			
Acquired 1980 and 1981 (part).....	781	130	651	Less than \$5,000.....	657	471	186
Selected Annual Owner Costs as Percent of Income				\$5,000 to \$7,499.....	534	403	131
Acquired before 1980.....	10 592	4 627	5 964	\$7,500 to \$9,999.....	568	376	193
Less than 5 percent.....	445	406	39	\$10,000 to \$12,499.....	761	446	315
5 to 9 percent.....	1 826	1 280	546	\$12,500 to \$14,999.....	478	267	211
10 to 14 percent.....	2 172	863	1 310	\$15,000 to \$19,999.....	1 260	519	741
15 to 19 percent.....	1 686	481	1 205	\$20,000 to \$24,999.....	1 566	532	1 034
20 to 24 percent.....	1 131	268	863	\$25,000 to \$29,999.....	1 293	363	930
25 to 29 percent.....	655	150	505	\$30,000 to \$34,999.....	995	203	793
30 to 34 percent.....	368	84	284	\$35,000 to \$49,999.....	1 430	343	1 087
35 to 39 percent.....	284	71	213	\$50,000 or more.....	717	173	544
40 to 49 percent.....	252	78	174	Not reported.....	1 113	662	451
50 percent or more.....	436	149	286	Median.....	\$22800	\$15800	\$26500
Not reported or not computed.....	1 337	798	538	Mean.....	\$25000	\$19600	\$28600
Median.....	16	11	18				
Acquired 1980 and 1981 (part).....	781	130	651				

Table 2g. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	6 615	6 149	467	802	757	44	639	594	46	5 174	4 798	377
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	6 149	6 149	—	757	757	—	594	594	—	4 798	4 798	—
2 mortgages.....	467	—	467	44	—	44	46	—	46	377	—	377
3 or more mortgages.....	—	—	—	—	—	—	—	—	—	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	6 195	5 752	443	802	757	44	634	588	46	4 760	4 407	353
Contract to purchase.....	420	397	23	—	—	—	6	6	—	415	391	23
Origin of First Mortgage												
Mortgage made at time property acquired.....	5 272	4 921	351	667	628	39	538	498	40	4 067	3 795	272
Mortgage assumed at time property acquired.....	474	432	42	101	96	5	93	88	6	279	248	31
Mortgage placed later than acquisition of property.....	870	796	74	33	33	—	8	8	—	829	755	74
Refinanced mortgage:												
Same lender.....	408	365	43	5	5	—	5	5	—	397	354	43
Different lender.....	211	192	19	11	11	—	3	3	—	197	178	19
Mortgage placed on property owned free and clear of debt.....	251	239	12	17	17	—	—	—	—	235	223	12
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	870	796	74	33	33	—	8	8	—	829	755	74
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	97	86	11	3	3	—	5	5	—	89	78	11
Secure better terms.....	111	102	9	11	11	—	—	—	—	100	91	9
Provide funds for additions, improvements, or repairs to this property.....	343	307	37	14	14	—	—	—	—	329	293	37
Provide funds for investment in other real estate.....	71	71	—	—	—	—	—	—	—	71	71	—
Provide funds for other types of investments.....	45	45	—	—	—	—	—	—	—	45	45	—
Provide funds for educational or medical expenses.....	5	5	—	—	—	—	—	—	—	5	5	—
Other reasons.....	122	113	9	—	—	—	3	3	—	119	110	9
Not reported.....	75	66	9	6	6	—	—	—	—	69	61	9
Other properties.....	5 745	5 353	393	768	724	44	631	586	46	4 346	4 043	303
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property.....	391	—	391	39	—	39	43	—	43	310	—	310
Provide funds for additions, improvements or repairs to this property.....	178	—	178	22	—	22	23	—	23	132	—	132
Provide funds for investment in other real estate.....	19	—	19	2	—	2	3	—	3	14	—	14
Provide funds for other types of investments.....	17	—	17	—	—	—	—	—	—	17	—	17
Provide funds for educational or medical expenses.....	17	—	17	—	—	—	3	—	3	14	—	14
Other reasons.....	111	—	111	14	—	14	14	—	14	83	—	83
Not reported.....	50	—	50	—	—	—	—	—	—	50	—	50
Other properties.....	75	—	75	5	—	5	3	—	3	67	—	67
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	1 500	1 432	68	133	131	3	130	127	3	1 237	1 174	63
1977 and 1978.....	1 749	1 606	143	109	100	9	99	88	11	1 541	1 417	124
1975 and 1976.....	887	791	96	47	34	14	98	84	14	741	673	68
1970 to 1974.....	1 179	1 086	93	180	175	5	107	104	3	892	807	85
1965 to 1969.....	800	746	54	191	179	11	71	63	9	538	504	34
1960 to 1964.....	346	336	12	93	90	3	66	60	6	188	185	3
1959 or earlier.....	154	154	—	48	48	—	68	68	—	38	38	—
First Mortgage Loan												
Less than \$5,000.....	66	64	3	5	5	—	4	4	—	58	55	3
\$5,000 to \$9,999.....	516	463	53	86	81	6	40	34	6	390	349	41
\$10,000 to \$14,999.....	1 053	988	66	252	238	14	142	136	6	660	614	46
\$15,000 to \$19,999.....	1 126	1 054	72	180	172	9	133	127	6	813	755	58
\$20,000 to \$24,999.....	919	869	50	105	100	6	73	68	6	741	702	39
\$25,000 to \$29,999.....	743	666	77	64	55	8	78	67	11	601	544	57
\$30,000 to \$34,999.....	612	550	62	35	32	3	30	25	5	547	493	54
\$35,000 to \$39,999.....	416	399	17	17	17	—	37	37	—	362	345	17
\$40,000 to \$49,999.....	562	534	28	25	25	—	46	43	3	491	466	25
\$50,000 to \$59,999.....	306	286	20	23	23	—	37	34	3	247	230	17
\$60,000 to \$79,999.....	239	220	20	9	9	—	18	18	—	213	193	20
\$80,000 to \$99,999.....	26	26	—	—	—	—	3	3	—	23	23	—
\$100,000 to \$149,999.....	30	30	—	—	—	—	—	—	—	30	30	—
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$23,000	\$22,900	\$24,000	\$16,600	\$16,600	...	\$20,100	\$19,900	...	\$24,500	\$24,500	\$25,100
Mean.....	\$26,500	\$26,500	\$25,500	\$19,700	\$19,800	...	\$25,000	\$25,000	...	\$27,700	\$27,800	\$26,400
First Mortgage Outstanding Debt												
Less than \$5,000.....	823	786	38	107	101	6	100	94	6	617	591	26
\$5,000 to \$9,999.....	878	810	69	209	201	8	86	80	6	584	529	55
\$10,000 to \$14,999.....	850	794	56	130	121	8	93	90	3	628	583	45
\$15,000 to \$19,999.....	908	843	65	118	112	6	77	74	3	713	657	56
\$20,000 to \$24,999.....	688	641	47	100	89	11	70	61	8	519	491	28
\$25,000 to \$29,999.....	687	602	85	41	38	3	58	44	14	588	520	68
\$30,000 to \$34,999.....	484	447	37	32	29	3	26	26	—	427	392	34
\$35,000 to \$39,999.....	384	370	14	9	9	—	39	39	—	336	322	14
\$40,000 to \$49,999.....	426	398	28	25	25	—	40	37	3	361	335	25
\$50,000 to \$59,999.....	258	247	11	26	26	—	31	28	3	201	193	8
\$60,000 to \$79,999.....	184	167	17	6	6	—	20	20	—	157	140	17
\$80,000 to \$99,999.....	20	20	—	—	—	—	—	—	—	20	20	—
\$100,000 to \$149,999.....	24	24	—	—	—	—	—	—	—	24	24	—
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$19,200	\$19,100	\$20,700	\$13,300	\$13,200	...	\$17,700	\$17,300	...	\$20,400	\$20,400	\$21,200
Mean.....	\$22,600	\$22,600	\$22,700	\$16,400	\$16,500	...	\$21,500	\$21,400	...	\$23,700	\$23,700	\$23,600

Table 2g. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

North Central Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Total Mortgage Outstanding Debt												
Less than \$5,000	791	786	6	101	101	—	94	94	—	596	591	6
\$5,000 to \$9,999	844	810	34	206	201	5	83	80	3	555	529	26
\$10,000 to \$14,999	825	794	31	124	121	3	90	90	—	611	583	28
\$15,000 to \$19,999	904	843	60	121	112	9	82	74	9	700	657	43
\$20,000 to \$24,999	689	641	48	91	89	3	67	61	6	530	491	39
\$25,000 to \$29,999	667	602	65	55	38	17	53	44	8	559	520	39
\$30,000 to \$34,999	509	447	62	35	29	6	34	26	8	440	392	48
\$35,000 to \$39,999	407	370	37	11	9	3	42	39	3	354	322	32
\$40,000 to \$49,999	443	398	45	25	25	—	40	37	3	377	335	42
\$50,000 to \$59,999	280	247	33	26	26	—	31	28	3	223	193	30
\$60,000 to \$79,999	207	167	40	6	6	—	23	20	3	178	140	37
\$80,000 to \$99,999	26	20	6	—	—	—	—	—	—	26	20	6
\$100,000 to \$149,999	24	24	—	—	—	—	—	—	—	24	24	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$19700	\$19100	\$29200	\$13800	\$13200	...	\$18200	\$17300	...	\$21200	\$20400	\$30700
Mean	\$23300	\$22600	\$32400	\$16900	\$16500	...	\$21900	\$21400	...	\$24500	\$23700	\$33800
Current Interest Rate on First Mortgage												
Less than 5.0 percent	135	135	—	20	20	—	82	82	—	33	33	—
5.0 percent	24	22	3	3	3	—	—	—	—	22	19	3
5.1 to 5.9 percent	528	499	29	231	222	8	80	69	12	217	208	8
6.0 percent	252	243	9	47	47	—	28	28	—	176	168	9
6.1 to 6.9 percent	373	356	17	23	23	—	23	23	—	327	311	17
7.0 percent	351	318	34	90	82	8	90	87	3	171	148	23
7.1 to 7.4 percent	137	115	22	—	—	—	8	8	—	129	107	22
7.5 to 7.9 percent	423	392	31	60	54	6	23	17	6	341	321	20
8.0 percent	398	359	39	39	36	3	28	23	6	330	300	30
8.1 to 8.4 percent	124	121	3	3	3	—	—	—	—	121	118	3
8.5 to 8.9 percent	1 089	993	96	127	116	11	129	115	14	833	762	71
9.0 percent	602	534	68	22	14	8	16	16	—	563	504	59
9.1 to 9.9 percent	706	651	55	48	48	—	37	34	3	622	570	52
10.0 percent	238	232	5	20	20	—	31	31	—	186	181	5
10.1 to 11.9 percent	689	649	40	31	31	—	29	29	—	629	589	40
12.0 percent	102	102	—	11	11	—	9	9	—	81	81	—
12.1 to 13.9 percent	280	271	9	17	17	—	14	11	3	250	244	6
14.0 percent or more	163	155	8	9	9	—	11	11	—	144	136	8
Median	8.8	8.8	8.7	7.0	7.0	...	7.7	7.5	...	8.9	8.9	8.9
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	1 897	1 733	163	—	—	—	—	—	—	1 897	1 733	163
Rate higher now than when mortgage made	284	259	26	—	—	—	—	—	—	284	259	26
Rate lower now than when mortgage made	14	14	—	—	—	—	—	—	—	14	14	—
Rate unchanged or same now as when mortgage made	1 559	1 421	138	—	—	—	—	—	—	1 559	1 421	138
Not reported	40	40	—	—	—	—	—	—	—	40	40	—
No, interest rate cannot be changed	4 677	4 376	300	802	757	44	639	594	46	3 236	3 026	210
Not reported	42	39	3	—	—	—	—	—	—	42	39	3
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	1 897	1 733	163	—	—	—	—	—	—	1 897	1 733	163
Rate renegotiated periodically	274	243	31	—	—	—	—	—	—	274	243	31
Rate changes tied to market index	67	67	—	—	—	—	—	—	—	67	67	—
When mortgage is assumed	1 124	1 026	98	—	—	—	—	—	—	1 124	1 026	98
When payments become delinquent	588	526	62	—	—	—	—	—	—	588	526	62
Other reason	301	276	25	—	—	—	—	—	—	301	276	25
Not reported	11	9	3	—	—	—	—	—	—	11	9	3
Interest rate cannot be changed	4 677	4 376	300	802	757	44	639	594	46	3 236	3 026	210
Term of First Mortgage												
Less than 8 years	327	315	12	6	6	—	—	—	—	322	310	12
8 to 12 years	305	288	17	9	9	—	—	—	—	296	279	17
13 to 17 years	371	339	31	5	3	2	8	8	—	357	328	29
18 to 22 years	1 048	951	97	38	36	3	12	12	—	998	904	94
23 to 27 years	1 647	1 524	124	128	119	9	59	53	6	1 461	1 352	109
28 to 32 years	2 694	2 519	175	598	568	31	560	521	39	1 535	1 431	105
33 to 37 years	149	138	11	11	11	—	—	—	—	138	127	11
38 or more years	11	11	—	6	6	—	—	—	—	5	5	—
No stated term	63	63	—	—	—	—	—	—	—	63	63	—
Median	26.7	26.8	26.1	29.8	29.8	...	30.1	30.2	...	25.0	25.0	24.7
Unexpired Term of First Mortgage												
Less than 4 years	490	485	6	37	37	—	31	31	—	423	417	6
4 to 7 years	607	560	46	56	51	5	52	49	3	499	461	38
8 to 12 years	764	688	77	70	64	6	61	55	6	634	568	65
13 to 17 years	1 057	993	64	146	143	3	54	51	3	858	800	58
18 to 22 years	1 080	994	86	158	153	6	76	73	3	845	768	77
23 to 27 years	1 333	1 213	119	148	129	20	168	146	22	1 016	939	77
28 to 32 years	697	676	20	85	85	—	105	102	3	506	489	18
33 or more years	17	17	—	—	—	—	—	—	—	17	17	—
No stated term or not computed	571	523	48	101	96	5	93	88	6	376	339	37
Median	18.5	18.4	19.0	19.3	19.2	...	23.0	22.6	...	17.9	17.9	18.2
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	535	507	28	40	40	—	11	11	—	484	456	28
Payments increase yearly for first five years of mortgage	29	29	—	20	20	—	—	—	—	9	9	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	478	450	28	17	17	—	8	8	—	453	425	28
Not reported	28	28	—	3	3	—	3	3	—	23	23	—
No, monthly payments cannot change	6 001	5 569	433	748	706	42	628	583	46	4 626	4 280	346
Not reported	79	73	6	14	11	3	—	—	—	65	62	3

¹Detail does not add to total because lenders reported more than one reason.

Table 2g. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Holder of First Mortgage												
Commercial bank or trust company	1 446	1 336	111	109	101	8	40	40	—	1 298	1 196	103
Mutual savings bank	82	73	9	25	25	—	28	25	3	29	23	6
Savings and loan association	3 279	3 031	248	172	161	11	204	187	17	2 903	2 683	220
Life insurance company	286	280	6	99	99	—	48	48	—	138	133	6
Mortgage company	115	98	17	39	33	6	39	33	6	37	31	6
Federal agency	141	132	8	43	40	3	45	40	6	53	53	—
Federally-secured pool	419	383	36	128	114	14	144	136	8	148	134	14
Federal National Mortgage Association	264	252	12	152	149	3	69	63	6	43	40	3
Real estate or construction company	8	8	—	—	—	—	—	—	—	8	8	—
Individual or individual's estate	379	364	15	—	—	—	—	—	—	379	364	15
Other	197	191	6	35	35	—	22	22	—	139	134	6
Location of First Mortgage Holder												
Property in Northeast Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	6 615	6 149	467	802	757	44	639	594	46	5 174	4 798	377
Lender in Northeast	275	264	11	101	95	6	75	73	3	99	96	3
Lender in North Central	5 431	5 042	390	361	342	19	289	272	17	4 781	4 427	353
Lender in South	869	807	62	334	314	20	267	244	23	269	249	20
Lender in West	14	12	3	3	3	—	6	3	3	6	6	—
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	22	22	—	3	3	—	2	2	—	17	17	—
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	5 399	4 988	412	281	259	22	297	269	28	4 821	4 459	362
Agent	1 216	1 161	55	520	498	23	342	325	17	354	339	15
Holder's Acquisition of First Mortgage												
Originated by holder	5 352	4 963	390	305	283	22	270	251	19	4 777	4 429	348
Purchased from present servicer	712	678	34	305	291	14	224	213	12	183	174	9
Purchased from someone else	400	369	32	150	144	6	127	113	15	123	112	12
Not reported	151	140	11	42	39	3	17	17	—	92	84	8
Mortgage Assumption												
Lender's permission needed for assumption	3 185	2 938	247	68	68	—	63	57	6	3 054	2 813	242
Lender's permission not needed for assumption	2 716	2 536	180	648	611	37	518	478	40	1 551	1 447	104
Not reported	714	676	39	86	78	8	59	59	—	569	538	31
Prepayment Penalties												
Yes	931	875	56	62	59	3	5	5	—	864	811	53
No	5 508	5 108	399	712	673	39	622	577	46	4 174	3 859	315
Not reported	176	165	11	28	25	3	11	11	—	137	129	9
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 737	5 347	390	768	724	44	631	586	46	4 337	4 037	300
Less than 40 percent	164	150	14	11	8	3	—	—	—	153	142	11
40 to 49 percent	203	194	8	3	3	—	—	—	—	200	191	8
50 to 59 percent	366	344	22	17	17	—	9	9	—	341	318	22
60 to 69 percent	613	578	35	39	39	—	43	37	6	531	502	29
70 to 79 percent	1 113	1 028	85	56	50	6	37	31	6	1 020	946	74
80 to 89 percent	1 191	1 092	98	129	126	3	62	59	3	1 000	907	93
90 to 94 percent	626	602	23	130	127	2	94	91	3	402	384	18
95 to 99 percent	517	481	36	252	229	22	88	82	6	178	170	8
100 percent or more	777	723	54	119	110	8	285	262	23	373	351	23
Not reported	167	153	14	14	14	—	14	14	—	139	125	14
Median	83	83	82	95	94	...	99	99	...	79	78	80
Other properties	879	802	76	33	33	—	8	8	—	837	761	76
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 737	5 347	390	768	724	44	631	586	46	4 337	4 037	300
Less than 40 percent	150	150	—	8	8	—	—	—	—	142	142	—
40 to 49 percent	194	194	—	3	3	—	—	—	—	191	191	—
50 to 59 percent	353	344	9	17	17	—	9	9	—	327	318	9
60 to 69 percent	581	578	2	39	39	—	37	37	—	505	502	2
70 to 79 percent	1 053	1 028	25	53	50	3	34	31	3	966	946	20
80 to 89 percent	1 118	1 092	26	129	126	3	59	59	—	930	907	23
90 to 94 percent	625	602	23	127	127	—	94	91	3	404	384	20
95 to 99 percent	507	481	26	229	229	—	91	82	9	187	170	17
100 percent or more	988	723	265	150	110	39	293	262	31	545	351	195
Not reported	167	153	14	14	14	—	14	14	—	139	125	14
Median	84	83	100+	95	94	...	99	99	...	80	78	100+
Other properties	879	802	76	33	33	—	8	8	—	837	761	76

Table 2g. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

North Central Region

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 438	1 409	29	179	177	2	146	143	3	1 113	1 090	23
20 to 29 percent	830	786	45	121	118	3	60	57	3	649	610	39
30 to 39 percent	794	732	62	110	102	8	51	51	—	632	579	54
40 to 49 percent	968	889	80	85	79	6	58	55	3	825	754	71
50 to 59 percent	758	705	53	54	49	6	78	67	11	625	589	36
60 to 69 percent	664	576	88	71	63	8	76	64	11	517	448	69
70 to 79 percent	510	471	39	79	74	6	50	47	3	380	350	30
80 to 89 percent	275	229	46	52	49	3	57	52	6	166	129	37
90 to 99 percent	116	105	11	25	22	3	42	36	6	49	46	2
100 percent or more	33	24	9	5	5	—	—	—	—	28	19	9
Not reported	229	224	6	20	20	—	20	20	—	189	184	6
Median	41	40	53	38	37	...	49	46	...	41	40	50

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	6 612	6 146	467	802	757	44	639	594	46	5 172	4 795	377
Interest and principal	6 573	6 110	464	802	757	44	639	594	46	5 133	4 759	374
Fully amortized	6 229	5 788	441	799	754	44	631	588	43	4 799	4 446	354
Partially amortized	345	322	23	3	3	—	8	6	3	333	313	20
Principal only	17	17	—	—	—	—	—	—	—	17	17	—
Fully amortized	8	8	—	—	—	—	—	—	—	8	8	—
Partially amortized	9	9	—	—	—	—	—	—	—	9	9	—
Interest only	23	20	3	—	—	—	—	—	—	23	20	3
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	6 573	6 110	464	802	757	44	639	594	46	5 133	4 759	374
Real estate taxes and property insurance	3 125	2 895	230	746	710	36	586	540	46	1 794	1 645	148
With no other items	1 741	1 599	142	85	79	5	407	376	31	1 249	1 144	105
With other items	1 384	1 296	89	661	630	31	178	164	14	545	502	43
Real estate taxes only	763	704	59	14	11	3	31	31	—	718	661	56
Property insurance only	51	42	9	3	—	3	—	—	—	48	42	6
Other combinations or no other items	2 634	2 469	165	39	36	2	22	22	—	2 573	2 410	162
No regular payments of interest and principal	42	39	3	—	—	—	—	—	—	42	39	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	6 612	6 146	467	802	757	44	639	594	46	5 172	4 795	377
Less than \$60	202	182	21	61	55	6	43	37	6	98	89	9
\$60 to \$79	476	459	17	163	163	—	85	85	—	228	211	17
\$80 to \$99	494	457	37	126	118	9	74	65	8	294	274	20
\$100 to \$149	1 311	1 206	105	168	155	14	118	115	3	1 024	936	88
\$150 to \$199	1 144	1 064	80	116	102	14	99	90	8	929	871	58
\$200 to \$249	797	723	73	64	64	—	47	33	14	686	627	59
\$250 to \$299	627	575	51	35	32	3	53	53	—	539	490	49
\$300 to \$399	744	710	34	28	28	—	40	40	—	676	642	34
\$400 to \$499	401	381	19	14	14	—	43	40	3	344	327	17
\$500 to \$599	230	207	23	17	17	—	26	23	3	187	167	20
\$600 to \$699	89	83	6	9	9	—	6	6	—	74	68	6
\$700 to \$799	40	40	—	—	—	—	3	3	—	37	37	—
\$800 or more	59	59	—	—	—	—	3	3	—	56	56	—
Median	\$186	\$186	\$184	\$115	\$114	...	\$150	\$147	...	\$201	\$201	\$197
Mean	\$226	\$227	\$210	\$151	\$151	...	\$196	\$197	...	\$241	\$243	\$220
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	6 612	6 146	467	802	757	44	639	594	46	5 172	4 795	377
Less than \$60	182	182	—	55	55	—	37	37	—	89	89	—
\$60 to \$79	459	459	—	163	163	—	85	85	—	211	211	—
\$80 to \$99	465	457	8	118	118	—	65	65	—	282	274	8
\$100 to \$149	1 230	1 206	24	155	155	—	119	115	3	956	936	20
\$150 to \$199	1 100	1 064	36	111	102	8	90	90	—	899	871	28
\$200 to \$249	775	723	51	72	64	8	42	33	9	661	627	35
\$250 to \$299	637	575	62	40	32	8	56	53	3	541	490	51
\$300 to \$399	823	710	114	43	28	14	56	40	16	725	642	83
\$400 to \$499	454	381	73	19	14	5	49	40	9	386	327	59
\$500 to \$599	243	207	36	17	17	—	23	23	—	203	167	36
\$600 to \$699	111	83	28	9	9	—	9	6	3	93	68	25
\$700 to \$799	60	40	20	—	—	—	6	3	3	54	37	17
\$800 or more	74	59	15	—	—	—	3	3	—	71	56	15
Median	\$194	\$186	\$346	\$121	\$114	...	\$157	\$147	...	\$211	\$201	\$356
Mean	\$238	\$227	\$380	\$159	\$151	...	\$209	\$197	...	\$254	\$243	\$391
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	6 612	6 146	467	802	757	44	639	594	46	5 172	4 795	377
Current or ahead of schedule	6 107	5 693	414	695	659	36	602	559	43	4 810	4 475	335
Delinquent (30 days or more)	369	327	42	81	76	5	29	26	3	259	226	33
1 to 3 payments	296	260	36	70	67	3	23	20	3	203	172	31
4 or more payments	73	67	6	11	8	3	6	6	—	56	53	3
Foreclosure in process	14	11	3	6	3	3	—	—	—	8	8	—
Foreclosure not in process	56	53	3	3	3	—	6	6	—	48	45	3
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	136	125	11	25	22	3	9	9	—	103	94	8
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Table 2g. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980.....	\$ 964	5 537	437	737	692	44	585	542	43	4 643	4 293	350
Less than \$60.....	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79.....	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99.....	3	3	—	—	—	—	—	—	—	3	3	—
\$100 to \$149.....	53	53	—	8	8	—	3	3	—	42	42	—
\$150 to \$199.....	243	240	3	80	80	—	36	36	—	127	124	3
\$200 to \$249.....	603	597	6	96	96	—	102	102	—	406	400	6
\$250 to \$299.....	761	741	20	145	145	—	98	95	3	518	501	17
\$300 to \$349.....	810	779	31	116	113	3	96	93	3	598	573	25
\$350 to \$399.....	750	698	52	108	102	6	56	50	6	586	545	40
\$400 to \$449.....	574	549	25	80	69	11	39	36	3	454	444	11

\$450 to \$499.....	472	421	50	37	32	6	34	31	3	400	358	42
\$500 to \$599.....	679	586	93	37	23	14	70	50	20	573	513	60
\$600 to \$699.....	372	321	50	11	9	3	14	11	3	346	301	45
\$700 to \$799.....	213	190	22	6	6	—	20	20	—	187	164	22
\$800 or more.....	271	198	72	3	3	—	6	3	3	262	192	70
Not reported.....	162	150	12	8	6	3	11	11	—	142	133	9
Median.....	\$379	\$370	\$528	\$315	\$306	...	\$325	\$316	...	\$398	\$390	\$544

Acquired 1980 and 1981 (part).....	651	621	30	65	65	—	55	52	3	532	505	27
------------------------------------	-----	-----	----	----	----	---	----	----	---	-----	-----	----

Real Estate Tax

Acquired before 1980.....	\$ 964	5 537	437	737	692	44	585	542	43	4 643	4 293	350
Less than \$100.....	116	102	14	3	3	—	—	—	—	114	100	14
\$100 to \$199.....	339	313	26	36	33	3	28	25	3	274	255	20
\$200 to \$299.....	463	417	46	73	67	6	61	58	3	329	292	37
\$300 to \$399.....	654	589	65	118	110	8	90	81	8	446	398	48
\$400 to \$499.....	551	513	39	93	85	8	94	89	6	365	339	25
\$500 to \$599.....	505	461	44	73	67	6	68	60	8	364	334	30
\$600 to \$699.....	534	492	42	74	74	—	52	46	6	408	372	36
\$700 to \$799.....	412	380	32	50	48	3	42	39	3	319	293	26
\$800 to \$899.....	407	381	26	60	54	5	45	42	3	302	285	17
\$900 to \$999.....	295	282	13	38	38	—	31	31	—	227	213	13
\$1,000 to \$1,499.....	976	919	57	103	97	6	57	54	3	817	768	48
\$1,500 or more.....	612	583	29	17	17	—	14	14	—	580	551	29
Not reported.....	99	94	6	—	—	—	3	3	—	97	91	6
Median.....	\$657	\$645	\$560	\$564	\$573	...	\$526	\$527	...	\$693	\$704	\$591
Acquired 1980 and 1981 (part).....	651	621	30	65	65	—	55	52	3	532	505	27

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal.....	6 612	6 146	467	802	737	44	639	594	46	5 172	4 795	377
Less than 5 percent.....	1 203	1 112	91	247	231	17	188	182	6	768	699	69
5 to 9 percent.....	2 055	1 900	155	235	216	19	145	134	11	1 675	1 550	125
10 to 14 percent.....	1 343	1 226	117	116	114	3	123	106	17	1 103	1 006	97
15 to 19 percent.....	765	722	42	62	62	—	70	65	6	632	596	36
20 to 24 percent.....	320	298	22	37	37	—	32	32	—	251	229	22
25 to 29 percent.....	166	166	—	31	31	—	23	23	—	112	112	—
30 to 34 percent.....	87	84	3	3	3	—	6	6	—	78	76	3
35 to 39 percent.....	58	55	3	3	3	—	6	6	—	49	47	3
40 to 49 percent.....	58	52	5	6	6	—	6	6	—	46	41	5
50 percent or more.....	67	67	—	—	—	—	3	3	—	58	58	—
Not reported or not computed.....	493	464	29	56	51	6	38	32	6	399	382	17
Median.....	10	10	9	8	8	...	9	9	...	10	10	9
No regular payments required.....	3	3	—	—	—	—	—	—	—	3	3	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980.....	\$ 964	5 537	437	737	692	44	585	542	43	4 643	4 293	350
Less than \$10.....	2 055	1 822	233	202	182	20	185	165	20	1 668	1 474	194
\$10 to \$14.....	1 568	1 476	93	167	156	11	190	182	8	1 211	1 138	73
\$15 to \$19.....	909	849	59	90	82	8	94	82	12	725	685	39
\$20 to \$24.....	546	518	28	97	92	6	40	37	3	409	389	20
\$25 to \$29.....	251	245	6	52	52	—	28	28	—	172	165	6
\$30 to \$39.....	212	209	3	78	78	—	20	20	—	114	111	3
\$40 to \$49.....	49	49	—	16	16	—	—	—	—	32	32	—
\$50 to \$59.....	20	20	—	8	8	—	—	—	—	11	11	—
\$60 or more.....	43	43	—	6	6	—	6	6	—	32	32	—
Not reported or not computed.....	311	297	14	20	20	—	23	23	—	269	255	14
Median.....	\$12	\$13	10	\$15	\$15	...	\$13	\$13	...	\$12	\$12	10
Acquired 1980 and 1981 (part).....	651	621	30	65	65	—	55	52	3	532	505	27

Real Estate Tax as Percent of Income

Acquired before 1980.....	\$ 964	5 537	437	737	692	44	585	542	43	4 643	4 293	350
Less than 1.0 percent.....	510	450	60	58	52	6	41	41	—	411	357	54
1.0 to 1.9 percent.....	1 423	1 289	135	175	153	22	198	178	20	1 051	958	93
2.0 to 2.9 percent.....	1 278	1 188	90	159	154	5	115	107	9	1 003	927	76
3.0 to 3.9 percent.....	863	821	42	93	93	—	83	83	—	687	645	42
4.0 to 4.9 percent.....	492	469	23	52	52	—	42	39	3	398	378	20
5.0 to 7.4 percent.....	527	493	34	84	81	3	39	34	6	404	378	25
7.5 to 9.9 percent.....	161	145	17	23	20	3	17	17	—	121	108	14
10.0 percent or more.....	194	188	5	42	42	—	8	8	—	143	138	5
Not reported or not computed.....	516	484	32	51	45	6	41	34	6	424	405	20
Median.....	2.6	2.7	2.1	2.7	2.8	...	2.3	2.3	...	2.6	2.7	2.2
Acquired 1980 and 1981 (part).....	651	621	30	65	65	—	55	52	3	532	505	27

Table 2g. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	5 964	5 527	437	737	692	44	585	542	43	4 643	4 293	350
Less than 5 percent	39	39	—	5	5	—	6	6	—	28	28	—
5 to 9 percent	546	535	11	79	79	—	93	93	—	374	363	11
10 to 14 percent	1 310	1 265	45	172	167	5	124	124	—	1 013	973	40
15 to 19 percent	1 205	1 128	77	138	127	11	105	99	6	962	901	61
20 to 24 percent	863	788	76	111	94	17	61	56	5	691	638	54
25 to 29 percent	505	432	73	34	34	—	53	35	17	418	362	56
30 to 34 percent	284	264	20	40	40	—	28	25	3	216	199	17
35 to 39 percent	213	176	37	25	22	3	34	34	—	154	119	34
40 to 49 percent	174	152	22	31	31	—	9	6	3	134	115	19
50 percent or more	286	245	41	47	47	—	25	22	3	214	175	38
Not reported or not computed	538	504	35	54	45	9	46	40	6	438	418	20
Median	18	18	24	18	18	...	17	16	...	19	18	25
Acquired 1980 and 1981 (part)	651	621	30	65	65	—	55	52	3	532	505	27

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	5 140	4 814	326	723	687	36	567	528	40	3 850	3 599	250
1,000,000 or more	274	272	3	115	112	3	22	22	—	138	138	—
250,000 to 999,999	542	476	66	133	125	8	102	91	11	307	260	47
50,000 to 249,999	1 088	1 040	49	186	181	6	129	124	6	773	736	37
10,000 to 49,999	1 498	1 412	86	189	178	11	202	188	14	1 106	1 046	60
Less than 10,000 and rural	1 738	1 615	123	100	92	8	112	103	9	1 525	1 419	106
Outside SMSA's	1 475	1 335	140	78	70	8	72	66	6	1 325	1 199	126
10,000 or more	404	367	36	46	41	5	38	32	6	319	294	25
2,500 to 9,999	302	270	33	13	10	3	11	11	—	278	248	30
Less than 2,500 and rural	769	698	71	18	18	—	23	23	—	727	656	71

Manner of Acquisition

By purchase	6 564	6 103	461	799	754	44	639	594	46	5 126	4 755	371
Placed one new mortgage	5 897	5 542	355	695	656	39	546	506	40	4 656	4 380	276
Placed two or more new mortgages	76	24	52	—	—	—	—	—	—	76	24	52
Assumed mortgage(s) already on property	463	440	23	96	93	3	88	85	3	279	262	17
Assumed mortgage already on property and placed new mortgage	39	14	25	6	3	3	6	3	3	28	8	20
All cash	57	57	—	3	3	—	—	—	—	55	55	—
Borrowed other than with mortgage	31	26	5	—	—	—	—	—	—	31	26	5
Inheritance or gift	37	31	6	—	—	—	—	—	—	37	31	6
Other	6	6	—	3	3	—	—	—	—	3	3	—
Not reported	9	9	—	—	—	—	—	—	—	9	9	—

Source of Downpayment

Purchased 1975 to 1981 (part)	3 650	3 381	269	281	257	25	322	293	28	3 047	2 831	216
Sale of previous home	1 294	1 203	91	41	38	3	45	40	6	1 208	1 126	82
Sale of other real property or other investment	107	101	6	9	9	—	3	3	—	95	89	6
Savings	1 292	1 197	95	176	157	19	96	87	8	1 020	953	68
Borrowing other than mortgage on this property	191	171	19	14	14	—	11	9	3	165	149	17
Gift	77	65	11	6	6	—	8	3	6	62	57	6
Land on which structure was built	37	31	6	—	—	—	3	3	—	34	28	6
Other	52	41	11	8	6	3	3	3	—	41	32	9
No downpayment required	314	291	23	6	6	—	132	127	6	176	159	18
Not reported	287	281	6	22	22	—	20	20	—	245	239	6
Other properties	2 965	2 767	198	520	501	19	318	300	17	2 127	1 966	161

Land and Building Acquisition

During same 12-month period	6 291	5 853	438	782	738	44	619	573	46	4 890	4 542	348
Acquired land previously	230	206	23	5	5	—	12	12	—	212	189	23
Land not owned by building owner	33	30	3	5	5	—	3	3	—	25	22	3
Not reported	62	59	3	9	9	—	6	6	—	48	45	3

Year Property Acquired

1979 to 1981 (part)	1 332	1 263	69	111	108	3	127	125	3	1 093	1 030	63
1977 and 1978	1 437	1 325	112	106	103	3	96	85	11	1 236	1 138	98
1975 and 1976	890	799	91	64	45	19	98	84	14	727	670	57
1970 to 1974	1 207	1 112	95	172	167	5	110	107	3	925	839	86
1965 to 1969	934	873	60	193	185	8	74	65	9	666	623	44
1960 to 1964	476	448	28	92	89	3	66	60	6	318	299	19
1959 or earlier	340	328	11	63	60	3	68	68	—	209	201	9

Year Structure Built

1979 to March 1980	200	182	18	11	11	—	18	18	—	171	153	18
1977 and 1978	390	348	42	9	9	—	11	11	—	370	328	42
1975 and 1976	334	313	20	9	9	—	29	29	—	295	275	20
1970 to 1974	645	598	47	58	55	3	28	25	3	560	518	41
1960 to 1969	1 441	1 331	110	145	137	8	135	118	17	1 161	1 076	85
1950 to 1959	1 192	1 131	61	226	215	11	166	160	6	800	756	44
1940 to 1949	650	606	44	109	104	6	79	74	6	461	428	33
1939 or earlier	1 594	1 481	113	212	195	17	153	139	14	1 228	1 147	82
Not reported	170	159	11	22	22	—	19	19	—	128	117	11

Rooms

4 or less rooms	260	248	12	17	17	—	31	31	—	213	200	12
5 rooms	1 331	1 251	80	224	210	14	159	143	17	947	899	49
6 rooms	1 463	1 366	96	236	221	14	185	177	8	1 042	968	74
7 rooms	1 201	1 097	104	129	116	14	73	67	6	999	914	85
8 or more rooms	1 301	1 181	120	80	77	3	84	75	9	1 138	1 029	109
Not reported	1 059	1 005	54	116	116	—	107	101	6	836	788	48
Median	6.3	6.3	6.7	5.9	5.9	...	5.9	5.9	...	6.5	6.4	6.8

Table 2g. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part) ---	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	2 761	2 582	178	217	211	6	223	209	14	2 320	2 162	159
\$5,000 to \$9,999	6	6	—	—	—	—	—	—	—	6	6	—
\$10,000 to \$14,999	51	42	9	6	6	—	—	—	—	46	37	9
\$15,000 to \$19,999	80	69	11	6	6	—	6	6	—	69	58	11
\$20,000 to \$24,999	169	164	6	25	25	—	17	17	—	128	122	6
\$25,000 to \$29,999	182	174	8	25	23	3	25	25	—	131	126	5
\$30,000 to \$34,999	252	243	8	37	37	—	25	25	—	189	181	8
\$35,000 to \$39,999	235	218	17	27	27	—	22	20	3	186	172	14
\$40,000 to \$49,999	240	226	14	17	17	—	31	25	3	194	183	11
\$50,000 to \$59,999	418	393	25	23	20	3	40	29	3	364	345	20
Median	378	345	33	28	28	—	31	34	6	311	283	28
\$60,000 to \$79,999	449	423	26	15	15	—	20	20	—	414	387	26
\$80,000 to \$99,999	141	130	11	9	9	—	3	3	—	129	118	11
\$100,000 to \$149,999	71	65	6	—	—	—	3	3	—	67	62	6
\$150,000 or more	23	23	—	—	—	—	—	—	—	23	23	—
Not reported	66	63	3	—	—	—	3	3	—	63	60	3
Median	\$43200	\$43000	\$45600	\$31800	\$31800	...	\$37700	\$37200	...	\$44900	\$44800	...
Other properties	3 855	3 566	288	585	546	39	416	385	32	2 854	2 636	218

Value

Less than \$5,000	6	6	—	3	3	—	—	—	—	4	4	—
\$5,000 to \$9,999	26	23	3	—	—	—	—	—	—	26	23	3
\$10,000 to \$14,999	81	78	3	14	14	—	5	5	—	62	59	3
\$15,000 to \$19,999	190	187	3	58	58	—	17	17	—	115	112	3
\$20,000 to \$24,999	235	230	6	61	58	3	31	28	3	143	143	—
\$25,000 to \$29,999	284	269	15	56	53	3	42	39	3	187	178	9
\$30,000 to \$34,999	384	359	25	96	90	6	48	45	3	240	223	17
\$35,000 to \$39,999	543	514	29	102	97	5	93	93	—	348	324	24
\$40,000 to \$49,999	1 041	939	103	158	141	17	124	112	12	759	685	74
\$50,000 to \$59,999	867	811	56	110	110	—	101	90	11	656	611	45
\$60,000 to \$79,999	1 419	1 310	109	87	79	8	117	103	14	1 215	1 128	87
\$80,000 to \$99,999	722	672	51	34	32	3	34	34	—	653	606	48
\$100,000 to \$149,999	434	389	45	3	3	—	6	6	—	425	380	45
\$150,000 or more	154	139	15	—	—	—	—	—	—	154	139	15
Not reported	229	224	6	20	20	—	20	20	—	189	184	6
Median	\$54600	\$54400	\$58000	\$40100	\$39800	...	\$45800	\$45200	...	\$59300	\$59100	\$62000
Mean	\$58900	\$58300	\$66700	\$41000	\$40700	...	\$46600	\$46400	...	\$63200	\$62600	\$71400

Purchase Price as Percent of Value

Acquired by purchase	6 564	6 103	461	799	754	44	639	594	46	5 126	4 755	371
Purchased 1977 to 1981 (part)	2 761	2 582	178	217	211	6	223	209	14	2 320	2 162	159
Less than 80 percent	1 279	1 158	121	86	80	6	95	87	8	1 098	991	107
80 to 89 percent	756	728	28	72	72	—	63	60	3	621	596	25
90 to 94 percent	224	207	17	23	23	—	17	17	—	185	168	17
95 to 99 percent	188	182	6	17	17	—	24	21	3	147	144	3
100 percent or more	209	206	3	20	20	—	20	20	—	170	167	3
Not reported	105	102	3	—	—	—	6	6	—	99	96	3
Median	81	81	80—	83	84	...	82	83	...	80	81	...
Purchased 1970 to 1976	2 085	1 903	182	234	209	25	208	191	17	1 643	1 503	141
Less than 60 percent	1 286	1 171	115	136	119	17	113	105	8	1 036	947	90
60 to 79 percent	573	516	56	67	59	8	64	56	9	442	402	40
80 to 89 percent	88	88	—	11	11	—	16	16	—	61	61	—
90 to 99 percent	17	17	—	3	3	—	3	3	—	12	12	—
100 percent or more	8	8	—	6	6	—	—	—	—	2	2	—
Not reported	113	102	11	11	11	—	11	11	—	90	79	11
Median	60—	60—	...	60—	60—	...	60—	60—	...	60—	60—	...
Purchased 1969 or earlier	1 718	1 618	100	348	334	14	208	194	15	1 162	1 091	72
Less than 40 percent	986	912	74	155	147	8	119	111	9	712	655	57
40 to 59 percent	483	460	23	124	118	6	66	60	6	293	282	12
60 to 79 percent	84	84	—	41	41	—	6	6	—	37	37	—
80 to 99 percent	14	14	—	6	6	—	3	3	—	6	6	—
100 percent or more	8	8	—	3	3	—	—	—	—	6	6	—
Not reported	143	140	3	20	20	—	14	14	—	109	106	3
Median	40—	40—	...	41	42	...	40—	40—	...	40—	40—	...
Not acquired by purchase	51	46	6	3	3	—	—	—	—	48	43	6

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) ---	2 761	2 582	178	217	211	6	223	209	14	2 320	2 162	159
Less than 1.0	405	371	34	26	23	3	31	31	—	348	316	32
1.0 to 1.4	626	578	48	65	65	—	61	53	8	500	460	40
1.5 to 1.9	603	574	28	43	40	3	56	50	6	503	484	20
2.0 to 2.4	371	352	20	23	23	—	29	29	—	320	300	20
2.5 to 2.9	233	216	17	17	17	—	23	23	—	193	176	17
3.0 to 3.4	117	109	8	11	11	—	—	—	—	106	98	8
3.5 to 3.9	54	51	2	3	3	—	6	6	—	45	42	2
4.0 or more	97	91	6	11	11	—	6	6	—	80	74	6
Not reported or not computed	255	240	15	17	17	—	12	12	—	226	211	15
Median	1.7	1.7	...	1.6	1.6	...	1.6	1.6	...	1.7	1.7	...
Other properties	3 855	3 566	288	585	546	39	416	385	32	2 854	2 636	218

OWNER CHARACTERISTICS

Ownership Status

1 owner	1 870	1 743	127	303	292	11	195	180	15	1 371	1 270	101
2 owners	4 666	4 337	329	490	456	34	438	408	31	3 737	3 473	264
3 or more owners	51	40	11	6	6	—	3	3	—	42	31	11
Not reported	29	29	—	3	3	—	3	3	—	24	24	—

Table 2g. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

OWNER CHARACTERISTICS—Con.

Age of Owner

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Less than 25 years	193	184	9	48	48	—	8	8	—	136	127	9
25 to 34 years	1 963	1 819	145	179	168	11	197	172	25	1 587	1 479	108
35 to 44 years	1 853	1 688	165	215	193	22	150	144	6	1 488	1 351	137
45 to 54 years	1 424	1 330	94	202	193	9	168	162	6	1 055	975	80
55 to 64 years	806	761	45	82	79	2	94	88	6	631	594	37
65 years or over	254	248	5	68	68	—	11	11	—	175	169	5
Not reported	123	119	3	8	8	—	12	9	3	102	102	—
Median	41	41	40	43	43	...	42	43	...	40	40	40

Race of Owner

White	6 028	5 596	433	579	549	31	554	515	39	4 895	4 532	363
Black	436	414	22	205	197	8	71	68	3	160	149	11
Asian and Pacific Islander	52	43	9	11	6	6	3	3	—	37	35	3
American Indian, Eskimo, and Aleut	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	96	93	3	6	6	—	12	8	3	79	79	—

Sex of Owner

Male	1 192	1 098	94	135	130	5	137	125	12	921	843	77
Female	787	743	44	177	171	6	73	70	3	536	501	35
Male and female co-owners	4 577	4 251	326	481	448	34	424	393	31	3 672	3 410	262
Not reported	60	57	3	9	9	—	6	6	—	46	43	3

Spanish Origin

Spanish	84	82	2	8	8	—	5	5	—	71	68	2
Not Spanish	6 194	5 751	444	737	692	44	611	568	42	4 847	4 490	357
Not reported	336	316	20	56	56	—	23	20	3	257	240	17

Veteran Status

Veteran	2 807	2 589	218	242	220	22	518	484	34	2 048	1 886	162
Vietnam conflict	921	837	84	59	48	11	223	200	22	639	589	51
Korean conflict	531	485	46	49	46	3	102	97	6	380	343	38
Korean conflict and World War II	57	57	—	6	6	—	11	11	—	40	40	—
World War II	738	697	42	70	67	2	100	97	3	569	533	36
World War I	3	3	—	—	—	—	—	—	—	3	3	—
Other	525	482	43	56	50	6	82	79	3	388	353	35
Not reported	31	28	3	3	3	—	—	—	—	28	25	3
Nonveteran	3 656	3 413	243	543	520	22	110	101	8	3 003	2 792	212
Not reported	152	146	6	17	17	—	12	9	3	124	121	3

Persons in Household

1 person	446	433	14	88	85	3	42	40	3	316	308	8
2 persons	1 522	1 446	76	170	167	3	158	150	8	1 194	1 129	65
3 persons	1 386	1 281	105	169	161	8	152	132	20	1 066	988	77
4 persons	1 740	1 607	133	163	150	14	153	145	8	1 424	1 312	111
5 persons	887	791	96	104	90	14	64	64	—	718	636	82
6 or more persons	482	443	39	91	88	3	57	54	3	334	301	33
Not reported	151	148	3	17	17	—	12	9	3	123	123	—
Median	3.4	3.4	3.8	3.3	3.2	...	3.2	3.3	...	3.5	3.4	3.8

Income

Less than \$5,000	186	178	8	47	47	—	17	17	—	122	114	8
\$5,000 to \$7,499	131	129	3	39	39	—	3	3	—	89	87	3
\$7,500 to \$9,999	193	173	20	33	33	—	17	17	—	143	123	20
\$10,000 to \$12,499	315	292	23	43	43	—	25	25	—	247	224	23
\$12,500 to \$14,999	211	197	14	42	39	3	25	23	3	143	135	9
\$15,000 to \$19,999	741	688	53	93	93	—	88	82	6	560	513	47
\$20,000 to \$24,999	1 034	950	83	135	127	8	141	124	17	757	699	58
\$25,000 to \$29,999	930	863	67	105	100	5	96	93	3	728	670	58
\$30,000 to \$34,999	793	734	59	87	79	8	67	59	8	639	596	43
\$35,000 to \$49,999	1 087	1 008	80	102	91	11	111	108	3	875	809	66
\$50,000 or more	544	510	34	32	29	3	17	17	—	496	465	31
Not reported	451	427	24	43	37	6	32	26	6	376	364	12
Median	\$26500	\$26500	\$26300	\$23000	\$22600	...	\$24500	\$24700	...	\$27300	\$27400	\$26300
Mean	\$28600	\$28600	\$28300	\$23300	\$22800	...	\$25800	\$25800	...	\$29800	\$29900	\$28400

Table 3g. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

(Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

North Central Region	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-housing-unit properties	149 590	139 015	10 575	13 158	12 474	684	13 721	12 698	1 023	122 711	113 843	8 869
Average first mortgage debt	22 600	22 600	22 700	16 400	16 500	15 400	21 500	21 400	22 500	23 700	23 700	23 600
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust	142 352	132 178	10 173	13 158	12 474	684	13 536	12 513	1 023	115 657	107 191	8 467
Contract to purchase	7 239	6 837	402	-	-	-	185	185	-	7 054	6 652	402
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	52 274	50 122	2 152	4 353	4 315	38	5 334	5 197	137	42 587	40 609	1 978
1977 and 1978	50 427	46 231	4 196	2 760	2 574	186	3 003	2 619	384	44 664	41 038	3 626
1975 and 1976	19 554	17 287	2 267	957	634	323	2 383	2 054	329	16 215	14 600	1 615
1970 to 1974	17 653	16 173	1 480	2 652	2 603	50	1 670	1 606	64	13 331	11 965	1 366
1965 to 1969	7 282	6 879	403	1 701	1 627	74	685	614	70	4 896	4 638	259
1960 to 1964	1 948	1 870	78	556	541	14	454	416	38	938	912	26
1959 or earlier	453	453	-	181	181	-	191	191	-	80	80	-
First Mortgage Loan												
Less than \$5,000	128	118	11	9	9	-	9	9	-	110	100	11
\$5,000 to \$9,999	2 011	1 782	229	391	362	29	158	136	23	1 461	1 284	177
\$10,000 to \$14,999	7 771	7 138	632	1 881	1 749	132	863	807	56	5 027	4 583	444
\$15,000 to \$19,999	14 567	13 583	984	2 489	2 381	108	1 751	1 678	73	10 326	9 523	803
\$20,000 to \$24,999	16 965	16 024	940	2 194	2 067	127	1 421	1 294	127	13 349	12 663	686
\$25,000 to \$29,999	17 927	16 005	1 921	1 626	1 424	202	1 964	1 660	304	14 337	12 921	1 416
\$30,000 to \$34,999	17 418	15 607	1 811	1 010	924	86	931	776	154	15 477	13 906	1 570
\$35,000 to \$39,999	13 911	13 330	582	601	601	-	1 340	1 340	-	11 971	11 389	582
\$40,000 to \$49,999	23 066	21 817	1 190	1 143	1 143	-	1 974	1 837	137	19 890	18 837	1 053
\$50,000 to \$59,999	15 772	14 770	1 002	1 245	1 245	-	1 952	1 803	149	12 575	11 722	854
\$60,000 to \$79,999	14 564	13 291	1 273	569	569	-	1 150	1 150	-	12 845	11 572	1 273
\$80,000 to \$99,999	2 170	2 170	-	-	-	-	207	207	-	1 963	1 963	-
\$100,000 to \$149,999	3 380	3 380	-	-	-	-	-	-	-	3 380	3 380	-
\$150,000 or more	-	-	-	-	-	-	-	-	-	-	-	-
First Mortgage Outstanding Debt												
Less than \$5,000	2 103	1 984	119	308	282	27	257	234	23	1 538	1 468	69
\$5,000 to \$9,999	6 585	6 075	510	1 544	1 498	46	646	591	56	4 395	3 986	409
\$10,000 to \$14,999	10 599	9 911	688	1 606	1 503	103	1 156	1 127	29	7 837	7 282	556
\$15,000 to \$19,999	15 725	14 628	1 097	2 025	1 932	94	1 302	1 258	44	12 398	11 439	959
\$20,000 to \$24,999	15 434	14 373	1 062	2 239	1 985	254	1 586	1 391	195	11 609	10 996	613
\$25,000 to \$29,999	18 785	16 447	2 338	1 132	1 057	75	1 604	1 213	391	16 049	14 176	1 873
\$30,000 to \$34,999	15 725	14 529	1 196	1 034	948	86	840	840	-	13 851	12 741	1 110
\$35,000 to \$39,999	14 410	13 878	532	313	313	-	1 473	1 473	-	12 625	12 093	532
\$40,000 to \$49,999	19 185	17 895	1 290	1 143	1 143	-	1 824	1 687	137	16 218	15 065	1 153
\$50,000 to \$59,999	14 060	13 452	609	1 415	1 415	-	1 675	1 526	149	10 970	10 510	460
\$60,000 to \$79,999	12 326	11 190	1 136	399	399	-	1 358	1 358	-	10 569	9 433	1 136
\$80,000 to \$99,999	1 825	1 825	-	-	-	-	-	-	-	1 825	1 825	-
\$100,000 to \$149,999	2 827	2 827	-	-	-	-	-	-	-	2 827	2 827	-
\$150,000 or more	-	-	-	-	-	-	-	-	-	-	-	-
Current Interest Rate on First Mortgage												
Less than 5.0 percent	915	915	-	70	70	-	239	239	-	606	606	-
5.0 percent	195	168	28	27	27	-	-	-	-	168	141	28
5.1 to 5.9 percent	3 776	3 563	213	1 569	1 526	43	648	568	80	1 559	1 470	89
6.0 percent	1 710	1 670	40	377	377	-	253	253	-	1 080	1 039	40
6.1 to 6.9 percent	4 908	4 637	271	272	272	-	301	301	-	4 336	4 064	271
7.0 percent	5 284	4 767	517	1 356	1 269	87	1 485	1 410	75	2 443	2 088	355
7.1 to 7.4 percent	2 398	1 979	419	-	-	-	179	179	-	2 219	1 800	419
7.5 to 7.9 percent	6 462	6 034	428	838	793	45	424	318	106	5 200	4 923	277
8.0 percent	7 527	6 640	887	856	781	75	876	659	216	5 796	5 200	596
8.1 to 8.4 percent	3 439	3 343	96	30	30	-	-	-	-	3 408	3 313	96
8.5 to 8.9 percent	27 731	25 124	2 607	2 651	2 430	221	3 480	3 136	345	21 600	19 559	2 041
9.0 percent	15 076	13 471	1 605	457	244	213	515	515	-	14 104	12 712	1 393
9.1 to 9.9 percent	21 613	20 139	1 474	1 499	1 499	-	1 343	1 278	64	18 771	17 362	1 410
10.0 percent	6 556	6 462	94	600	600	-	1 234	1 234	-	4 722	4 628	94
10.1 to 11.9 percent	25 068	23 578	1 490	1 368	1 368	-	1 169	1 169	-	22 531	21 041	1 490
12.0 percent	3 116	3 116	-	302	302	-	505	505	-	2 309	2 309	-
12.1 to 13.9 percent	9 930	9 635	295	543	543	-	650	513	137	8 737	8 579	158
14.0 percent or more	3 886	3 775	111	344	344	-	421	421	-	3 121	3 010	111
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	50 546	46 710	3 837	-	-	-	-	-	-	50 546	46 710	3 837
Rate higher now than when mortgage made	6 343	5 871	472	-	-	-	-	-	-	6 343	5 871	472
Rate lower now than when mortgage made	232	232	-	-	-	-	-	-	-	232	232	-
Rate unchanged or same now as when mortgage made	42 785	39 421	3 364	-	-	-	-	-	-	42 785	39 421	3 364
Not reported	1 187	1 187	-	-	-	-	-	-	-	1 187	1 187	-
No, interest rate cannot be changed	98 269	91 610	6 659	13 158	12 474	684	13 721	12 698	1 023	71 390	66 438	4 952
Not reported	775	695	80	-	-	-	-	-	-	775	695	80
Reason for Change in First Mortgage Rate												
Interest rate can be changed	50 546	46 710	3 837	-	-	-	-	-	-	50 546	46 710	3 837
Rate renegotiated periodically	7 719	7 193	526	-	-	-	-	-	-	7 719	7 193	526
Rate changes tied to market index	2 562	2 562	-	-	-	-	-	-	-	2 562	2 562	-
When mortgage is assumed	32 649	30 017	2 632	-	-	-	-	-	-	32 649	30 017	2 632
When payments become delinquent	13 334	11 822	1 512	-	-	-	-	-	-	13 334	11 822	1 512
Other reason	7 089	6 595	494	-	-	-	-	-	-	7 089	6 595	494
Not reported	101	87	14	-	-	-	-	-	-	101	87	14
Interest rate cannot be changed	98 269	91 610	6 659	13 158	12 474	684	13 721	12 698	1 023	71 390	66 438	4 952

¹Detail does not add to total because lenders reported more than one reason.

Table 3g. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	6 518	6 459	59	28	28	—	—	—	—	6 490	6 431	59
8 to 12 years	3 164	2 914	250	165	165	—	—	—	—	3 000	2 750	250
13 to 17 years	4 149	3 813	336	17	2	15	19	19	—	4 113	3 792	321
18 to 22 years	16 650	15 338	1 312	268	254	14	99	99	—	16 284	14 985	1 298
23 to 27 years	35 148	31 994	3 155	1 163	1 098	65	560	537	23	33 426	30 359	3 067
28 to 32 years	79 535	74 258	5 277	11 351	10 761	590	13 043	12 043	1 000	55 141	51 454	3 687
33 to 37 years	3 400	3 213	187	113	113	—	—	—	—	3 287	3 100	187
38 or more years	186	186	—	53	53	—	—	—	—	133	133	—
No stated term	839	839	—	—	—	—	—	—	—	839	839	—

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	14 003	13 439	564	1 300	1 300	—	174	174	—	12 528	11 965	564
Payments increase yearly for first five years of mortgage	1 150	1 150	—	1 019	1 019	—	—	—	—	131	131	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	12 402	11 838	564	258	258	—	127	127	—	12 016	11 452	564
Not reported	451	451	—	23	23	—	47	47	—	381	381	—
No, monthly payments cannot change	134 065	124 145	9 919	11 654	10 982	671	13 547	12 524	1 023	108 865	100 640	8 225
Not reported	1 523	1 430	92	205	192	13	—	—	—	1 318	1 239	80

Holder of First Mortgage

Commercial bank or trust company	28 740	26 420	2 320	1 209	1 163	45	463	463	—	27 068	24 794	2 275
Mutual savings bank	1 250	1 060	191	256	256	—	290	262	28	705	542	162
Savings and loan association	80 227	74 274	5 952	2 427	2 328	99	3 157	2 844	313	74 642	69 102	5 540
Life insurance company	4 364	4 150	213	889	889	—	384	384	—	3 091	2 878	213
Mortgage company	2 658	2 317	341	720	610	109	1 233	1 014	218	706	692	13
Federal agency	3 197	2 983	213	684	598	86	1 602	1 475	127	911	911	—
Federally-secured pool	12 194	11 319	875	3 669	3 356	313	4 630	4 336	294	3 895	3 628	268
Federal National Mortgage Association	5 424	5 238	186	2 629	2 598	31	1 412	1 369	42	1 383	1 270	113
Real estate or construction company	118	118	—	—	—	—	—	—	—	118	118	—
Individual or individual's estate	6 819	6 637	183	—	—	—	—	—	—	6 819	6 637	183
Other	4 599	4 498	102	676	676	—	551	551	—	3 372	3 270	102

Location of First Mortgage Holder

Property in Northeast Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Property in North Central Region	149 590	139 015	10 575	13 158	12 474	684	13 721	12 498	1 023	122 711	113 843	8 869
Lender in Northeast	3 843	3 567	276	990	941	49	817	789	28	2 036	1 836	200
Lender in North Central	122 964	114 179	8 785	5 072	4 867	205	4 732	4 419	313	113 160	104 893	8 267
Lender in South	21 560	20 183	1 377	7 067	6 637	430	7 911	7 365	545	6 582	6 180	402
Lender in West	304	167	137	10	10	—	224	87	137	69	69	—
Lender outside United States	225	225	—	—	—	—	—	—	—	225	225	—
Not reported	694	694	—	18	18	—	37	37	—	639	639	—

Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	124 010	114 696	9 314	4 188	3 918	270	6 329	5 655	674	113 493	105 122	8 370
Agent	25 581	24 319	1 261	8 970	8 556	414	7 392	7 042	349	9 219	8 721	498

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	10 159	9 355	804	1 027	954	72	723	671	52	8 409	7 730	679
20 to 29 percent	13 389	11 944	1 445	1 374	1 206	168	668	668	—	11 347	10 070	1 277
30 to 39 percent	17 413	15 724	1 689	1 458	1 410	48	813	757	56	15 142	13 556	1 586
40 to 49 percent	26 464	24 067	2 397	1 362	1 276	86	1 465	1 166	299	23 637	21 624	2 012
50 to 59 percent	24 075	22 216	1 859	1 235	1 063	172	2 110	1 905	205	20 730	19 248	1 482
60 to 69 percent	22 004	20 234	1 770	1 670	1 532	138	2 102	2 021	81	18 232	16 681	1 551
70 to 79 percent	18 860	18 447	413	2 497	2 497	—	1 900	1 571	329	14 463	14 380	83
80 to 89 percent	8 781	8 781	—	1 612	1 612	—	2 129	2 129	—	5 040	5 040	—
90 to 99 percent	3 820	3 820	—	586	586	—	1 592	1 592	—	1 642	1 642	—
100 percent or more	584	502	81	93	93	—	—	—	—	490	409	81
Not reported	4 042	3 925	117	246	246	—	218	218	—	3 579	3 462	117

Table 3g. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

North Central Region**MORTGAGE PAYMENTS AND OTHER EXPENSES****Method of Payment of First Mortgage**

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	149 519	138 944	10 575	13 158	12 474	684	13 721	12 698	1 023	122 640	113 772	8 869
Interest and principal	148 713	138 207	10 506	13 158	12 474	684	13 721	12 698	1 023	121 834	113 035	8 799
Fully amortized	140 158	129 982	10 176	13 003	12 319	684	13 644	12 651	994	113 511	105 012	8 499
Partially amortized	8 555	8 225	330	155	155	—	76	47	29	8 324	8 023	301
Principal only	298	298	—	—	—	—	—	—	—	298	298	—
Fully amortized	144	144	—	—	—	—	—	—	—	144	144	—
Partially amortized	153	153	—	—	—	—	—	—	—	153	153	—
Interest only	508	439	69	—	—	—	—	—	—	508	439	69
No regular payments required	71	71	—	—	—	—	—	—	—	71	71	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	149 519	138 944	10 575	13 158	12 474	684	13 721	12 698	1 023	122 640	113 772	8 869
Less than \$60	1 048	913	135	241	212	29	134	111	23	674	590	84
\$60 to \$79	2 225	2 124	100	1 010	1 010	—	345	345	—	870	770	100
\$80 to \$99	3 561	3 252	309	1 112	1 032	79	662	577	85	1 787	1 642	144
\$100 to \$149	14 585	13 280	1 305	2 327	2 167	161	1 635	1 591	44	10 623	9 522	1 100
\$150 to \$199	19 873	18 400	1 473	2 433	2 105	329	2 065	1 860	205	15 374	14 435	939
\$200 to \$249	18 632	16 807	1 825	1 613	1 613	—	1 266	886	380	15 753	14 308	1 445
\$250 to \$299	18 473	16 928	1 545	1 076	989	86	1 738	1 738	—	15 659	14 200	1 459
\$300 to \$399	26 152	24 897	1 255	1 164	1 164	—	1 576	1 576	—	23 412	22 157	1 255
\$400 to \$499	18 415	17 521	894	725	725	—	2 126	1 977	149	15 564	14 819	746
\$500 to \$599	12 818	11 489	1 329	947	947	—	1 360	1 223	137	10 511	9 319	1 192
\$600 to \$699	5 468	5 064	404	511	511	—	410	410	—	4 548	4 144	404
\$700 to \$799	2 798	2 798	—	—	—	—	196	196	—	2 601	2 601	—
\$800 or more	5 472	5 472	—	—	—	—	207	207	—	5 265	5 265	—
No regular payments required	71	71	—	—	—	—	—	—	—	71	71	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	149 519	138 944	10 575	13 158	12 474	684	13 721	12 698	1 023	122 640	113 772	8 869
Current or ahead of schedule	139 468	130 174	9 295	11 189	10 647	542	12 946	12 004	942	115 334	107 523	7 811
Delinquent (30 days or more)	7 842	6 815	1 028	1 601	1 476	126	661	580	81	5 380	4 759	621
1 to 3 payments	6 705	5 763	942	1 417	1 355	62	594	513	81	4 694	3 895	799
4 or more payments	1 137	1 052	85	184	121	64	67	67	—	886	864	22
Foreclosure in process	332	268	64	113	49	64	—	—	—	219	219	—
Foreclosure not in process	746	724	22	11	11	—	67	67	—	667	645	22
Not reported	60	60	—	60	60	—	—	—	—	—	—	—
Not reported	2 209	1 956	253	368	352	16	114	114	—	1 727	1 490	237
No regular payments required	71	71	—	—	—	—	—	—	—	71	71	—

OWNER CHARACTERISTICS**Race of Owner**

White	138 391	128 580	9 811	10 111	9 710	401	12 013	11 135	878	116 267	107 735	8 532
Black	7 013	6 484	529	2 823	2 634	189	1 408	1 271	137	2 781	2 578	203
Asian and Pacific Islander	1 987	1 760	227	133	40	94	178	178	—	1 676	1 543	133
American Indian, Eskimo, and Aleut	13	13	—	—	—	—	—	—	—	13	13	—
Not reported	2 187	2 178	8	91	91	—	122	114	8	1 974	1 974	—

Sex of Owner

Male	25 832	23 933	1 899	2 155	2 077	78	2 690	2 564	126	20 987	19 292	1 696
Female	12 469	11 814	654	2 345	2 283	62	1 022	994	28	9 102	8 537	565
Male and female co-owners	109 944	101 965	7 979	8 543	8 000	544	9 810	8 940	870	91 591	85 026	6 566
Not reported	1 345	1 302	43	115	115	—	199	199	—	1 031	988	43

Spanish Origin

Spanish	2 319	2 274	45	106	106	—	172	172	—	2 041	1 996	45
Not Spanish	141 917	131 688	10 229	12 488	11 804	684	13 341	12 327	1 014	116 087	107 557	8 531
Not reported	5 354	5 053	302	564	564	—	207	199	8	4 583	4 290	293

Table 4g. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

Total mortgage debt on 1-housing unit properties 154 109
Average total mortgage debt 23 300

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	118	9	9	100
\$5,000 to \$9,999	1 820	362	136	1 322
\$10,000 to \$14,999	7 304	1 770	829	4 705
\$15,000 to \$19,999	14 207	2 430	1 728	10 048
\$20,000 to \$24,999	16 690	2 067	1 397	13 226
\$25,000 to \$29,999	17 119	1 575	1 798	13 746
\$30,000 to \$34,999	17 768	1 406	1 070	15 292
\$35,000 to \$39,999	15 202	780	1 605	12 817
\$40,000 to \$49,999	23 931	1 221	1 958	20 752
\$50,000 to \$59,999	17 091	1 245	1 953	13 893
\$60,000 to \$79,999	16 346	656	1 323	14 367
\$80,000 to \$99,999	3 133	-	207	2 926
\$100,000 to \$149,999	3 380	-	-	3 380
\$150,000 or more	-	-	-	-

Total Mortgage Outstanding Debt

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	2 002	282	234	1 486
\$5,000 to \$9,999	6 333	1 538	612	4 184
\$10,000 to \$14,999	10 294	1 534	1 127	7 633
\$15,000 to \$19,999	15 687	2 083	1 403	12 201
\$20,000 to \$24,999	15 449	2 053	1 510	11 886
\$25,000 to \$29,999	18 242	1 539	1 447	15 256
\$30,000 to \$34,999	16 517	1 128	1 097	14 292
\$35,000 to \$39,999	15 284	408	1 567	13 308
\$40,000 to \$49,999	19 903	1 143	1 807	16 952
\$50,000 to \$59,999	15 281	1 415	1 676	12 189
\$60,000 to \$79,999	13 986	399	1 531	12 056
\$80,000 to \$99,999	2 305	-	-	2 305
\$100,000 to \$149,999	2 827	-	-	2 827
\$150,000 or more	-	-	-	-

Total Outstanding Debt as Percent of Value

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than 20 percent	9 717	972	693	8 052
20 to 29 percent	12 781	1 249	717	10 815
30 to 39 percent	17 294	1 539	757	14 997
40 to 49 percent	26 397	1 419	1 228	23 750
50 to 59 percent	24 462	1 237	2 195	21 030
60 to 69 percent	23 351	1 759	2 325	19 267
70 to 79 percent	19 970	2 643	1 657	15 671
80 to 89 percent	10 885	1 696	2 451	6 737
90 to 99 percent	4 195	670	1 770	1 756
100 percent or more	953	93	-	859
Not reported	4 104	246	218	3 641

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Regular monthly payments of interest and/or principal	154 038	13 522	14 012	126 503
Less than \$60	913	212	111	590
\$60 to \$79	2 124	1 010	345	770
\$80 to \$99	3 367	1 032	577	1 758
\$100 to \$149	13 752	2 167	1 613	9 973
\$150 to \$199	18 798	2 200	1 860	14 738
\$200 to \$249	17 697	1 739	1 057	14 900
\$250 to \$299	18 398	1 255	1 796	15 347
\$300 to \$399	28 345	1 564	2 061	24 720
\$400 to \$499	20 095	884	2 234	16 977
\$500 to \$599	13 147	947	1 223	10 977
\$600 to \$699	6 680	511	559	5 610
\$700 to \$799	4 075	-	369	3 705
\$800 or more	6 646	-	207	6 439

No regular payments required 71

Interest and Principal Payments on Total Mortgages as Percent of Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Regular payments of interest and/or principal	154 038	13 522	14 012	126 503
Less than 5 percent	10 295	2 072	1 359	6 865
5 to 9 percent	37 682	3 326	2 578	31 778
10 to 14 percent	38 458	3 007	3 038	32 413
15 to 19 percent	26 833	1 824	2 553	22 456
20 to 24 percent	12 851	1 129	1 645	10 077
25 to 29 percent	7 401	948	1 191	5 262
30 to 34 percent	3 862	36	387	3 439
35 to 39 percent	2 280	21	192	2 067
40 to 49 percent	1 877	247	327	1 303
50 percent or more	2 024	85	47	1 892
Not reported or not computed	10 475	827	696	8 953

No regular payments required 71

North Central Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Acquired before 1980	130 556	11 159	11 557	107 839
Less than 5 percent	376	32	19	325
5 to 9 percent	6 230	714	765	4 752
10 to 14 percent	21 784	2 299	1 975	17 510
15 to 19 percent	28 191	2 190	2 135	23 866
20 to 24 percent	24 451	2 305	1 946	20 199
25 to 29 percent	14 535	681	1 420	12 433
30 to 34 percent	7 984	849	732	6 403
35 to 39 percent	5 557	291	971	4 294
40 to 49 percent	4 660	471	173	4 016
50 percent or more	5 711	542	618	4 551
Not reported or not computed	11 079	784	803	9 491

Acquired 1980 and 1981 (part) 23 553

PROPERTY CHARACTERISTICS

Year Structure Built

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
1979 to March 1980	10 380	524	1 091	8 765
1977 and 1978	15 484	393	479	14 612
1975 and 1976	12 042	302	1 206	10 533
1970 to 1974	16 982	1 421	717	14 845
1960 to 1969	32 387	2 678	3 423	26 286
1950 to 1959	23 707	3 267	2 176	18 264
1940 to 1949	11 982	1 854	1 411	8 716
1939 or earlier	28 282	2 878	3 224	22 180
Not reported	2 864	206	286	2 373

Value

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	14	11	-	2
\$5,000 to \$9,999	103	-	-	103
\$10,000 to \$14,999	412	81	17	315
\$15,000 to \$19,999	1 441	506	177	759
\$20,000 to \$24,999	2 515	661	421	1 432
\$25,000 to \$29,999	3 424	769	495	2 160
\$30,000 to \$34,999	5 656	1 220	741	3 695
\$35,000 to \$39,999	8 572	1 507	1 406	5 659
\$40,000 to \$49,999	19 487	2 992	2 120	14 376
\$50,000 to \$59,999	19 165	1 890	2 611	14 663
\$60,000 to \$79,999	38 054	2 103	4 286	31 665
\$80,000 to \$99,999	25 340	1 381	1 231	22 728
\$100,000 to \$149,999	17 329	155	290	16 885
\$150,000 or more	8 493	-	-	8 493
Not reported	4 104	246	218	3 641

OWNER CHARACTERISTICS

Age of Owner

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than 25 years	5 222	1 308	224	3 690
25 to 34 years	58 082	4 709	5 702	47 671
35 to 44 years	48 318	4 098	3 776	40 443
45 to 54 years	25 918	1 999	2 815	21 103
55 to 64 years	11 803	748	1 158	9 897
65 years or over	2 082	510	46	1 525
Not reported	2 684	149	291	2 244

Race of Owner

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
White	142 692	10 371	12 278	120 042
Black	7 115	2 859	1 421	2 836
Asian and Pacific Islander	2 089	202	178	1 709
American Indian, Eskimo, and Aleut	13	-	-	13
Not reported	2 200	91	135	1 974

Sex of Owner

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Male	26 923	2 181	2 756	21 987
Female	12 864	2 404	1 045	9 415
Male and female co-owners	112 935	8 852	10 012	94 100
Not reported	1 386	115	199	1 072

Spanish Origin

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Spanish	2 339	106	172	2 061
Not Spanish	146 205	12 852	13 620	119 733
Not reported	5 564	564	220	4 780

Veteran Status

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Veteran	62 451	3 380	11 891	47 180
Vietnam conflict	27 067	1 385	6 878	18 804
Korean conflict	10 647	638	1 613	8 397
Korean conflict and World War II	766	29	210	527
World War II	11 327	662	1 192	9 473
World War I	19	-	-	19
Other	12 014	636	1 998	9 379
Not reported	611	30	-	581
Nonveteran	88 965	9 908	1 974	77 083
Not reported	2 693	234	148	2 311

Table 4g. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

OWNER CHARACTERISTICS—Con.

Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	3 160	574	230	2 356
\$5,000 to \$7,499.....	1 291	299	30	962
\$7,500 to \$9,999.....	3 080	345	293	2 442
\$10,000 to \$12,499.....	5 041	602	515	3 924
\$12,500 to \$14,999.....	3 243	390	558	2 295
\$15,000 to \$19,999.....	14 810	1 976	1 649	11 185
\$20,000 to \$24,999.....	21 637	2 454	3 590	15 593

North Central Region

OWNER CHARACTERISTICS—Con.

Income—Con.

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
\$25,000 to \$29,999.....	21 432	1 992	2 308	17 131
\$30,000 to \$34,999.....	19 819	1 238	1 207	17 374
\$35,000 to \$49,999.....	31 482	2 427	2 724	26 331
\$50,000 or more.....	20 082	639	380	19 063
Not reported.....	9 034	586	530	7 918

Table 5g. Holder of First Mortgage, 1-Unit Homeowner Mortgage Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
1-housing-unit mortgaged properties.....	6 615	1 446	82	3 279	286	115	141	419	264	8	379	197
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	6 149	1 336	73	3 031	280	98	132	383	252	8	364	191
2 mortgages.....	467	111	9	248	6	17	8	36	12	—	15	6
3 or more mortgages.....	—	—	—	—	—	—	—	—	—	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	6 195	1 397	79	3 220	283	112	138	413	261	6	96	191
Contract to purchase.....	420	50	3	59	3	3	3	6	3	3	283	6
Origin of First Mortgage												
Mortgage made at time property acquired.....	5 272	1 007	68	2 691	214	84	119	358	241	8	329	151
Mortgage assumed at time property acquired.....	474	88	8	196	57	17	11	45	19	—	21	12
Mortgage placed later than acquisition of property.....	870	351	5	391	14	14	11	17	3	—	29	34
Refinanced mortgage:												
Same lender.....	408	178	5	178	11	3	—	3	—	—	18	12
Different lender.....	211	75	—	102	—	6	6	11	—	—	6	6
Mortgage placed on property owned free and clear of debt.....	251	98	—	111	3	6	5	3	3	—	5	17
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	870	351	5	391	14	14	11	17	3	—	29	34
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	97	43	—	40	6	—	—	—	—	—	6	3
Secure better terms.....	111	38	—	62	—	—	3	3	—	—	3	3
Provide funds for additions, improvements, or repairs to this property.....	343	148	5	139	3	11	5	8	—	—	6	17
Provide funds for investment in other real estate.....	71	28	—	40	—	—	—	—	—	—	3	—
Provide funds for other types of investments.....	45	17	—	23	3	—	—	—	—	—	—	3
Provide funds for educational or medical expenses.....	5	—	—	5	—	—	—	—	—	—	—	—
Other reasons.....	122	60	—	39	—	—	3	3	—	—	11	6
Not reported.....	75	18	—	43	3	3	—	3	3	—	—	3
Other properties.....	5 745	1 096	76	2 888	271	101	129	403	261	8	349	163
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	1 500	343	6	636	29	34	41	164	32	3	144	68
1977 and 1978.....	1 749	432	9	898	25	39	29	117	51	3	98	48
1975 and 1976.....	887	192	11	481	6	14	22	59	31	—	48	23
1970 to 1974.....	1 179	271	11	642	17	11	20	60	79	—	40	29
1965 to 1969.....	800	141	25	395	99	8	11	17	51	3	32	17
1960 to 1964.....	346	42	12	167	75	6	12	—	11	—	17	6
1959 or earlier.....	154	25	9	60	34	3	6	3	8	—	—	6
First Mortgage Loan												
Less than \$5,000.....	66	29	—	18	—	8	—	3	—	—	6	3
\$5,000 to \$9,999.....	516	163	12	165	20	11	14	6	30	3	76	18
\$10,000 to \$14,999.....	1 053	239	20	439	105	8	37	25	62	3	83	32
\$15,000 to \$19,999.....	1 126	278	22	510	72	23	11	68	45	—	67	31
\$20,000 to \$24,999.....	919	173	6	511	29	13	11	74	43	—	40	20
\$25,000 to \$29,999.....	743	139	8	392	17	15	28	88	11	3	23	18
\$30,000 to \$34,999.....	612	113	9	358	6	11	20	33	17	—	17	29
\$35,000 to \$39,999.....	416	89	—	261	3	—	9	23	17	—	5	8
\$40,000 to \$49,999.....	562	113	3	300	11	17	3	46	26	—	24	20
\$50,000 to \$59,999.....	306	64	—	159	3	3	—	44	6	—	17	12
\$60,000 to \$79,999.....	239	35	3	136	17	6	9	9	6	—	16	3
\$80,000 to \$99,999.....	26	9	—	12	—	—	—	3	—	—	3	—
\$100,000 to \$149,999.....	30	3	—	18	3	—	—	—	—	—	3	3
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$23000	\$20400	...	\$25000	\$16200	...	...	\$27000	\$19400	...	\$16800	\$23600
Mean.....	\$26500	\$24300	...	\$28300	\$22100	...	...	\$30300	\$23100	...	\$22300	\$27100
First Mortgage Outstanding Debt												
Less than \$5,000.....	823	209	14	364	71	19	11	5	28	—	72	30
\$5,000 to \$9,999.....	878	231	23	333	88	11	25	17	42	6	71	31
\$10,000 to \$14,999.....	850	224	13	365	66	8	14	35	37	—	71	17
\$15,000 to \$19,999.....	908	225	6	463	12	17	14	58	48	—	48	17
\$20,000 to \$24,999.....	688	134	11	341	6	14	8	89	32	—	24	29
\$25,000 to \$29,999.....	687	127	6	387	6	11	30	71	9	3	25	12
\$30,000 to \$34,999.....	484	80	3	303	3	6	17	25	20	—	11	17
\$35,000 to \$39,999.....	384	65	3	218	3	8	9	23	23	—	18	14
\$40,000 to \$49,999.....	426	67	—	236	9	14	3	46	18	—	23	11
\$50,000 to \$59,999.....	258	49	3	136	6	—	—	37	8	—	7	12
\$60,000 to \$79,999.....	184	27	—	111	14	6	9	11	—	—	3	3
\$80,000 to \$99,999.....	20	6	—	9	—	—	—	—	—	—	—	—
\$100,000 to \$149,999.....	24	3	—	15	3	—	—	—	—	—	—	3
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$19200	\$16300	...	\$21700	\$9100	...	...	\$25300	\$17600	...	\$13300	\$20600
Mean.....	\$22600	\$19900	...	\$24500	\$15300	...	...	\$29100	\$20600	...	\$18000	\$23400
Current Interest Rate on First Mortgage												
Less than 5.0 percent.....	135	17	11	31	31	—	11	8	6	—	16	3
5.0 percent.....	24	—	—	12	—	—	3	3	—	—	4	4
5.1 to 5.9 percent.....	528	99	20	176	137	14	23	8	22	—	12	17
6.0 percent.....	252	31	3	130	28	6	—	9	8	—	28	9

Table 5g. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region**MORTGAGE CHARACTERISTICS—Con.****Current Interest Rate on First Mortgage—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
6.1 to 6.9 percent	373	77	8	214	26	—	5	3	14	—	2	23
7.0 percent	351	66	8	154	3	3	6	17	39	3	44	9
7.1 to 7.4 percent	137	18	3	79	—	—	3	20	—	—	3	11
7.5 to 7.9 percent	423	68	3	255	5	2	5	8	37	—	17	21
8.0 percent	398	106	—	144	3	3	8	48	11	3	49	24
8.1 to 8.4 percent	124	43	—	49	9	3	—	12	—	—	—	9
8.5 to 8.9 percent	1 089	205	11	612	9	23	23	99	68	3	29	8
9.0 percent	602	196	9	306	3	11	8	22	3	—	35	9
9.1 to 9.9 percent	706	172	—	395	14	8	19	34	28	—	15	20
10.0 percent	238	66	3	82	—	6	5	20	6	—	43	6
10.1 to 11.9 percent	689	135	3	408	12	3	17	43	11	—	51	6
12.0 percent	102	11	—	43	—	3	—	20	4	—	16	6
12.1 to 13.9 percent	280	68	—	155	3	9	3	25	6	—	12	—
14.0 percent or more	163	67	—	35	3	22	—	20	—	—	3	14
Median	8.8	9.0	...	8.8	5.8	...	...	8.9	8.0	...	8.8	8.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 897	308	9	1 426	29	11	3	31	8	—	36	35
Rate higher now than when mortgage made	284	70	—	191	—	—	—	3	—	—	6	15
Rate lower now than when mortgage made	14	3	—	9	—	—	—	3	—	—	—	—
Rate unchanged or same now as when mortgage made	1 559	230	9	1 204	26	11	3	26	6	—	25	20
Not reported	40	5	—	23	3	—	—	—	—	—	6	—
No, interest rate cannot be changed	4 677	1 130	73	1 833	257	104	138	388	255	8	334	156
Not reported	42	8	—	19	—	—	—	—	—	—	8	6

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	1 897	308	9	1 426	29	11	3	31	8	—	36	35
Rate renegotiated periodically	274	134	6	108	—	—	—	6	—	—	14	6
Rate changes tied to market index	67	19	—	43	—	—	—	—	—	—	3	3
When mortgage is assumed	1 124	92	6	962	17	3	3	19	8	—	—	14
When payments become delinquent	588	61	—	491	14	9	3	3	—	—	3	6
Other reason	301	37	—	238	3	—	—	6	—	—	11	6
Not reported	11	3	—	—	—	—	—	—	—	—	9	—
Interest rate cannot be changed	4 677	1 130	73	1 833	257	104	138	388	255	8	334	156

Term of First Mortgage

Less than 8 years	327	170	6	37	3	14	—	—	—	3	81	14
8 to 12 years	305	131	—	51	—	6	—	—	—	—	93	24
13 to 17 years	371	159	—	146	—	3	—	—	3	—	55	6
18 to 22 years	1 048	424	11	508	23	3	5	5	3	3	42	20
23 to 27 years	1 647	306	14	1 107	103	6	23	17	17	—	26	29
28 to 32 years	2 694	239	50	1 422	152	84	85	284	241	3	37	98
33 to 37 years	149	3	—	6	—	—	22	113	—	—	3	3
38 or more years	11	—	—	—	—	—	6	—	—	—	5	—
No stated term	63	14	—	9	—	—	—	—	—	—	37	3
Median	26.7	21.0	...	27.0	28.5	...	...	31.3	30.3	...	12.8	28.2

Unexpired Term of First Mortgage

Less than 4 years	490	221	6	129	31	11	3	—	—	3	74	12
4 to 7 years	607	170	9	239	38	9	3	3	17	—	83	38
8 to 12 years	764	264	15	331	62	—	6	8	8	—	59	11
13 to 17 years	1 057	300	25	546	46	11	14	14	28	6	47	20
18 to 22 years	1 080	184	17	697	6	14	26	25	77	—	21	14
23 to 27 years	1 333	146	3	788	25	34	40	151	85	—	15	47
28 to 32 years	697	45	—	334	20	17	36	164	29	—	14	36
33 or more years	17	—	—	—	—	—	3	9	—	—	5	—
No stated term or not computed	571	117	8	216	57	20	11	45	19	—	60	17
Median	18.5	13.2	...	20.1	11.6	...	...	27.5	22.5	...	8.2	20.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	535	72	—	292	3	2	11	97	14	3	29	11
Payments increase yearly for first five years of mortgage	29	3	—	6	—	—	—	9	8	—	—	3
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	478	60	—	275	3	2	11	89	3	3	24	8
Not reported	28	9	—	11	—	—	—	—	—	—	5	—
No, monthly payments cannot change	6 001	1 352	82	2 961	283	113	129	322	250	3	324	183
Not reported	79	23	—	25	—	—	—	—	—	3	26	3

Location of First Mortgage Holder

Property in Northeast Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	6 615	1 446	82	3 279	286	115	141	419	264	8	379	197
Lender in Northeast	275	39	36	51	143	3	—	—	—	—	—	4
Lender in North Central	5 431	1 402	42	3 218	123	95	—	—	—	—	—	182
Lender in South	869	—	—	3	14	12	141	419	264	—	12	6
Lender in West	14	—	—	—	3	6	—	—	—	—	6	—
Lender outside United States	3	—	—	—	3	—	—	—	—	—	—	—
Not reported	22	6	3	8	—	—	—	—	—	—	—	6

¹Detail does not add to total because lenders reported more than one reason.

Table 5g. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Oato based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Halder—Con.

Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	5 399	1 322	34	3 143	118	92	64	238	11	8	288	81
Agent	1 216	124	47	136	168	23	76	182	252	—	91	116

Holder's Acquisition of First Mortgage

Originated by holder	5 352	1 327	40	3 039	120	70	77	216	34	6	314	109
Purchased from present servicer	712	51	25	126	103	11	29	134	162	—	18	53
Purchased from someone else	400	43	17	77	54	26	23	64	56	—	15	26
Not reported	151	26	—	37	8	8	11	6	11	3	32	9

Mortgage Assumption

Lender's permission needed for assumption	3 185	565	17	2 127	52	20	45	160	46	—	93	61
Lender's permission not needed for assumption	2 716	682	56	891	209	64	90	243	192	6	169	114
Not reported	714	199	9	260	25	31	6	17	26	3	117	22

Prepayment Penalties

Yes	931	73	—	764	14	6	6	23	22	—	9	14
No	5 508	1 345	79	2 455	263	101	132	397	233	6	319	180
Not reported	176	28	3	60	8	9	3	—	8	3	52	3

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 737	1 096	76	2 882	271	98	129	403	261	8	349	163
Less than 40 percent	164	74	—	72	11	3	—	—	—	—	—	4
40 to 49 percent	203	60	3	106	11	3	2	3	3	—	9	3
50 to 59 percent	366	132	—	181	17	5	3	3	—	—	14	11
60 to 69 percent	613	146	6	333	40	8	3	17	9	—	33	18
70 to 79 percent	1 113	249	3	709	52	—	6	31	14	3	38	9
80 to 89 percent	1 191	202	12	732	46	11	12	44	36	3	52	41
90 to 94 percent	626	68	14	323	31	12	20	46	42	—	36	35
95 to 99 percent	517	51	14	119	34	28	33	105	71	3	37	23
100 percent or more	777	79	26	227	20	25	44	142	83	—	112	17
Not reported	167	35	—	82	8	3	6	12	3	—	17	3
Median	83	75	...	80	80	...	...	97	97	...	93	...

Other properties	879	351	5	397	14	17	11	17	3	—	29	34
------------------------	-----	-----	---	-----	----	----	----	----	---	---	----	----

Total Outstanding Debt as Percent of Value

less than 20 percent	1 438	360	34	673	163	17	17	8	25	—	93	47
20 to 29 percent	830	264	5	414	45	6	14	11	20	3	25	23
30 to 39 percent	794	222	17	405	20	14	12	24	37	—	31	12
40 to 49 percent	968	225	11	528	15	11	20	37	32	3	64	23
50 to 59 percent	758	129	9	438	8	6	15	51	45	—	45	12
60 to 69 percent	664	95	3	332	14	17	25	83	31	—	44	20
70 to 79 percent	510	56	—	258	9	16	14	66	34	3	14	39
80 to 89 percent	275	34	—	93	3	11	11	65	18	—	28	12
90 to 99 percent	116	6	—	25	—	12	5	50	6	—	11	3
100 percent or more	33	14	—	3	—	—	5	6	—	—	2	3
Not reported	229	42	3	110	9	6	3	17	17	—	20	3
Median	41	34	...	42	20	...	...	68	52	...	45	47

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	6 612	1 444	82	3 279	286	115	141	419	264	8	379	197
Interest and principal	6 573	1 441	79	3 265	286	115	141	419	264	6	362	197
Fully amortized	6 229	1 276	76	3 203	283	115	141	419	264	6	256	191
Partially amortized	345	165	3	62	3	—	—	—	—	—	106	6
Principal only	17	3	—	3	—	—	—	—	—	—	11	—
Fully amortized	8	—	—	3	—	—	—	—	—	—	5	—
Partially amortized	9	3	—	—	—	—	—	—	—	—	6	—
Interest only	23	—	3	11	—	—	—	—	—	3	6	—
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	6 573	1 441	79	3 265	286	115	141	419	264	6	362	197
Real estate taxes and property insurance	3 125	338	51	1 635	168	87	122	291	261	6	47	121
With no other items	1 741	184	20	1 085	63	40	62	125	68	6	32	57
With other items	1 384	153	31	550	105	48	60	167	193	—	15	64
Real estate taxes only	763	125	14	570	17	6	—	3	—	—	19	9
Property insurance only	51	10	—	20	3	—	—	3	—	—	9	6
Other combinations or no other items	2 634	968	15	1 039	98	22	19	122	3	—	287	61
No regular payments of interest and principal	42	6	3	14	—	—	—	—	—	3	17	—

Table 5g. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

North Central Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on First Mortgage**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	6 612	1 444	82	3 279	286	115	141	419	264	8	379	197
Less than \$60	202	33	8	82	17	—	17	8	25	—	11	—
\$60 to \$79	476	88	20	156	80	14	17	16	27	6	27	24
\$80 to \$99	494	91	6	239	51	9	14	11	34	—	29	11
\$100 to \$149	1 311	337	19	601	69	28	17	72	42	—	100	25
\$150 to \$199	1 144	247	8	575	26	19	14	106	48	—	63	38
\$200 to \$249	797	195	6	406	6	9	18	54	20	3	49	32
\$250 to \$299	627	133	9	345	8	6	25	29	20	—	23	29
\$300 to \$399	744	154	3	431	6	17	11	43	29	—	34	17
\$400 to \$499	401	92	—	214	6	8	—	40	12	—	12	17
\$500 to \$599	230	43	3	120	3	3	6	26	6	—	20	—

\$600 to \$699	89	16	—	50	6	—	3	9	—	—	5	—
\$700 to \$799	40	3	—	26	3	3	—	3	—	—	3	—
\$800 or more	59	12	—	33	6	—	—	3	—	—	3	—
Median	\$186	\$185	...	\$199	\$98	...	...	\$198	\$153	...	\$168	\$200
Mean	\$226	\$220	...	\$240	\$156	...	...	\$253	\$181	...	\$208	\$225

No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—
------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	6 612	1 444	82	3 279	286	115	141	419	264	8	379	197
Current or ahead of schedule	6 107	1 363	79	3 080	277	106	124	365	219	6	305	182
Delinquent (30 days or more)	369	60	—	151	6	3	16	54	36	—	31	12
1 to 3 payments	296	54	—	123	6	3	11	46	31	—	14	9
4 or more payments	73	6	—	28	—	—	5	8	6	—	17	3
Foreclosure in process	14	—	—	5	—	—	—	3	6	—	—	—
Foreclosure not in process	56	6	—	22	—	—	2	6	—	—	17	3
Not reported	3	—	—	—	—	—	3	—	—	—	—	—
Not reported	136	20	3	48	3	6	—	—	8	3	43	3
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	6 612	1 444	82	3 279	286	115	141	419	264	8	379	197
Less than 5 percent	1 203	249	42	572	131	14	26	29	62	3	39	36
5 to 9 percent	2 055	524	20	1 084	60	19	31	90	73	3	99	51
10 to 14 percent	1 343	273	14	680	34	37	38	98	34	—	86	48
15 to 19 percent	765	156	—	370	25	14	19	72	37	3	43	24
20 to 24 percent	320	41	—	164	6	6	9	46	20	—	11	9
25 to 29 percent	166	29	—	63	—	2	—	34	18	—	11	9
30 to 34 percent	87	15	—	41	—	9	—	3	—	—	17	3
35 to 39 percent	58	15	—	8	3	3	—	14	3	—	6	6
40 to 49 percent	58	15	—	26	—	6	—	6	—	—	11	—
50 percent or more	67	23	—	34	—	—	—	—	—	—	11	—
Not reported or not computed	493	105	6	237	26	6	17	28	17	—	40	12
Median	10	9	...	9	5	...	...	14	9	...	12	11
No regular payments required	3	3	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	5 964	1 350	82	2 989	280	92	124	329	248	8	293	168
Less than \$10	2 055	510	31	1 074	54	28	28	137	71	—	79	44
\$10 to \$14	1 568	311	22	818	100	28	48	94	28	6	80	33
\$15 to \$19	909	191	17	480	41	14	14	38	43	—	42	32
\$20 to \$24	546	104	9	278	43	11	11	23	28	3	21	14
\$25 to \$29	251	78	—	79	14	5	14	9	17	—	14	21
\$30 to \$39	212	56	—	82	8	3	6	3	28	—	20	5
\$40 to \$49	49	17	—	17	3	—	—	—	8	—	—	4
\$50 to \$59	20	3	—	6	—	—	—	3	3	—	—	6
\$60 or more	43	15	—	12	3	—	—	6	—	—	5	3
Not reported or not computed	311	66	3	143	14	6	3	23	17	—	31	6
Median	\$12	\$12	...	\$12	\$14	...	...	\$11	\$17	...	\$13	...
Acquired 1980 and 1981 (part)	651	96	—	290	6	23	16	91	15	—	85	29

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	5 964	1 350	82	2 989	280	92	124	329	248	8	293	168
Less than 5 percent	39	3	3	19	11	—	—	3	—	—	—	—
5 to 9 percent	546	101	25	280	40	6	11	17	28	—	23	15
10 to 14 percent	1 310	346	18	691	78	5	18	37	48	—	46	24
15 to 19 percent	1 205	278	20	627	45	17	28	63	45	3	37	43
20 to 24 percent	863	200	6	437	14	22	20	58	25	—	52	29
25 to 29 percent	505	110	3	266	14	3	6	32	17	6	35	14
30 to 34 percent	284	35	—	144	9	6	5	29	20	—	23	14
35 to 39 percent	213	46	3	94	8	6	8	25	17	—	5	3
40 to 49 percent	174	52	—	58	9	11	9	17	11	—	—	—
50 percent or more	286	74	—	102	20	11	3	20	17	—	27	12
Not reported or not computed	538	105	6	271	32	6	17	28	20	—	43	12
Median	18	18	...	18	15	...	...	23	19	...	22	...
Acquired 1980 and 1981 (part)	651	96	—	290	6	23	16	91	15	—	85	29

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	5 140	988	68	2 660	263	104	111	284	258	8	247	149
1,000,000 or more	274	40	5	123	16	8	3	19	46	—	5	8
250,000 to 999,999	542	77	11	263	39	11	14	39	44	3	14	28
50,000 to 249,999	1 088	196	3	538	66	37	20	63	66	—	65	35
10,000 to 49,999	1 498	229	34	821	84	23	40	92	61	6	67	40
Less than 10,000 and rural	1 738	446	14	915	58	24	34	71	41	—	95	39

Table 5g. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	Total	Holder of first mortgage										
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS—Con.												
Location by Size of Place—Con.												
Outside SMSA's	1 475	459	14	619	23	11	30	135	5	—	132	47
10,000 or more	404	91	3	212	5	3	8	35	3	—	24	20
2,500 to 9,999	302	93	3	122	12	3	10	37	—	—	21	3
Less than 2,500 and rural	769	275	9	285	6	6	11	62	3	—	88	24
Year Structure Built												
1979 to March 1980	200	35	—	94	6	9	6	23	—	—	13	15
1977 and 1978	390	96	3	212	3	3	8	26	9	—	9	20
1975 and 1976	334	83	—	175	9	3	6	35	9	—	5	10
1970 to 1974	645	140	5	380	—	5	6	58	23	—	12	15
1960 to 1969	1 441	290	28	796	118	22	31	62	46	—	34	14
1950 to 1959	1 192	226	22	594	54	26	26	81	55	3	61	43
1940 to 1949	650	129	6	286	34	11	19	43	48	—	51	23
1939 or earlier	1 594	416	14	672	48	31	30	84	65	6	182	46
Not reported	170	30	3	69	14	5	8	9	8	—	11	11
Value												
Less than \$5,000	6	—	—	3	—	—	—	—	—	—	—	4
\$5,000 to \$9,999	26	3	—	—	—	6	5	3	—	—	10	—
\$10,000 to \$14,999	81	23	3	8	3	5	3	3	5	—	25	3
\$15,000 to \$19,999	190	43	3	68	3	8	6	5	16	3	23	11
\$20,000 to \$24,999	235	37	3	74	14	6	6	22	23	—	38	14
\$25,000 to \$29,999	284	78	6	97	17	—	14	24	11	—	29	9
\$30,000 to \$34,999	384	73	8	133	17	9	17	44	45	—	32	6
\$35,000 to \$39,999	543	97	6	227	28	14	11	72	31	3	36	18
\$40,000 to \$49,999	1 041	260	6	490	28	23	34	88	34	3	48	28
\$50,000 to \$59,999	867	202	17	438	38	14	14	45	36	—	32	32
\$60,000 to \$79,999	1 419	246	19	870	49	17	18	69	29	—	55	46
\$80,000 to \$99,999	722	148	6	463	34	6	6	23	17	—	15	6
\$100,000 to \$149,999	434	148	3	206	40	3	6	3	—	—	10	15
\$150,000 or more	154	47	—	92	6	—	—	—	—	—	6	3
Not reported	229	42	3	110	9	6	3	17	17	—	20	3
Median	\$54600	\$54300	...	\$61100	\$57600	...	...	\$43100	\$38600	...	\$38200	\$51600
Mean	\$58900	\$62200	...	\$63800	\$64500	...	...	\$45500	\$42300	...	\$42100	\$51900
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)	2 761	537	15	1 362	54	56	56	267	86	6	224	99
Less than 1.0	405	104	6	161	6	3	11	23	14	3	61	12
1.0 to 1.4	626	133	3	316	11	11	14	58	17	—	48	14
1.5 to 1.9	603	91	3	339	6	17	5	63	23	3	32	21
2.0 to 2.4	371	72	—	187	17	5	3	46	12	—	15	14
2.5 to 2.9	233	34	—	112	6	9	9	23	9	—	15	18
3.0 to 3.4	117	14	—	56	3	—	5	19	3	—	17	—
3.5 to 3.9	54	11	—	25	—	3	—	6	—	—	3	6
4.0 or more	97	25	—	32	3	3	—	9	3	—	13	9
Not reported or not computed	255	52	3	133	3	6	9	20	6	—	20	6
Median	1.7	1.5	...	1.7	...	...	...	1.8	...	...	1.4	...
Other properties	3 855	910	67	1 917	231	59	85	153	177	3	155	98
OWNER CHARACTERISTICS												
Age of Owner												
Less than 25 years	193	20	—	72	3	8	8	45	14	3	16	3
25 to 34 years	1 963	379	6	1 014	31	25	34	193	88	—	122	70
35 to 44 years	1 853	420	28	962	58	39	36	117	65	—	102	25
45 to 54 years	1 424	324	28	714	74	14	23	40	62	3	79	66
55 to 64 years	806	206	17	364	83	26	17	6	28	3	38	18
65 years or over	254	66	3	96	34	3	14	11	3	—	16	8
Not reported	123	31	—	57	3	—	8	9	3	—	6	6
Median	41	42	...	40	52	...	...	33	39	...	40	44
Race of Owner												
White	6 028	1 360	74	3 056	258	87	115	355	177	8	356	183
Black	436	56	8	143	25	17	17	59	83	—	17	11
Asian and Pacific Islander	52	3	—	29	—	11	—	3	—	—	3	3
American Indian, Eskimo, and Aleut	3	3	—	—	—	—	—	—	—	—	—	—
Not reported	96	26	—	51	3	—	8	3	3	—	2	—
Sex of Owner												
Male	1 192	238	17	575	57	23	26	82	40	3	92	39
Female	787	166	8	298	54	20	22	90	45	6	50	29
Male and female co-owners	4 577	1 037	57	2 372	172	70	87	241	177	—	236	129
Not reported	60	6	—	35	3	3	5	5	3	—	—	—
Spanish Origin												
Spanish	84	8	—	48	3	—	3	8	—	—	8	6
Not Spanish	6 194	1 371	82	3 064	257	115	124	390	258	8	347	179
Not reported	336	68	—	167	26	—	14	21	6	—	24	12
Veteran Status												
Veteran	2 807	605	39	1 415	129	42	66	178	117	—	119	98
Vietnam conflict	921	140	8	485	14	25	29	125	35	—	24	37
Korean conflict	531	126	20	251	26	5	6	23	20	—	20	35
Korean conflict and World War II	57	23	—	20	8	—	—	—	6	—	—	—
World War II	738	173	11	373	71	6	12	3	23	—	44	23
World War I	3	—	—	3	—	—	—	—	—	—	—	—
Other	525	131	—	267	9	5	20	28	31	—	31	4
Not reported	31	11	—	17	—	—	—	—	3	—	—	—
Nonveteran	3 656	810	43	1 796	148	74	58	233	144	8	249	93
Not reported	152	32	—	68	9	—	16	8	3	—	11	6

Table 5g. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region**OWNER CHARACTERISTICS—Con.****Income**

Less than \$5,000	186	45	—	64	11	3	3	14	19	—	20	7
\$5,000 to \$7,499	131	28	—	45	14	6	3	8	11	—	16	—
\$7,500 to \$9,999	193	52	—	42	3	14	11	29	11	—	20	11
\$10,000 to \$12,499	315	55	5	121	14	11	6	42	14	3	41	3
\$12,500 to \$14,999	211	56	6	79	6	—	8	16	11	—	20	9
\$15,000 to \$19,999	741	143	6	358	25	25	17	59	26	3	47	31
\$20,000 to \$24,999	1 034	216	8	497	43	10	22	94	41	3	57	44
\$25,000 to \$29,999	930	214	17	486	30	9	23	49	28	—	43	31
\$30,000 to \$34,999	793	183	17	453	30	17	9	19	25	—	29	9
\$35,000 to \$49,999	1 087	224	5	608	34	14	20	49	56	—	35	41
\$50,000 or more	544	141	11	301	49	—	3	17	9	—	11	3
Not reported	451	88	6	226	26	6	17	23	11	—	40	9
Median	\$26500	\$27000	...	\$28300	\$27200	...	...	\$21600	\$24000	...	\$20500	\$23800
Mean	\$28600	\$29100	...	\$30400	\$34100	...	...	\$23200	\$24800	...	\$21300	\$24500

Table 1h. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region	Total properties	Nonmortgaged properties	Mortgaged properties	South Region	Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties -----	13 746	5 557	8 189	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part) -----	4 016	460	3 557
Inside SMSA's -----	9 490	3 352	6 138	Less than \$5,000 -----	48	32	15
1,000,000 or more -----	217	72	144	\$5,000 to \$9,999 -----	141	51	90
250,000 to 999,999 -----	1 715	641	1 074	\$10,000 to \$14,999 -----	119	30	89
50,000 to 249,999 -----	1 853	711	1 142	\$15,000 to \$19,999 -----	179	26	152
10,000 to 49,999 -----	2 351	720	1 631	\$20,000 to \$24,999 -----	200	34	166
Less than 10,000 and rural -----	3 353	1 207	2 147	\$25,000 to \$29,999 -----	356	25	330
Outside SMSA's -----	4 256	2 205	2 051	\$30,000 to \$34,999 -----	319	43	277
10,000 or more -----	735	291	444	\$35,000 to \$39,999 -----	397	36	362
2,500 to 9,999 -----	1 003	598	405	\$40,000 to \$49,999 -----	681	42	639
Less than 2,500 and rural -----	2 519	1 316	1 203	\$50,000 to \$59,999 -----	531	34	497
Manner of Acquisition				\$60,000 to \$79,999 -----	524	48	475
By purchase -----	12 851	4 731	8 120	\$80,000 to \$99,999 -----	231	17	214
Placed one new mortgage -----	8 459	2 100	6 359	\$100,000 to \$149,999 -----	129	17	112
Placed two or more new mortgages -----	179	66	113	\$150,000 or more -----	44	3	41
Assumed mortgage(s) already on property -----	1 700	317	1 383	Not reported -----	119	23	96
Assumed mortgage already on property and placed new mortgage -----	163	45	117	Median -----	\$42800	\$32300	\$43900
All cash -----	1 996	1 889	108	Other properties -----	9 730	5 097	4 633
Borrowed other than with mortgage -----	354	314	40	Value			
Inheritance or gift -----	670	609	61	Less than \$5,000 -----	170	159	11
Other -----	58	55	3	\$5,000 to \$9,999 -----	291	248	43
Not reported -----	167	162	6	\$10,000 to \$14,999 -----	504	377	126
Source of Downpayment				\$15,000 to \$19,999 -----	560	404	156
Purchased 1975 to 1981 (part) -----	5 240	699	4 541	\$20,000 to \$24,999 -----	710	445	265
Sale of previous home -----	1 545	295	1 250	\$25,000 to \$29,999 -----	779	397	382
Sale of other real property or other investment -----	149	34	115	\$30,000 to \$34,999 -----	1 033	471	562
Savings -----	1 978	222	1 756	\$35,000 to \$39,999 -----	1 086	463	623
Borrowing other than mortgage on this property -----	198	14	184	\$40,000 to \$49,999 -----	1 926	609	1 317
Gift -----	110	5	105	\$50,000 to \$59,999 -----	1 618	500	1 117
Land on which structure was built -----	53	3	50	\$60,000 to \$79,999 -----	2 080	545	1 535
Other -----	79	8	71	\$80,000 to \$99,999 -----	985	186	798
No downpayment required -----	606	15	592	\$100,000 to \$149,999 -----	796	193	603
Not reported -----	521	103	419	\$150,000 or more -----	365	119	246
Other properties -----	8 506	4 858	3 648	Not reported -----	845	441	404
Land and Building Acquisition				Median -----	\$46800	\$35600	\$53600
During same 12-month period -----	12 007	4 460	7 547	Mean -----	\$53000	\$42000	\$60300
Acquired land previously -----	1 392	885	507	Purchase Price as Percent of Value			
Land not owned by building owner -----	179	97	82	Acquired by purchase -----	12 851	4 731	8 120
Not reported -----	169	115	53	Purchased 1977 to 1981 (part) -----	4 016	460	3 557
Year Property Acquired				Less than 80 percent -----	1 976	200	1 776
1979 to 1981 (part) -----	2 242	332	1 910	80 to 89 percent -----	936	82	854
1977 and 1978 -----	1 908	240	1 668	90 to 94 percent -----	378	38	340
1975 and 1976 -----	1 280	293	987	95 to 99 percent -----	205	29	176
1970 to 1974 -----	2 385	741	1 645	100 percent or more -----	322	77	244
1965 to 1969 -----	1 803	758	1 045	Not reported -----	201	34	167
1960 to 1964 -----	1 343	733	611	Median -----	80—	82	80—
1959 or earlier -----	2 785	2 461	324	Purchased 1970 to 1976 -----	3 473	858	2 614
Year Structure Built				Less than 60 percent -----	2 064	555	1 509
1979 to March 1980 -----	578	42	536	60 to 69 percent -----	883	162	722
1977 and 1978 -----	786	89	697	70 to 79 percent -----	131	37	94
1975 and 1976 -----	682	115	567	80 to 89 percent -----	49	15	34
1970 to 1974 -----	1 827	372	1 455	90 to 99 percent -----	32	17	14
1960 to 1969 -----	3 073	847	2 226	100 percent or more -----	314	72	242
1950 to 1959 -----	2 680	1 391	1 289	Not reported -----	60—	60—	60—
1940 to 1949 -----	1 434	945	489	Median -----	60—	60—	60—
1939 or earlier -----	2 054	1 458	595	Purchased 1969 or earlier -----	5 362	3 413	1 949
Not reported -----	632	298	334	Less than 40 percent -----	3 432	2 233	1 199
Rooms				40 to 49 percent -----	922	504	418
4 or less rooms -----	1 058	714	344	50 to 59 percent -----	204	135	69
5 rooms -----	3 210	1 490	1 720	60 to 69 percent -----	50	35	15
6 rooms -----	3 289	1 309	1 980	70 to 79 percent -----	56	36	20
7 rooms -----	1 874	605	1 269	80 to 89 percent -----	698	470	228
8 or more rooms -----	1 945	444	1 501	90 to 99 percent -----	40—	40—	40—
Not reported -----	2 369	996	1 374	100 percent or more -----	895	826	69
Median -----	5.9	5.6	6.2	Not acquired by purchase -----			
				Purchase Price-Income Ratio			
				Acquired by purchase 1977 to 1981 (part) -----	4 016	460	3 557
				Less than 1.0 -----	505	114	391
				1.0 to 1.4 -----	903	44	858
				1.5 to 1.9 -----	835	48	787
				2.0 to 2.4 -----	567	50	517
				2.5 to 2.9 -----	318	32	286
				3.0 to 3.4 -----	192	23	169
				3.5 to 3.9 -----	129	25	105
				4.0 or more -----	217	65	152
				Not reported or not computed -----	350	60	291
				Median -----	1.8	1.9	1.7
				Other properties -----	9 730	5 097	4 633

Table 1h. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

South Region**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	12 564	5 359	7 206
Less than \$60	514	514	3
\$60 to \$79	609	606	3
\$80 to \$99	813	795	18
\$100 to \$149	1 723	1 546	177
\$150 to \$199	1 233	743	490
\$200 to \$249	1 178	300	878
\$250 to \$299	992	121	871
\$300 to \$349	890	64	826
\$350 to \$399	756	26	730
\$400 to \$449	607	18	589
\$450 to \$499	540	14	526
\$500 to \$599	708	5	703
\$600 to \$699	417	3	414
\$700 to \$799	275	—	275
\$800 or more	396	9	387
Not reported	914	596	318
Median	\$240	\$115	\$362

Acquired 1980 and 1981 (part)	1 182	198	983
--------------------------------------	--------------	------------	------------

Real Estate Tax

Acquired before 1980	12 564	5 359	7 206
Less than \$100	2 734	1 869	865
\$100 to \$199	1 837	875	961
\$200 to \$299	1 578	598	980
\$300 to \$399	1 257	407	850
\$400 to \$499	942	288	654
\$500 to \$599	752	181	571
\$600 to \$699	594	157	437
\$700 to \$799	388	76	312
\$800 to \$899	352	79	273
\$900 to \$999	229	38	191
\$1,000 to \$1,499	731	146	584
\$1,500 or more	416	85	331
Not reported	755	559	196
Median	\$285	\$161	\$382

Acquired 1980 and 1981 (part)	1 182	198	983
--------------------------------------	--------------	------------	------------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	12 564	5 359	7 206
Less than \$10	7 192	2 933	4 259
\$10 to \$14	2 072	529	1 543
\$15 to \$19	571	166	405
\$20 to \$24	226	79	147
\$25 to \$29	112	49	63
\$30 to \$39	40	17	24
\$40 to \$49	27	13	13
\$50 to \$59	26	15	11
\$60 or more	137	66	71
Not reported or not computed	2 162	1 492	670
Median	10	10	10

Acquired 1980 and 1981 (part)	1 182	198	983
--------------------------------------	--------------	------------	------------

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	12 564	5 359	7 206
Less than 5 percent	645	610	35
5 to 9 percent	1 990	1 277	713
10 to 14 percent	2 362	908	1 454
15 to 19 percent	1 900	483	1 417
20 to 24 percent	1 278	297	981
25 to 29 percent	762	169	593
30 to 34 percent	559	165	393
35 to 39 percent	320	119	201
40 to 49 percent	361	96	265
50 percent or more	541	169	372
Not reported or not computed	1 847	1 066	781
Median	16	11	19

Acquired 1980 and 1981 (part)	1 182	198	983
--------------------------------------	--------------	------------	------------

South Region**OWNER CHARACTERISTICS****Ownership Status**

1 owner	5 690	2 904	2 787
2 owners	7 801	2 536	5 265
3 or more owners	201	90	110
Not reported	54	27	27

Age of Owner

Less than 25 years	208	17	191
25 to 34 years	2 324	170	2 154
35 to 44 years	2 661	401	2 260
45 to 54 years	2 514	728	1 785
55 to 64 years	2 584	1 431	1 153
65 years or over	3 125	2 648	476
Not reported	330	161	170
Median	51	65	42

Race of Owner

White	11 725	4 721	7 004
Black	1 617	670	947
Asian and Pacific Islander	35	3	32
American Indian, Eskimo, and Aleut	61	24	37
Not reported	308	139	169

Sex of Owner

Male	3 144	1 190	1 954
Female	2 856	1 873	983
Male and female co-owners	7 631	2 436	5 194
Not reported	116	58	58

Spanish Origin

Spanish	604	247	357
Not Spanish	12 108	4 747	7 361
Not reported	1 034	563	471

Veteran Status

Veteran	5 447	1 687	3 760
Vietnam conflict	1 577	124	1 453
Korean conflict	800	166	634
Korean conflict and World War II	166	63	103
World War II	2 040	1 118	922
World War I	61	54	7
Other	719	136	583
Not reported	84	26	59

Nonveteran	7 886	3 655	4 231
Not reported	414	216	198

Persons in Household

1 person	1 943	1 340	603
2 persons	4 548	2 519	2 029
3 persons	2 631	729	1 902
4 persons	2 591	455	2 136
5 persons	1 052	188	864
6 or more persons	625	140	485
Not reported	355	186	170
Median	2.6	2.0	3.2

Income

Less than \$5,000	1 208	980	229
\$5,000 to \$7,499	868	612	256
\$7,500 to \$9,999	744	477	267
\$10,000 to \$12,499	916	480	435
\$12,500 to \$14,999	624	254	370
\$15,000 to \$19,999	1 536	584	951
\$20,000 to \$24,999	1 600	424	1 176
\$25,000 to \$29,999	1 321	314	1 006
\$30,000 to \$34,999	1 118	213	905
\$35,000 to \$49,999	1 604	311	1 293
\$50,000 or more	845	175	671
Not reported	1 363	733	629
Median	\$20900	\$11800	\$25500
Mean	\$23400	\$16400	\$27800

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	8 189	7 447	742	1 482	1 338	143	1 417	1 275	141	5 290	4 833	457
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	7 447	7 447	—	1 338	1 338	—	1 275	1 275	—	4 833	4 833	—
2 mortgages.....	728	—	728	140	—	140	141	—	141	446	—	446
3 or more mortgages.....	14	—	14	3	—	3	—	—	—	11	—	11
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	8 010	7 280	731	1 482	1 338	143	1 398	1 259	139	5 130	4 682	448
Contract to purchase.....	179	168	11	—	—	—	19	16	3	160	152	9
Origin of First Mortgage												
Mortgage made at time property acquired.....	5 855	5 361	494	1 039	953	85	1 001	921	80	3 815	3 486	329
Mortgage assumed at time property acquired.....	1 419	1 233	186	398	343	55	387	328	59	633	562	71
Mortgage placed later than acquisition of property.....	916	853	63	44	42	3	29	26	3	843	785	57
Refinanced mortgage:												
Same lender.....	338	299	39	7	7	—	14	11	3	317	281	36
Different lender.....	212	194	18	15	15	—	12	12	—	186	168	18
Mortgage placed on property owned free and clear of debt.....	365	360	6	23	20	3	3	3	—	339	336	3
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	916	853	63	44	42	3	29	26	3	843	785	57
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	37	37	—	—	—	—	—	—	—	37	37	—
Secure better terms.....	114	102	12	12	12	—	3	3	—	100	88	12
Provide funds for additions, improvements, or repairs to this property.....	427	387	39	20	17	3	8	6	3	398	365	34
Provide funds for investment in other real estate.....	60	60	—	—	—	—	6	6	—	55	55	—
Provide funds for other types of investments.....	32	29	3	—	—	—	3	3	—	29	26	3
Provide funds for educational or medical expenses.....	26	23	3	—	—	—	—	—	—	26	23	3
Other reasons.....	114	111	3	3	3	—	3	3	—	108	105	3
Not reported.....	106	103	3	10	10	—	6	6	—	90	87	3
Other properties.....	7 273	6 594	679	1 437	1 297	141	1 388	1 249	139	4 448	4 048	400
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property.....	581	—	581	116	—	116	101	—	101	364	—	364
Provide funds for additions, improvements or repairs to this property.....	280	—	280	56	—	56	62	—	62	161	—	161
Provide funds for investment in other real estate.....	27	—	27	3	—	3	—	—	—	25	—	25
Provide funds for other types of investments.....	48	—	48	11	—	11	6	—	6	31	—	31
Provide funds for educational or medical expenses.....	24	—	24	3	—	3	13	—	13	8	—	8
Other reasons.....	147	—	147	35	—	35	17	—	17	95	—	95
Not reported.....	55	—	55	8	—	8	3	—	3	43	—	43
Other properties.....	161	—	161	27	—	27	41	—	41	93	—	93
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	2 149	2 009	140	350	327	23	400	359	41	1 399	1 323	76
1977 and 1978.....	1 928	1 731	197	212	180	32	330	300	31	1 387	1 252	135
1975 and 1976.....	986	857	129	112	89	23	181	161	19	693	607	87
1970 to 1974.....	1 608	1 430	179	310	284	26	264	230	33	1 035	915	119
1965 to 1969.....	882	815	67	256	233	23	128	113	15	498	469	29
1960 to 1964.....	499	471	28	179	166	13	73	70	3	247	235	12
1959 or earlier.....	137	134	3	63	60	3	42	42	—	32	32	—
First Mortgage Loan												
Less than \$5,000.....	125	122	3	6	6	—	8	8	—	112	109	3
\$5,000 to \$9,999.....	762	706	56	153	138	15	83	72	12	526	496	30
\$10,000 to \$14,999.....	1 299	1 194	105	375	329	46	183	173	11	741	693	48
\$15,000 to \$19,999.....	1 154	1 040	114	342	312	30	184	167	17	628	561	67
\$20,000 to \$24,999.....	870	788	82	129	111	18	142	127	15	599	550	49
\$25,000 to \$29,999.....	874	788	86	133	124	9	190	155	35	552	509	43
\$30,000 to \$34,999.....	756	682	74	104	90	14	109	94	15	542	498	44
\$35,000 to \$39,999.....	601	526	76	77	74	3	124	111	13	401	341	60
\$40,000 to \$49,999.....	835	772	62	85	79	6	190	181	9	559	512	47
\$50,000 to \$59,999.....	426	393	34	59	59	—	98	92	6	269	241	28
\$60,000 to \$79,999.....	355	320	35	19	16	3	76	73	3	261	231	29
\$80,000 to \$99,999.....	74	69	5	—	—	—	15	12	3	59	56	3
\$100,000 to \$149,999.....	39	30	9	—	—	—	15	12	3	23	17	6
\$150,000 or more.....	18	18	—	—	—	—	—	—	—	18	18	—
Median.....	\$24300	\$24200	\$25600	\$18000	\$18100	...	\$27800	\$28000	...	\$25400	\$25100	\$28600
Mean.....	\$28100	\$28000	\$28700	\$22000	\$22300	...	\$31500	\$31600	...	\$28900	\$28700	\$31200
First Mortgage Outstanding Debt												
Less than \$5,000.....	898	851	47	138	132	6	92	86	6	668	633	35
\$5,000 to \$9,999.....	1 265	1 169	96	369	328	41	155	141	14	742	701	40
\$10,000 to \$14,999.....	972	884	89	252	222	30	135	123	11	585	539	47
\$15,000 to \$19,999.....	812	726	86	178	155	23	135	118	17	498	453	45
\$20,000 to \$24,999.....	752	667	85	175	81	14	148	129	19	509	456	53
\$25,000 to \$29,999.....	769	695	74	130	124	6	165	143	22	474	427	46
\$30,000 to \$34,999.....	675	574	101	90	79	11	93	71	22	492	424	67
\$35,000 to \$39,999.....	527	483	44	64	58	6	151	138	13	311	287	24
\$40,000 to \$49,999.....	700	650	50	88	86	2	157	154	3	455	410	45
\$50,000 to \$59,999.....	400	370	30	65	62	3	88	82	6	247	225	21
\$60,000 to \$79,999.....	308	278	30	13	13	—	70	65	6	225	201	24
\$80,000 to \$99,999.....	74	62	11	—	—	—	15	12	3	58	50	8
\$100,000 to \$149,999.....	26	26	—	—	—	—	12	12	—	14	14	—
\$150,000 or more.....	13	13	—	—	—	—	—	—	—	13	13	—
Median.....	\$21000	\$20700	\$23200	\$14700	\$14700	...	\$26300	\$26400	...	\$21500	\$21000	\$25900
Mean.....	\$24900	\$24700	\$26000	\$19200	\$19500	...	\$29200	\$29300	...	\$25300	\$25000	\$28200

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	866	851	15	135	132	3	89	86	3	642	633	9
\$5,000 to \$9,999	1 222	1 169	53	346	328	18	143	141	2	733	701	32
\$10,000 to \$14,999	918	884	34	227	222	5	128	123	5	562	539	23
\$15,000 to \$19,999	787	726	61	181	155	26	127	118	9	479	453	26
\$20,000 to \$24,999	733	667	66	96	81	15	132	129	3	504	456	48
\$25,000 to \$29,999	790	695	96	145	124	20	162	143	19	484	427	57
\$30,000 to \$34,999	656	574	81	97	79	18	99	71	28	459	424	35
\$35,000 to \$39,999	552	483	69	79	58	21	151	138	13	322	287	35
\$40,000 to \$49,999	771	650	122	88	86	2	192	154	38	491	410	81
\$50,000 to \$59,999	413	370	44	68	62	5	88	82	6	258	225	33
\$60,000 to \$79,999	328	278	51	16	13	3	71	65	6	242	201	41
\$80,000 to \$99,999	93	62	31	3	—	3	15	12	3	75	50	25
\$100,000 to \$149,999	43	26	17	3	—	3	15	12	3	25	14	12
\$150,000 or more	16	13	3	—	—	—	3	—	3	13	13	—
Median	\$22100	\$20700	\$32900	\$15900	\$14700	...	\$27700	\$26400	...	\$22300	\$21000	\$34900
Mean	\$25900	\$24700	\$37400	\$20400	\$19500	...	\$30300	\$29300	...	\$26200	\$25000	\$39500

Current Interest Rate on First Mortgage

Less than 5.0 percent	139	136	3	6	6	—	67	64	3	66	66	—
5.0 percent	63	57	6	14	14	—	—	—	—	49	43	6
5.1 to 5.9 percent	796	736	59	438	396	41	149	137	12	209	203	6
6.0 percent	392	368	23	67	61	6	46	43	3	278	264	15
6.1 to 6.9 percent	221	207	14	27	24	3	33	33	—	161	150	12
7.0 percent	474	408	66	175	158	17	155	124	31	144	126	18
7.1 to 7.4 percent	142	134	8	3	3	—	6	6	—	133	125	8
7.5 to 7.9 percent	488	418	70	68	53	15	67	52	15	353	313	40
8.0 percent	602	534	67	73	58	15	123	105	19	405	372	34
8.1 to 8.4 percent	147	130	17	11	11	—	8	6	3	127	113	14
8.5 to 8.9 percent	1 388	1 195	193	231	193	38	331	289	42	826	713	113
9.0 percent	626	565	60	24	24	—	73	73	—	529	468	60
9.1 to 9.9 percent	948	872	76	86	83	3	143	137	6	719	652	67
10.0 percent	368	340	27	78	75	3	77	68	9	213	197	16
10.1 to 11.9 percent	670	640	31	87	84	3	82	82	—	501	474	28
12.0 percent	154	149	5	39	39	—	21	21	—	105	100	5
12.1 to 13.9 percent	310	304	7	39	39	—	29	29	—	242	235	7
14.0 percent or more	263	254	9	28	28	—	6	6	—	229	220	9
Median	8.7	8.7	8.6	7.6	7.6	...	8.6	8.6	...	8.9	9.0	8.8

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	2 091	1 897	193	—	—	—	3	3	—	2 088	1 895	193
Rate higher now than when mortgage made	258	241	18	—	—	—	—	—	—	258	241	18
Rate lower now than when mortgage made	21	21	—	—	—	—	—	—	—	21	21	—
Rate unchanged or same now as when mortgage made	1 763	1 593	170	—	—	—	3	3	—	1 760	1 590	170
Not reported	49	43	6	—	—	—	—	—	—	49	43	6
No, interest rate cannot be changed	6 016	5 485	531	1 482	1 338	143	1 414	1 273	141	3 120	2 874	246
Not reported	82	65	18	—	—	—	—	—	—	82	65	18

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	2 091	1 897	193	—	—	—	3	3	—	2 088	1 895	193
Rate renegotiated periodically	127	121	7	—	—	—	—	—	—	127	121	7
Rate changes tied to market index	99	96	3	—	—	—	—	—	—	99	96	3
When mortgage is assumed	1 687	1 532	155	—	—	—	3	3	—	1 685	1 529	155
When payments become delinquent	301	267	34	—	—	—	3	3	—	298	264	34
Other reason	168	156	12	—	—	—	—	—	—	168	156	12
Not reported	22	22	—	—	—	—	—	—	—	22	22	—
Interest rate cannot be changed	6 016	5 485	531	1 482	1 338	143	1 414	1 273	141	3 120	2 874	246

Term of First Mortgage

Less than 8 years	325	313	11	14	14	—	3	3	—	307	296	11
8 to 12 years	425	381	44	6	6	—	—	—	—	419	375	44
13 to 17 years	348	329	19	11	11	—	—	—	—	337	318	19
18 to 22 years	721	673	48	25	22	3	12	12	—	684	639	45
23 to 27 years	1 315	1 198	118	107	100	6	68	57	11	1 140	1 040	100
28 to 32 years	4 594	4 128	467	1 274	1 142	131	1 334	1 203	130	1 987	1 782	205
33 to 37 years	369	339	30	39	39	—	—	—	—	330	300	30
38 or more years	12	9	3	6	3	3	—	—	—	6	6	—
No stated term	80	77	3	—	—	—	—	—	—	80	77	3
Median	29.0	29.0	29.4	30.3	30.3	...	30.3	30.4	...	26.8	26.6	28.2

Unexpired Term of First Mortgage

Less than 4 years	459	447	12	49	49	—	9	9	—	402	390	12
4 to 7 years	615	572	43	45	43	3	32	32	—	537	497	40
8 to 12 years	792	728	64	95	82	13	65	62	3	632	584	48
13 to 17 years	908	833	74	167	158	9	102	88	14	639	587	51
18 to 22 years	971	848	123	204	181	23	142	120	22	625	547	78
23 to 27 years	1 784	1 598	186	255	221	34	429	394	35	1 100	983	117
28 to 32 years	1 146	1 097	49	268	262	6	251	243	9	626	592	34
33 or more years	8	5	3	—	—	—	—	—	—	8	5	3
No stated term or not computed	1 507	1 318	188	398	343	55	387	328	59	721	647	74
Median	20.9	20.9	21.4	22.5	22.6	...	24.9	25.1	...	18.6	18.3	20.6

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	725	660	65	100	95	5	35	32	2	591	533	57
Payments increase yearly for first five years of mortgage	71	68	2	68	65	2	3	3	—	—	—	—
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	3	3	—	—	—	—
Payments change in some other way	591	531	60	21	18	3	26	23	2	545	491	55
Not reported	60	58	3	12	12	—	3	3	—	45	43	3
No, monthly payments cannot change	7 347	6 688	659	1 364	1 229	135	1 377	1 238	139	4 606	4 221	384
Not reported	117	99	18	17	15	3	6	6	—	94	79	15

¹Detail does not add to total because lenders reported more than one reason.

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	900	825	75	80	71	9	66	63	3	754	691	63
Mutual savings bank	403	361	41	183	165	18	160	146	14	59	50	9
Savings and loan association	3 370	3 036	334	243	222	22	267	232	34	2 860	2 582	278
Life insurance company	460	421	39	171	153	18	88	79	9	201	190	11
Mortgage company	346	310	35	92	82	9	124	104	20	130	124	6
Federal agency	304	281	23	71	79	11	81	75	6	132	127	6
Federally-secured pool	1 163	1 061	101	292	264	28	466	427	40	405	371	33
Federal National Mortgage Association	548	496	53	293	265	28	115	103	12	141	128	13
Real estate or construction company	23	23	—	—	—	—	—	—	—	23	23	—
Individual or individual's estate	340	314	26	—	—	—	—	—	—	340	314	26
Other	334	319	15	38	38	—	50	47	3	246	235	12

Location of First Mortgage Holder

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	8 189	7 447	742	1 482	1 338	143	1 417	1 275	141	5 290	4 833	457
Lender in Northeast	740	681	59	326	298	28	269	246	23	146	137	9
Lender in North Central	243	219	25	74	60	13	58	50	8	111	108	3
Lender in South	7 132	6 477	655	1 068	965	103	1 076	965	110	4 989	4 547	442
Lender in West	36	36	—	12	12	—	12	12	—	13	13	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	34	3	3	3	—	3	3	—	31	28	3
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	5 430	4 923	507	359	317	42	476	424	51	4 595	4 182	413
Agent	2 759	2 524	235	1 123	1 021	102	941	851	90	695	652	44

Holder's Acquisition of First Mortgage

Originated by holder	5 367	4 887	480	396	364	33	469	413	57	4 502	4 111	391
Purchased from present servicer	1 760	1 603	157	680	616	64	607	551	56	473	435	37
Purchased from someone else	883	817	67	337	307	30	317	294	23	229	215	14
Not reported	178	140	38	69	51	17	22	17	5	87	72	15

Mortgage Assumption

Lender's permission needed for assumption	3 355	3 049	306	54	48	6	88	70	18	3 214	2 931	283
Lender's permission not needed for assumption	3 965	3 627	338	1 261	1 147	114	1 217	1 104	112	1 487	1 375	112
Not reported	869	772	98	167	143	24	112	101	11	590	527	62

Prepayment Penalties

Yes	1 006	908	98	143	129	14	18	9	9	844	770	74
No	6 971	6 357	614	1 292	1 172	120	1 386	1 254	132	4 292	3 931	361
Not reported	212	182	30	46	37	9	12	12	—	154	132	21

First Mortgage Loan as Percent of Purchase Price

	Properties acquired by purchase with first mortgage made or assumed at time of purchase											
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 40 percent	7 268	6 589	679	1 437	1 297	141	1 385	1 247	139	4 445	4 045	400
40 to 49 percent	212	169	43	30	18	12	25	17	9	157	135	22
50 to 59 percent	191	164	27	24	24	—	20	14	6	148	126	22
60 to 69 percent	338	318	19	14	11	3	53	50	3	270	257	14
70 to 79 percent	609	541	68	48	33	14	64	55	10	497	453	44
80 to 89 percent	1 044	928	116	103	87	16	122	107	15	819	734	86
90 to 94 percent	1 515	1 377	138	296	277	19	217	197	20	1 002	903	99
95 to 99 percent	906	833	72	249	234	15	157	135	22	500	464	36
100 percent or more	854	792	62	387	361	26	180	165	15	287	266	20
Not reported	1 289	1 177	111	225	192	32	500	460	40	564	525	39
Median	311	288	22	63	60	3	47	47	—	201	182	19
Other properties	87	87	84	93	94	...	95	96	...	82	83	80

Total Mortgage Loan as Percent of Purchase Price

	Properties acquired by purchase with first mortgage made or assumed at time of purchase											
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 40 percent	7 268	6 589	679	1 437	1 297	141	1 385	1 247	139	4 445	4 045	400
40 to 49 percent	169	169	—	18	18	—	17	17	—	135	135	—
50 to 59 percent	167	164	3	24	24	—	14	14	—	129	126	3
60 to 69 percent	334	318	16	11	11	—	53	50	3	270	257	13
70 to 79 percent	557	541	15	36	33	3	58	55	3	463	453	10
80 to 89 percent	961	928	33	90	87	3	114	107	7	758	734	24
90 to 94 percent	1 442	1 377	65	286	277	10	206	197	9	950	903	47
95 to 99 percent	870	833	36	240	234	5	144	135	9	486	464	22
100 percent or more	835	792	42	366	361	5	173	165	8	295	266	29
Not reported	1 623	1 177	446	304	192	112	560	460	100	758	525	233
Median	311	288	22	63	60	3	47	47	—	201	182	19
Other properties	89	87	100+	95	94	...	97	96	...	84	83	100+

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 607	1 578	29	313	305	9	167	167	—	1 127	1 106	21
20 to 29 percent	887	849	38	204	202	3	105	103	3	578	545	32
30 to 39 percent	910	834	76	158	150	8	101	86	15	651	598	53
40 to 49 percent	995	882	112	146	121	26	147	129	18	701	633	69
50 to 59 percent	1 052	922	130	136	116	20	192	180	12	724	625	99
60 to 69 percent	819	715	104	108	85	22	198	167	30	514	463	51
70 to 79 percent	764	661	103	144	127	17	225	196	30	395	338	56
80 to 89 percent	491	421	71	134	122	12	158	135	23	199	164	36
90 to 99 percent	177	156	20	47	38	9	50	50	—	80	69	11
100 percent or more	83	45	38	14	3	11	12	4	9	56	38	18
Not reported	404	383	21	77	70	7	62	59	3	266	255	11
Median	45	43	58	42	39	...	58	57	...	42	41	55

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	8 183	7 441	742	1 482	1 338	143	1 417	1 275	141	5 285	4 828	457
Interest and principal	8 142	7 400	742	1 482	1 338	143	1 417	1 275	141	5 244	4 787	457
Fully amortized	7 809	7 102	708	1 467	1 326	141	1 391	1 254	136	4 952	4 521	431
Partially amortized	333	299	34	15	12	3	26	21	5	292	266	26
Principal only	14	14	—	—	—	—	—	—	—	14	14	—
Fully amortized	14	14	—	—	—	—	—	—	—	14	14	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	27	27	—	—	—	—	—	—	—	27	27	—
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	8 142	7 400	742	1 482	1 338	143	1 417	1 275	141	5 244	4 787	457
Real estate taxes and property insurance	4 896	4 454	441	1 369	1 245	124	1 271	1 153	118	2 255	2 056	199
With no other items	2 527	2 329	199	188	171	17	881	806	75	1 459	1 352	107
With other items	2 368	2 126	242	1 181	1 074	107	390	347	43	797	704	92
Real estate taxes only	394	356	38	21	15	5	67	50	17	306	291	15
Property insurance only	83	81	2	3	3	—	15	15	—	65	63	2
Other combinations or no other items	2 769	2 509	260	89	75	14	64	57	6	2 616	2 376	240
No regular payments of interest and principal	47	47	—	—	—	—	—	—	—	47	47	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	8 183	7 441	742	1 482	1 338	143	1 417	1 275	141	5 285	4 828	457
Less than \$60	453	428	26	148	137	11	67	64	3	238	227	12
\$60 to \$79	603	545	58	210	182	28	123	109	14	270	254	16
\$80 to \$99	714	665	49	209	187	22	105	96	9	400	382	18
\$100 to \$149	1 368	1 243	125	331	294	37	191	176	15	846	773	73
\$150 to \$199	1 046	932	114	114	97	17	180	153	27	752	682	70
\$200 to \$249	978	878	100	126	111	15	177	148	28	675	618	57
\$250 to \$299	782	694	88	117	114	3	118	99	19	548	481	66
\$300 to \$399	1 103	1 023	80	121	112	9	233	221	12	749	690	59
\$400 to \$499	507	460	47	62	62	—	100	97	3	345	301	44
\$500 to \$599	297	269	28	26	23	3	66	60	6	206	186	20
\$600 to \$699	136	123	13	12	12	—	23	21	3	101	91	10
\$700 to \$799	74	72	3	7	7	—	12	12	—	55	53	3
\$800 or more	122	109	12	—	—	—	22	19	3	100	90	10
Median	\$196	\$195	\$200	\$126	\$128	...	\$212	\$213	...	\$210	\$208	\$234
Mean	\$239	\$239	\$237	\$172	\$175	...	\$252	\$255	...	\$254	\$252	\$269
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	8 183	7 441	742	1 482	1 338	143	1 417	1 275	141	5 285	4 828	457
Less than \$60	431	428	3	137	137	—	64	64	—	229	227	3
\$60 to \$79	549	545	3	182	182	—	109	109	—	257	254	3
\$80 to \$99	671	665	5	190	187	3	99	96	3	382	382	—
\$100 to \$149	1 261	1 243	18	302	294	8	176	176	—	782	773	10
\$150 to \$199	977	932	45	117	97	20	161	153	8	699	682	17
\$200 to \$249	968	878	91	132	111	21	160	148	12	676	618	58
\$250 to \$299	782	694	88	130	114	16	110	99	11	541	481	60
\$300 to \$399	1 196	1 023	174	158	112	46	257	221	36	782	690	91
\$400 to \$499	572	460	112	77	62	15	141	97	44	354	301	53
\$500 to \$599	344	269	74	29	23	6	73	60	13	242	186	56
\$600 to \$699	168	123	45	18	12	6	27	21	6	123	91	32
\$700 to \$799	87	72	16	7	7	—	12	12	—	68	53	16
\$800 or more	178	109	69	3	—	3	28	19	8	147	90	57
Median	\$211	\$195	\$368	\$138	\$128	...	\$231	\$213	...	\$222	\$208	\$384
Mean	\$257	\$239	\$434	\$190	\$175	...	\$272	\$255	...	\$271	\$252	\$472
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	8 183	7 441	742	1 482	1 338	143	1 417	1 275	141	5 285	4 828	457
Current or ahead of schedule	7 671	7 007	665	1 370	1 247	122	1 362	1 227	135	4 939	4 532	407
Delinquent (30 days or more)	336	287	50	71	59	12	48	42	6	218	186	32
1 to 3 payments	276	238	38	59	53	6	45	39	6	172	145	26
4 or more payments	61	49	12	12	6	6	3	3	—	46	40	5
Foreclosure in process	14	6	9	9	3	6	—	—	—	5	3	2
Foreclosure not in process	46	43	3	3	3	—	3	3	—	41	38	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	176	148	27	41	32	9	6	6	—	128	110	18
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Table 2h. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	7 206	6 535	671	1 295	1 159	135	1 216	1 098	118	4 695	4 277	418
Less than \$60	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99	18	18	—	3	3	—	4	4	—	11	11	—
\$100 to \$149	177	177	—	53	53	—	15	15	—	109	109	—
\$150 to \$199	490	483	6	125	125	—	62	62	—	303	296	6
\$200 to \$249	878	864	14	264	261	3	118	112	6	496	491	6
\$250 to \$299	871	836	35	232	215	17	168	168	—	471	453	18
\$300 to \$349	826	797	29	139	133	7	150	147	3	537	517	20
\$350 to \$399	730	666	64	124	112	12	107	107	—	498	447	51
\$400 to \$449	589	512	77	71	56	15	98	72	26	420	384	36
\$450 to \$499	526	458	68	79	53	26	80	69	11	367	335	31
\$500 to \$599	703	616	87	91	65	26	146	125	21	466	425	40
\$600 to \$699	414	325	90	40	31	10	82	64	18	292	230	62
\$700 to \$799	275	211	64	15	10	5	76	60	16	184	142	42
\$800 or more	387	271	116	15	3	12	62	48	14	310	220	90
Not reported	318	298	20	42	39	3	47	44	3	229	214	15
Median	\$362	\$346	\$536	\$289	\$277	...	\$381	\$359	...	\$380	\$367	\$581
Acquired 1980 and 1981 (part)	983	912	71	187	179	8	201	178	23	595	556	39

Real Estate Tax

Acquired before 1980	7 206	6 535	671	1 295	1 159	135	1 216	1 098	118	4 695	4 277	418
Less than \$100	865	781	84	117	96	21	80	71	9	668	614	54
\$100 to \$199	961	856	105	181	163	17	142	132	9	639	560	78
\$200 to \$299	980	894	85	253	222	30	151	140	11	576	533	43
\$300 to \$399	850	757	93	194	177	17	172	143	28	484	437	47
\$400 to \$499	654	597	57	169	158	11	168	151	17	317	288	28
\$500 to \$599	571	510	62	104	92	13	114	101	14	353	317	36
\$600 to \$699	437	395	42	73	61	12	91	79	12	273	255	18
\$700 to \$799	312	299	14	59	59	—	65	65	—	188	174	14
\$800 to \$899	273	248	26	39	33	6	45	43	3	189	172	17
\$900 to \$999	191	173	17	18	15	2	37	34	3	136	124	12
\$1,000 to \$1,499	584	523	61	55	52	3	103	95	9	426	376	49
\$1,500 or more	331	310	21	15	15	—	38	35	3	278	260	18
Not reported	196	191	6	18	15	3	—	9	—	170	167	3
Median	\$382	\$384	\$364	\$345	\$351	...	\$435	\$438	...	\$379	\$380	\$367
Acquired 1980 and 1981 (part)	983	912	71	187	179	8	201	178	23	595	556	39

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	8 183	7 441	742	1 482	1 338	143	1 417	1 275	141	5 285	4 828	457
Less than 5 percent	1 378	1 269	110	390	363	27	204	182	23	784	724	60
5 to 9 percent	2 295	2 053	242	417	356	61	397	362	36	1 480	1 335	145
10 to 14 percent	1 608	1 426	182	205	182	23	295	247	48	1 108	997	112
15 to 19 percent	1 016	920	95	180	170	9	198	183	15	638	567	71
20 to 24 percent	504	467	37	65	54	11	108	100	8	331	313	17
25 to 29 percent	238	222	16	32	27	6	43	43	—	163	152	11
30 to 34 percent	171	164	7	14	14	—	35	33	3	121	118	4
35 to 39 percent	83	81	3	12	12	—	15	15	—	56	53	3
40 to 49 percent	83	80	3	13	13	—	21	21	—	48	45	3
50 percent or more	144	138	6	23	23	—	21	21	—	99	93	6
Not reported or not computed	663	622	41	130	123	7	79	70	9	455	429	26
Median	10	10	10	8	8	...	11	11	...	11	11	10
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 206	6 535	671	1 295	1 159	135	1 216	1 098	118	4 695	4 277	418
Less than \$10	4 259	3 794	465	733	656	77	637	551	86	2 889	2 587	302
\$10 to \$14	1 543	1 412	131	297	265	32	354	328	26	891	819	72
\$15 to \$19	405	373	32	83	75	8	92	89	3	230	209	21
\$20 to \$24	147	141	6	42	40	3	39	39	—	65	62	3
\$25 to \$29	63	63	—	22	22	—	13	13	—	29	29	—
\$30 to \$39	24	24	—	12	12	—	4	4	—	8	8	—
\$40 to \$49	13	13	—	—	—	—	—	—	—	13	13	—
\$50 to \$59	11	11	—	—	—	—	—	—	—	11	11	—
\$60 or more	71	71	—	6	6	—	6	6	—	60	60	—
Not reported or not computed	670	632	38	100	85	15	71	68	3	499	479	20
Median	10—	10—	10—	10—	10—	...	10—	10—	...	10—	10—	10—
Acquired 1980 and 1981 (part)	983	912	71	187	179	8	201	178	23	595	556	39

Real Estate Tax as Percent of Income

Acquired before 1980	7 206	6 535	671	1 295	1 159	135	1 216	1 098	118	4 695	4 277	418
Less than 1.0 percent	1 748	1 571	177	277	257	20	260	240	20	1 211	1 074	137
1.0 to 1.9 percent	2 100	1 896	204	427	375	52	377	333	44	1 296	1 189	108
2.0 to 2.9 percent	1 231	1 092	138	234	204	31	277	244	32	720	644	75
3.0 to 3.9 percent	550	494	57	97	91	6	97	94	3	356	308	48
4.0 to 4.9 percent	254	245	9	48	45	3	40	40	—	166	160	6
5.0 to 7.4 percent	263	241	22	33	30	3	48	39	9	181	172	10
7.5 to 9.9 percent	94	82	12	15	12	3	9	9	—	70	61	9
10.0 percent or more	110	107	3	14	14	—	23	23	—	72	69	3
Not reported or not computed	857	807	50	150	131	18	85	76	9	623	600	23
Median	1.7	1.7	1.7	1.7	1.7	...	1.8	1.8	...	1.6	1.6	1.6
Acquired 1980 and 1981 (part)	983	912	71	187	179	8	201	178	23	595	556	39

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Annual Owner Costs as Percent of Income**

Acquired before 1980	7 206	6 535	671
Less than 5 percent	35	35	—
5 to 9 percent	713	705	9
10 to 14 percent	1 454	1 369	85
15 to 19 percent	1 417	1 323	94
20 to 24 percent	981	901	81
25 to 29 percent	593	407	115
30 to 34 percent	393	378	86
35 to 39 percent	201	178	23
40 to 49 percent	265	208	57
50 percent or more	372	292	80
Not reported or not computed	19	739	41
Median	19	18	27
Acquired 1980 and 1981 (part)	983	912	71

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	6 138	5 550	588
1,000,000 or more	144	141	3
250,000 to 999,999	1 074	971	103
50,000 to 249,999	1 142	1 047	94
10,000 to 49,999	1 631	1 474	157
Less than 10,000 and rural	2 147	1 916	230
Outside SMSA's	2 051	1 897	154
10,000 or more	444	413	31
2,500 to 9,999	405	383	22
Less than 2,500 and rural	1 203	1 102	101

Manner of Acquisition

By purchase	8 120	7 378	742
Placed one new mortgage	6 359	5 871	488
Placed two or more new mortgages	113	59	54
Assumed mortgage(s) already on property	1 383	1 271	112
Assumed mortgage already on property and placed new mortgage	117	38	80
All cash	108	105	3
Borrowed other than with mortgage	40	34	6
Inheritance or gift	61	61	—
Other	3	3	—
Not reported	6	6	—

Source of Downpayment

Purchased 1975 to 1981 (part)	4 541	4 112	429
Sale of previous home	1 250	1 128	122
Sale of other real property or other investment	115	99	16
Savings	1 756	1 605	151
Borrowing other than mortgage on this property	184	162	22
Gift	105	96	9
Land on which structure was built	50	41	9
Other	71	61	10
No downpayment required	592	535	56
Not reported	419	386	33
Other properties	3 648	3 335	313

Land and Building Acquisition

During some 12-month period	7 547	6 864	683
Acquired land previously	507	475	32
Land not owned by building owner	82	67	15
Not reported	53	42	12

Year Property Acquired

1979 to 1981 (part)	1 910	1 781	129
1977 and 1978	1 668	1 480	188
1975 and 1976	987	876	112
1970 to 1974	1 645	1 463	182
1965 to 1969	1 045	967	78
1960 to 1964	611	571	40
1959 or earlier	324	310	14

Year Structure Built

1979 to March 1980	536	505	31
1977 and 1978	697	620	77
1975 and 1976	567	509	58
1970 to 1974	1 455	1 323	131
1960 to 1969	2 226	2 013	213
1950 to 1959	1 289	1 172	118
1940 to 1949	489	439	50
1939 or earlier	595	555	40
Not reported	334	311	23

Rooms

4 or less rooms	344	328	16
5 rooms	1 720	1 611	110
6 rooms	1 980	1 838	142
7 rooms	1 269	1 090	179
8 or more rooms	1 501	1 323	178
Not reported	1 374	1 256	117
Median	6.2	6.1	6.7

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
7 206	6 535	671	1 295	1 159	135	1 216	1 098	118	4 695	4 277	418
35	35	—	5	5	—	5	5	—	24	24	—
713	705	9	153	151	3	131	131	—	429	423	6
1 454	1 369	85	318	301	17	200	192	8	936	877	59
1 417	1 323	94	220	208	12	235	222	14	961	893	68
981	901	81	150	140	10	202	185	18	629	576	53
593	478	115	104	90	15	127	101	26	362	288	74
393	307	86	56	36	20	86	66	20	251	205	46
201	178	23	30	30	—	32	30	3	139	118	21
265	208	57	41	30	12	34	16	18	189	162	27
372	292	80	69	32	37	53	53	—	250	207	43
781	739	41	147	137	9	109	97	12	525	505	20
19	18	27	17	16	...	20	19	...	19	18	26
983	912	71	187	179	8	201	178	23	595	556	39
6 138	5 550	588	1 302	1 164	138	1 218	1 094	124	3 618	3 292	326
144	141	3	30	30	—	32	32	—	83	80	3
1 074	971	103	311	272	40	264	235	30	498	464	34
1 142	1 047	94	321	284	38	196	183	13	624	581	43
1 631	1 474	157	342	317	24	367	328	39	922	829	93
2 147	1 916	230	298	262	36	359	317	42	1 490	1 338	152
2 051	1 897	154	180	174	6	199	181	18	1 673	1 542	131
444	413	31	75	75	—	107	93	15	262	245	17
405	383	22	36	33	3	11	11	—	358	339	19
1 203	1 102	101	69	66	3	81	78	3	1 053	958	95
8 120	7 378	742	1 479	1 335	143	1 414	1 273	141	5 227	4 770	457
6 359	5 871	488	1 059	977	82	1 021	942	80	4 279	3 953	327
113	59	54	7	3	4	6	3	3	101	53	48
1 383	1 271	112	376	345	32	352	319	33	655	608	47
117	38	80	35	8	26	35	9	26	47	20	27
108	105	3	3	3	—	—	—	—	105	102	3
40	34	6	—	—	—	—	—	—	40	34	6
61	61	—	3	3	—	3	3	—	55	55	—
3	3	—	—	—	—	—	—	—	3	3	—
6	6	—	—	—	—	—	—	—	6	6	—
4 541	4 112	429	652	577	75	888	800	88	3 000	2 735	266
1 250	1 128	122	101	87	14	140	119	21	1 008	922	87
115	99	16	23	21	2	17	12	6	74	66	8
1 756	1 605	151	363	318	45	324	306	18	1 069	981	89
184	162	22	21	18	3	21	12	8	143	132	11
105	96	9	28	28	—	11	11	—	65	56	9
50	41	9	—	—	—	6	3	3	44	38	6
71	61	10	6	3	3	22	19	2	44	38	5
592	535	56	61	59	3	275	249	26	255	228	28
419	386	33	50	45	6	72	68	4	297	273	24
3 648	3 335	313	829	761	68	529	475	54	2 290	2 099	191
7 547	6 864	683	1 438	1 300	138	1 342	1 219	123	4 767	4 345	422
507	475	32	18	15	3	29	26	3	460	433	26
82	67	15	15	12	3	37	27	9	30	28	2
53	42	12	11	11	—	9	3	6	33	27	6
1 910	1 781	129	351	331	21	383	345	38	1 176	1 105	70
1 668	1 480	188	164	132	32	324	293	30	1 180	1 055	126
987	875	112	137	114	23	184	165	19	666	596	69
1 645	1 463	182	308	279	29	266	230	36	1 071	954	117
1 045	967	78	271	248	23	130	116	15	643	603	41
611	571	40	185	169	16	85	82	3	341	320	20
324	310	14	66	66	—	45	45	—	214	200	14
536	505	31	84	81	3	66	60	6	386	364	22
697	620	77	62	56	5	129	116	13	507	448	59
567	509	58	42	36	6	105	93	12	421	380	41
1 455	1 323	131	211	202	9	248	221	27	995	900	96
2 226	2 013	213	498	446	52	388	352	36	1 341	1 216	125
1 289	1 172	118	338	305	33	295	265	31	656	602	54
489	439	50	128	100	28	74	68	6	287	270	17
595	555	40	55	47	8	63	60	3	477	448	29
334	311	23	65	65	—	50	41	9	220	205	15
344	328	16	58	52	6	25	25	—	261	251	10
1 720	1 611	110	425	400	25	301	285	17	994	926	68
1 980	1 838	142	421	391	30	392	360	33	1 167	1 088	79
1 269	1 090	179	213	180	33	241	182	59	815	728	86
1 501	1 323	178	126	113	14	234	209	24	1 142	1 001	140
1 374	1 256	117	238	203	35	223	214	9	912	839	73
62	61	67	58	58	...	62	61	...	63	63	6

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

South Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Purchase Price												
Properties acquired by purchase 1977 to 1981 (part) ----	3 557	3 240	317	515	463	52	704	635	68	2 337	2 141	196
Less than \$5,000 -----	15	15	—	—	—	—	—	—	—	15	15	—
\$5,000 to \$9,999 -----	90	90	—	3	3	—	3	3	—	84	84	—
\$10,000 to \$14,999 -----	89	81	9	14	8	6	9	9	—	66	63	3
\$15,000 to \$19,999 -----	152	135	18	32	20	12	35	35	—	86	80	6
\$20,000 to \$24,999 -----	166	155	11	23	20	3	23	23	—	120	112	8
\$25,000 to \$29,999 -----	330	287	43	69	60	10	88	71	17	173	156	16
\$30,000 to \$34,999 -----	277	246	31	51	48	3	55	44	11	170	154	17
\$35,000 to \$39,999 -----	362	344	18	76	73	3	75	69	6	211	202	9
\$40,000 to \$49,999 -----	639	583	56	109	101	8	157	142	15	373	340	33
\$50,000 to \$59,999 -----	497	451	46	99	90	9	101	88	13	297	273	24
\$60,000 to \$79,999 -----	475	436	40	25	25	—	94	88	6	357	323	34
\$80,000 to \$99,999 -----	214	195	19	3	3	—	31	31	—	181	161	19
\$100,000 to \$149,999 -----	112	102	10	—	—	—	15	15	—	98	88	10
\$150,000 or more -----	41	34	7	—	—	—	4	4	—	37	31	7
Not reported -----	96	85	11	12	12	—	14	14	—	71	60	11
Median -----	\$43900	\$43900	\$44400	\$38900	\$39600	...	\$43600	\$44000	...	\$45600	\$45100	\$50500
Other properties -----	4 633	4 208	425	967	876	91	713	640	73	2 953	2 692	261
Value												
Less than \$5,000 -----	11	11	—	—	—	—	—	—	—	11	11	—
\$5,000 to \$9,999 -----	43	43	—	—	—	—	—	—	—	43	43	—
\$10,000 to \$14,999 -----	126	126	—	6	6	—	4	4	—	117	117	—
\$15,000 to \$19,999 -----	156	141	15	24	18	6	12	12	—	120	111	9
\$20,000 to \$24,999 -----	265	239	26	48	46	3	36	36	—	180	157	23
\$25,000 to \$29,999 -----	382	350	32	130	113	18	69	69	—	183	168	15
\$30,000 to \$34,999 -----	562	513	49	142	130	12	113	97	16	307	287	21
\$35,000 to \$39,999 -----	623	579	44	168	159	9	129	110	19	325	310	16
\$40,000 to \$49,999 -----	1 317	1 204	113	369	331	37	264	250	14	684	623	61
\$50,000 to \$59,999 -----	1 117	1 008	109	232	209	23	253	213	40	632	586	46
\$60,000 to \$79,999 -----	1 535	1 398	137	240	223	17	253	231	22	1 041	943	98
\$80,000 to \$99,999 -----	798	720	78	37	27	10	133	121	12	629	572	57
\$100,000 to \$149,999 -----	603	520	82	9	7	3	62	56	6	531	458	73
\$150,000 or more -----	246	211	35	—	—	—	27	18	8	219	192	27
Not reported -----	404	383	21	77	70	7	62	59	3	266	255	11
Median -----	\$53600	\$53200	\$57500	\$45000	\$44900	...	\$52000	\$51500	...	\$58600	\$57900	\$66500
Mean -----	\$60300	\$59600	\$67100	\$45500	\$45400	...	\$56200	\$55500	...	\$65600	\$64700	\$74500
Purchase Price as Percent of Value												
Acquired by purchase -----	6 120	7 378	742	1 479	1 335	143	1 414	1 273	141	5 227	4 770	457
Purchased 1977 to 1981 (part) -----	3 557	3 240	317	515	463	52	704	635	68	2 337	2 141	196
Less than 80 percent -----	1 776	1 580	196	202	167	35	311	269	42	1 263	1 144	120
80 to 89 percent -----	854	801	53	153	144	9	208	202	6	493	455	38
90 to 94 percent -----	340	309	30	81	73	8	64	58	6	194	178	16
95 to 99 percent -----	176	164	11	32	32	—	36	28	8	108	105	3
100 percent or more -----	244	235	9	29	29	—	62	55	7	153	151	2
Not reported -----	167	150	17	18	18	—	23	23	—	126	109	17
Median -----	80—	80—	80—	83	84	...	81	82	...	80—	80—	80—
Purchased 1970 to 1976 -----	2 614	2 321	294	442	390	52	450	395	55	1 722	1 536	186
Less than 60 percent -----	1 509	1 323	186	285	245	40	225	187	39	998	892	107
60 to 79 percent -----	722	633	89	104	92	12	156	142	14	461	399	63
80 to 89 percent -----	94	85	9	—	—	—	18	18	—	76	67	9
90 to 99 percent -----	34	29	5	3	3	—	10	7	2	21	19	2
100 percent or more -----	14	14	—	—	—	—	6	6	—	9	9	—
Not reported -----	242	236	5	50	50	—	35	35	—	156	151	5
Median -----	60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—
Purchased 1969 or earlier -----	1 949	1 818	131	522	483	39	260	242	18	1 168	1 093	75
Less than 40 percent -----	1 199	1 136	63	308	291	17	149	140	9	743	706	37
40 to 59 percent -----	618	571	47	141	126	15	62	56	6	215	189	26
60 to 79 percent -----	69	69	—	15	15	—	11	11	—	43	43	—
80 to 99 percent -----	15	12	3	3	3	—	—	—	—	12	9	3
100 percent or more -----	20	20	—	3	3	—	5	5	—	12	12	—
Not reported -----	228	210	18	52	45	7	32	29	3	144	135	9
Median -----	40—	40—	...	40—	40—	...	40—	40—	...	40—	40—	...
Not acquired by purchase -----	69	69	—	3	3	—	3	3	—	63	63	—
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part) ----	3 557	3 240	317	515	463	52	704	635	68	2 337	2 141	196
Less than 1.0 -----	391	357	34	80	63	17	68	65	3	243	229	15
1.0 to 1.4 -----	858	778	80	128	121	7	167	141	26	564	516	48
1.5 to 1.9 -----	787	702	84	110	95	14	200	178	22	477	429	48
2.0 to 2.4 -----	517	485	33	95	92	3	111	105	6	312	288	24
2.5 to 2.9 -----	286	259	28	32	23	9	51	47	4	204	188	15
3.0 to 3.4 -----	169	154	15	15	13	3	23	18	5	130	124	6
3.5 to 3.9 -----	105	100	5	6	6	—	17	15	3	81	79	2
4.0 or more -----	152	139	13	16	16	—	35	35	—	100	88	13
Not reported or not computed -----	291	265	26	33	33	—	31	31	—	226	200	26
Median -----	1.7	1.8	1.7	1.7	1.7	...	1.8	1.8	...	1.8	1.8	...
Other properties -----	4 633	4 208	425	967	876	91	713	640	73	2 953	2 692	261
OWNER CHARACTERISTICS												
Ownership Status												
1 owner -----	2 787	2 594	193	595	541	54	459	425	34	1 732	1 628	104
2 owners -----	5 265	4 736	528	870	786	85	920	817	103	3 474	3 134	341
3 or more owners -----	110	99	11	11	9	2	34	31	4	65	59	5
Not reported -----	27	18	9	6	3	3	3	3	—	19	12	7

Table 2h. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

South Region

OWNER CHARACTERISTICS—Con.

Age of Owner

Less than 25 years	191	180	11
25 to 34 years	2 154	1 914	240
35 to 44 years	2 260	2 025	235
45 to 54 years	1 785	1 636	149
55 to 64 years	1 153	1 085	67
65 years or over	476	464	12
Not reported	170	142	27
Median	42	43	40

Race of Owner

White	7 004	6 390	614
Black	947	847	100
Asian and Pacific Islander	32	32	—
American Indian, Eskimo, and Aleut	37	37	—
Not reported	169	141	27

Sex of Owner

Male	1 954	1 812	141
Female	983	912	71
Male and female co-owners	5 194	4 677	517
Not reported	58	46	12

Spanish Origin

Spanish	357	335	22
Not Spanish	7 361	6 702	659
Not reported	471	410	61

Veteran Status

Veteran	3 760	3 437	324
Vietnam conflict	1 453	1 298	155
Korean conflict	634	581	53
Korean conflict and World War II	103	96	7
World War II	922	865	57
World War I	7	7	—
Other	583	535	48
Not reported	59	56	3
Nonveteran	4 231	3 849	382
Not reported	198	162	36

Persons in Household

1 person	603	571	32
2 persons	2 029	1 882	147
3 persons	1 902	1 753	149
4 persons	2 136	1 901	235
5 persons	864	773	91
6 or more persons	485	430	55
Not reported	170	137	33
Median	3.2	3.2	3.6

Income

Less than \$5,000	229	217	12
\$5,000 to \$7,499	256	235	21
\$7,500 to \$9,999	267	256	11
\$10,000 to \$12,499	435	393	42
\$12,500 to \$14,999	370	348	22
\$15,000 to \$19,999	951	853	98
\$20,000 to \$24,999	1 176	1 063	113
\$25,000 to \$29,999	1 006	908	99
\$30,000 to \$34,999	905	824	81
\$35,000 to \$49,999	1 293	1 172	121
\$50,000 or more	671	590	81
Not reported	629	588	41
Median	\$25500	\$25400	\$26600
Mean	\$27800	\$27600	\$29500

see text)

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
191	180	11	58	55	3	20	20	—	113	104	9
2 154	1 914	240	391	345	46	410	375	35	1 352	1 194	158
2 260	2 025	235	365	334	31	410	358	52	1 484	1 333	152
1 785	1 636	149	305	279	26	321	282	39	1 160	1 075	84
1 153	1 085	67	239	217	22	180	169	11	733	699	34
476	464	12	87	78	8	54	54	—	335	332	4
170	142	27	36	29	7	21	18	3	113	95	18
42	43	40	42	43	...	42	42	...	43	43	39
7 004	6 390	614	1 153	1 050	103	1 185	1 074	111	4 666	4 265	401
947	847	100	277	243	34	196	169	28	474	436	39
32	32	—	6	6	—	4	4	—	23	23	—
37	37	—	6	6	—	12	12	—	19	19	—
169	141	27	41	34	7	20	17	3	108	90	18
1 954	1 812	141	347	311	37	387	361	25	1 219	1 140	79
983	912	71	256	236	20	97	85	12	631	591	39
5 194	4 677	517	857	773	84	931	826	104	3 407	3 078	329
58	46	12	22	19	3	3	3	—	33	23	9
357	335	22	77	68	10	74	71	3	206	197	9
7 361	6 702	659	1 313	1 185	128	1 257	1 132	125	4 790	4 384	406
471	410	61	91	86	6	86	72	14	294	252	42
3 760	3 437	324	497	449	47	1 122	1 022	100	2 141	1 965	176
1 453	1 298	155	136	122	14	618	561	57	698	615	84
634	581	53	109	109	—	125	106	19	400	365	35
103	96	7	19	15	4	35	32	3	49	49	—
922	865	57	147	130	18	177	166	12	597	569	28
7	7	—	—	—	—	4	4	—	3	3	—
583	535	48	79	67	12	142	135	7	362	332	30
59	56	3	6	6	—	21	18	3	32	32	—
4 231	3 849	382	943	857	87	274	236	39	3 013	2 756	257
198	162	36	42	32	9	20	18	3	136	112	24
603	571	32	118	112	6	100	97	3	386	362	23
2 029	1 882	147	408	372	37	330	295	34	1 291	1 215	76
1 902	1 753	149	338	302	36	301	274	27	1 263	1 177	86
2 136	1 901	235	347	321	26	386	341	44	1 404	1 239	165
864	773	91	143	126	17	188	165	23	533	482	51
485	430	55	100	85	15	90	83	7	295	263	32
170	137	33	28	22	7	23	20	3	118	95	23
3.2	3.2	3.6	3.1	3.1	...	3.4	3.4	...	3.2	3.2	3.7
229	217	12	49	44	6	29	29	—	150	144	6
256	235	21	38	30	9	32	29	3	186	176	9
267	256	11	47	44	3	13	13	—	207	199	9
435	393	42	91	73	18	90	85	5	255	235	19
370	348	22	79	70	8	59	59	—	233	219	14
951	853	98	212	186	26	192	168	24	547	498	49
1 176	1 063	113	265	248	18	213	178	35	698	637	60
1 006	908	99	208	187	21	204	188	15	595	532	63
905	824	81	171	163	8	204	175	29	529	486	43
1 293	1 172	121	165	150	15	232	220	13	896	803	94
671	590	81	35	29	6	73	64	9	563	497	66
629	588	41	121	114	7	76	67	9	432	406	26
\$25500	\$25400	\$26600	\$23100	\$23300	...	\$26000	\$26100	...	\$26300	\$26000	\$29000
\$27800	\$27600	\$29500	\$23900	\$24100	...	\$27300	\$27200	...	\$29000	\$28700	\$32300

Table 3h. First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

South Region	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-housing-unit properties -----	203 560	184 245	19 314	28 475	26 036	2 439	41 348	37 380	3 968	133 737	120 829	12 908
Average first mortgage debt -----	24 900	24 700	26 000	19 200	19 500	17 000	29 200	29 300	28 100	25 300	25 000	28 200
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	200 751	181 519	19 233	28 475	26 036	2 439	40 918	36 972	3 945	131 358	118 510	12 848
Contract to purchase -----	2 808	2 726	82	-	-	-	430	408	22	2 378	2 319	59
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	80 328	74 997	5 331	12 652	12 025	626	16 859	15 454	1 404	50 818	47 517	3 300
1977 and 1978 -----	59 953	53 980	5 973	5 355	4 732	623	11 979	11 060	920	42 619	38 188	4 431
1975 and 1976 -----	25 140	21 423	3 717	2 420	1 917	503	5 391	4 655	736	17 329	14 852	2 478
1970 to 1974 -----	26 769	23 602	3 166	4 420	4 026	394	5 029	4 463	566	17 319	15 113	2 206
1965 to 1969 -----	8 082	7 162	920	2 306	2 120	186	1 507	1 193	314	4 269	3 849	420
1960 to 1964 -----	2 951	2 761	190	1 158	1 068	90	469	442	27	1 325	1 252	73
1959 or earlier -----	336	319	17	165	148	17	114	114	-	57	57	-
First Mortgage Loan												
Less than \$5,000 -----	239	231	7	14	14	-	18	18	-	207	200	7
\$5,000 to \$9,999 -----	3 324	3 071	253	750	659	91	405	350	55	2 169	2 063	106
\$10,000 to \$14,999 -----	10 352	9 369	983	3 113	2 715	398	1 515	1 402	112	5 724	5 251	473
\$15,000 to \$19,999 -----	14 771	13 203	1 568	4 485	4 012	473	2 506	2 254	252	7 780	6 937	842
\$20,000 to \$24,999 -----	15 930	14 313	1 616	2 397	2 084	313	2 841	2 528	313	10 691	9 702	990
\$25,000 to \$29,999 -----	21 571	19 396	2 175	3 514	3 306	208	4 871	3 994	877	13 186	12 097	1 090
\$30,000 to \$34,999 -----	22 203	20 007	2 195	3 252	2 821	431	3 339	2 857	482	15 612	14 330	1 282
\$35,000 to \$39,999 -----	21 036	18 449	2 587	2 851	2 748	103	4 443	3 982	461	13 742	11 719	2 023
\$40,000 to \$49,999 -----	34 768	32 202	2 567	3 714	3 460	255	8 180	7 803	377	22 874	20 939	1 935
\$50,000 to \$59,999 -----	22 395	20 628	1 768	3 181	3 181	-	5 226	4 898	329	13 988	12 549	1 439
\$60,000 to \$79,999 -----	23 164	20 859	2 305	1 205	1 038	166	4 990	4 776	214	16 970	15 045	1 925
\$80,000 to \$99,999 -----	6 317	5 889	428	-	-	-	1 309	1 091	217	5 008	4 798	210
\$100,000 to \$149,999 -----	4 178	3 316	862	-	-	-	1 706	1 429	277	2 473	1 888	585
\$150,000 or more -----	3 312	3 312	-	-	-	-	-	-	-	3 312	3 312	-
First Mortgage Outstanding Debt												
Less than \$5,000 -----	2 369	2 216	152	378	357	21	266	249	18	1 725	1 610	114
\$5,000 to \$9,999 -----	9 364	8 635	729	2 805	2 506	299	1 141	1 030	110	5 419	5 098	320
\$10,000 to \$14,999 -----	12 025	10 921	1 104	3 110	2 727	383	1 679	1 533	145	7 237	6 661	576
\$15,000 to \$19,999 -----	14 107	12 621	1 486	2 994	2 597	398	2 374	2 051	323	8 739	7 973	766
\$20,000 to \$24,999 -----	16 928	15 024	1 904	2 114	1 808	306	3 326	2 894	432	11 488	10 322	1 166
\$25,000 to \$29,999 -----	21 057	19 085	1 972	3 568	3 417	150	4 482	3 899	582	13 008	11 768	1 240
\$30,000 to \$34,999 -----	21 840	18 575	3 265	2 889	2 531	358	3 016	2 315	701	15 935	13 729	2 206
\$35,000 to \$39,999 -----	19 715	18 083	1 633	2 402	2 154	248	5 670	5 178	492	11 643	10 750	893
\$40,000 to \$49,999 -----	30 976	28 712	2 264	3 829	3 719	110	7 038	6 910	127	20 109	18 083	2 026
\$50,000 to \$59,999 -----	21 956	20 273	1 683	3 528	3 362	166	4 843	4 514	329	13 585	12 398	1 188
\$60,000 to \$79,999 -----	20 868	18 819	2 050	858	858	-	4 717	4 285	432	15 293	13 675	1 618
\$80,000 to \$99,999 -----	6 643	5 571	1 072	-	-	-	1 369	1 091	277	5 274	4 479	795
\$100,000 to \$149,999 -----	3 163	3 163	-	-	-	-	1 429	1 429	-	1 734	1 734	-
\$150,000 or more -----	2 548	2 548	-	-	-	-	-	-	-	2 548	2 548	-
Current Interest Rate on First Mortgage												
Less than 5.0 percent -----	744	735	9	8	8	-	183	174	9	553	553	-
5.0 percent -----	317	276	41	15	15	-	-	-	-	302	261	41
5.1 to 5.9 percent -----	5 913	5 448	465	3 096	2 776	320	1 195	1 105	90	1 622	1 567	55
6.0 percent -----	3 059	2 869	189	631	593	38	545	508	37	1 883	1 768	115
6.1 to 6.9 percent -----	2 380	2 239	141	255	237	18	379	379	-	1 747	1 623	123
7.0 percent -----	7 489	6 244	1 245	2 643	2 355	288	3 033	2 391	642	1 813	1 498	315
7.1 to 7.4 percent -----	2 266	2 164	102	52	52	-	93	93	-	2 122	2 020	102
7.5 to 7.9 percent -----	9 912	8 550	1 362	1 288	1 054	235	1 565	1 209	356	7 059	6 287	772
8.0 percent -----	12 380	10 800	1 580	1 725	1 398	326	3 636	3 045	591	7 019	6 357	663
8.1 to 8.4 percent -----	3 560	3 115	445	357	357	-	252	197	55	2 952	2 561	390
8.5 to 8.9 percent -----	42 998	37 411	5 587	5 058	4 203	855	11 237	9 819	1 418	26 703	23 389	3 314
9.0 percent -----	18 077	16 166	1 911	708	708	-	2 729	2 729	-	14 639	12 728	1 911
9.1 to 9.9 percent -----	34 211	31 842	2 369	2 687	2 598	90	5 861	5 669	192	25 662	23 576	2 087
10.0 percent -----	10 438	9 181	1 257	2 706	2 603	103	3 639	3 060	578	4 093	3 518	575
10.1 to 11.9 percent -----	25 183	23 617	1 567	3 606	3 439	166	3 828	3 828	-	17 750	16 349	1 400
12.0 percent -----	6 315	5 937	378	1 036	1 036	-	1 538	1 538	-	3 740	3 362	378
12.1 to 13.9 percent -----	12 544	12 282	262	1 478	1 478	-	1 431	1 431	-	9 636	9 373	262
14.0 percent or more -----	5 773	5 370	403	1 127	1 127	-	204	204	-	4 442	4 039	403
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed -----	67 232	60 520	6 711	-	-	-	108	108	-	67 124	60 413	6 711
Rate higher now than when mortgage made -----	6 242	5 607	635	-	-	-	-	-	-	6 242	5 607	635
Rate lower now than when mortgage made -----	593	-	-	-	-	-	-	-	-	593	593	-
Rate unchanged or same now as when mortgage made -----	58 961	53 313	5 649	-	-	-	108	108	-	58 854	53 205	5 649
Not reported -----	1 435	1 007	428	-	-	-	-	-	-	1 435	1 007	428
No, interest rate cannot be changed -----	134 454	122 465	11 988	28 475	26 036	2 439	41 240	37 272	3 968	64 738	59 157	5 581
Not reported -----	1 875	1 260	615	-	-	-	-	-	-	1 875	1 260	615
Reason for Change in First Mortgage Rate												
Interest rate can be changed' -----	67 232	60 520	6 711	-	-	-	108	108	-	67 124	60 413	6 711
Rate renegotiated periodically -----	3 542	3 343	199	-	-	-	-	-	-	3 542	3 343	199
Rate changes tied to market index -----	2 869	2 581	288	-	-	-	-	-	-	2 869	2 581	288
When mortgage is assumed -----	56 562	51 038	5 525	-	-	-	108	108	-	56 455	50 930	5 525
When payments became delinquent -----	7 822	6 935	887	-	-	-	108	108	-	7 714	6 828	887
Other reason -----	4 314	4 044	270	-	-	-	-	-	-	4 314	4 044	270
Not reported -----	612	612	-	-	-	-	-	-	-	612	612	-
Interest rate cannot be changed -----	134 454	122 465	11 988	28 475	26 036	2 439	41 240	37 272	3 968	64 738	59 157	5 581

'Detail does not add to total because lenders reported more than one reason.

Table 3h. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	5 330	4 909	422	74	74	—	95	95	—	5 162	4 740	422
8 to 12 years	4 659	3 793	847	38	38	—	—	—	—	4 602	3 755	847
13 to 17 years	4 584	4 380	204	81	81	—	—	—	—	4 503	4 299	204
18 to 22 years	12 159	11 454	705	283	265	18	183	183	—	11 693	11 006	687
23 to 27 years	24 075	21 397	2 678	797	634	163	734	653	82	22 543	20 110	2 434
28 to 32 years	144 894	131 030	13 864	26 804	24 563	2 242	40 336	36 449	3 886	77 754	70 018	7 736
33 to 37 years	6 330	5 753	578	363	363	—	—	—	—	5 968	5 390	578
38 or more years	57	40	17	36	20	17	—	—	—	21	21	—
No stated term	1 491	1 491	—	—	—	—	—	—	—	1 491	1 491	—

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	19 069	17 302	1 767	4 003	3 803	200	935	874	61	14 130	12 625	1 506
Payments increase yearly for first five years of mortgage	3 098	2 988	110	3 001	2 891	110	97	97	—	—	—	—
Payments increase yearly for first ten years of mortgage	103	103	—	—	—	—	103	103	—	—	—	—
Payments change in some other way	14 146	12 584	1 562	479	389	90	641	580	61	13 026	11 615	1 411
Not reported	1 723	1 628	95	523	523	—	95	95	—	1 105	1 010	95
No, monthly payments cannot change	182 188	165 189	16 999	24 080	21 858	2 221	40 350	36 444	3 907	117 758	106 887	10 871
Not reported	2 303	1 754	549	392	374	18	62	62	—	1 848	1 317	531

Holder of First Mortgage

Commercial bank or trust company	20 166	18 354	1 812	1 401	1 250	150	1 494	1 420	74	17 271	15 684	1 587
Mutual savings bank	6 872	5 909	963	2 084	1 957	127	3 090	2 694	396	1 698	1 258	440
Savings and loan association	89 002	79 490	9 512	3 448	3 015	433	6 043	5 286	757	79 510	71 188	8 322
Life insurance company	7 212	6 484	729	1 653	1 458	196	1 431	1 248	183	4 128	3 778	350
Mortgage company	9 159	8 354	806	2 468	2 281	187	4 110	3 563	547	2 581	2 509	72
Federal agency	6 929	6 441	488	2 153	1 966	187	2 929	2 681	248	1 847	1 795	52
Federally-secured pool	34 919	32 369	2 549	8 732	8 212	520	17 889	16 499	1 390	8 297	7 658	639
Federal National Mortgage Association	14 879	13 284	1 595	5 944	5 306	638	3 277	2 942	335	5 659	5 036	623
Real estate or construction company	200	200	—	—	—	—	—	—	—	200	200	—
Individual or individual's estate	6 534	6 065	469	—	—	—	—	—	—	6 534	6 065	469
Other	7 687	7 296	392	592	592	—	1 084	1 047	38	6 011	5 657	354

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region												
Lender in Northeast	203 560	184 245	19 314	28 475	26 036	2 439	41 348	37 380	3 968	133 737	120 829	12 908
Lender in North Central	12 542	11 504	1 038	3 590	3 325	265	5 044	4 449	595	3 908	3 730	177
Lender in South	6 323	5 883	440	1 408	1 251	157	1 722	1 521	201	3 193	3 111	82
Lender in West	182 792	165 027	17 765	23 176	21 159	2 017	34 161	30 990	3 172	125 455	112 879	12 576
Lender outside United States	1 027	1 027	—	160	160	—	328	328	—	539	539	—
Not reported	876	804	72	142	142	—	92	92	—	643	571	72
Property in West Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	130 689	117 401	13 287	6 943	6 221	722	12 887	11 624	1 263	110 860	99 557	11 303
Agent	72 871	66 844	6 027	21 533	19 816	1 717	28 461	25 756	2 705	22 877	21 272	1 605

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	11 665	10 789	876	2 031	1 886	145	1 111	1 035	76	8 524	7 869	655
20 to 29 percent	15 402	13 122	2 280	2 321	1 959	362	1 653	1 436	216	11 428	9 727	1 701
30 to 39 percent	19 824	17 240	2 583	2 524	2 153	371	2 149	1 482	666	15 151	13 605	1 546
40 to 49 percent	31 459	27 363	4 096	2 892	2 122	770	4 051	3 570	481	24 516	21 671	2 845
50 to 59 percent	34 224	30 028	4 196	3 220	2 966	254	6 663	5 420	1 243	24 341	21 642	2 700
60 to 69 percent	29 219	25 792	3 427	2 848	2 382	466	6 694	5 941	753	19 677	17 469	2 208
70 to 79 percent	29 158	27 784	1 375	4 939	4 899	41	9 448	8 993	455	14 771	13 892	879
80 to 89 percent	17 380	17 191	189	4 966	4 966	—	6 048	5 978	70	6 366	6 247	119
90 to 99 percent	6 625	6 625	—	1 554	1 554	—	2 245	2 245	—	2 826	2 826	—
100 percent or more	1 382	1 382	—	119	119	—	60	60	—	1 203	1 203	—
Not reported	7 221	6 929	292	1 061	1 030	30	1 227	1 218	9	4 934	4 680	254

Table 3h. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region**MORTGAGE PAYMENTS AND OTHER EXPENSES****Method of Payment of First Mortgage**

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	203 492	184 178	19 314	28 475	26 036	2 439	41 348	37 380	3 968	133 669	120 762	12 908
Interest and principal	201 877	182 562	19 314	28 475	26 036	2 439	41 348	37 380	3 968	132 054	119 146	12 908
Fully amortized	192 984	174 611	18 373	28 224	25 815	2 409	40 663	36 747	3 916	124 097	112 049	12 048
Partially amortized	8 893	7 951	942	252	222	30	684	632	52	7 957	7 097	859
Principal only	177	177	—	—	—	—	—	—	—	177	177	—
Fully amortized	177	177	—	—	—	—	—	—	—	177	177	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	1 438	1 438	—	—	—	—	—	—	—	1 438	1 438	—
No regular payments required	68	68	—	—	—	—	—	—	—	68	68	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	203 492	184 178	19 314	28 475	26 036	2 439	41 348	37 380	3 968	133 669	120 762	12 908
Less than \$60	2 118	1 972	146	700	640	60	434	426	9	983	906	77
\$60 to \$79	3 471	3 062	409	1 437	1 239	198	725	605	121	1 308	1 217	91
\$80 to \$99	5 561	5 170	391	1 981	1 760	221	991	925	66	2 590	2 485	104
\$100 to \$149	16 160	14 591	1 568	4 499	3 932	567	2 899	2 669	230	8 763	7 991	772
\$150 to \$199	18 788	16 464	2 324	2 356	1 984	372	3 955	3 352	603	12 477	11 128	1 349
\$200 to \$249	23 883	21 373	2 510	3 417	3 009	407	4 831	4 044	787	15 635	14 319	1 316
\$250 to \$299	23 401	20 557	2 844	3 819	3 730	90	3 972	3 336	635	15 610	13 491	2 119
\$300 to \$399	41 798	38 768	3 030	4 644	4 286	358	9 526	9 046	481	27 628	25 436	2 192
\$400 to \$499	24 434	22 328	2 106	3 118	3 118	—	5 259	5 104	155	16 057	14 106	1 951
\$500 to \$599	17 221	15 452	1 769	1 413	1 246	166	3 977	3 589	388	11 832	10 617	1 214
\$600 to \$699	8 795	7 935	860	683	683	—	1 508	1 290	217	6 605	5 962	642
\$700 to \$799	5 467	5 257	210	409	409	—	1 024	1 024	—	4 035	3 825	210
\$800 or more	12 395	11 247	1 147	—	—	—	2 248	1 970	277	10 147	9 277	870
No regular payments required	68	68	—	—	—	—	—	—	—	68	68	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	203 492	184 178	19 314	28 475	26 036	2 439	41 348	37 380	3 968	133 669	120 762	12 908
Current or ahead of schedule	192 038	175 008	17 029	25 962	24 006	1 956	39 961	36 147	3 815	126 114	114 856	11 258
Delinquent (30 days or more)	7 652	6 039	1 613	1 710	1 408	302	1 248	1 095	153	4 693	3 536	1 157
1 to 3 payments	6 437	5 044	1 393	1 377	1 167	210	1 229	1 075	153	3 831	2 801	1 030
4 or more payments	1 215	995	220	333	241	92	20	20	—	862	735	127
Foreclosure in process	233	87	146	170	78	92	—	—	—	63	9	54
Foreclosure not in process	981	908	73	163	163	—	20	20	—	799	725	73
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3 803	3 131	672	803	623	181	138	138	—	2 862	2 370	492
No regular payments required	68	68	—	—	—	—	—	—	—	68	68	—

OWNER CHARACTERISTICS**Race of Owner**

White	179 464	162 435	17 029	22 378	20 351	2 027	34 675	31 439	3 236	122 411	110 646	11 766
Black	19 208	17 376	1 831	5 272	4 902	369	5 729	5 038	690	8 207	7 436	772
Asian and Pacific Islander	1 191	1 191	—	110	110	—	229	229	—	852	852	—
American Indian, Eskimo, and Aleut	725	725	—	54	54	—	379	379	—	292	292	—
Not reported	2 971	2 517	454	662	619	43	336	294	42	1 974	1 604	370

Sex of Owner

Male	45 973	42 269	3 704	6 327	5 743	584	10 238	9 511	727	29 408	27 015	2 393
Female	17 071	15 933	1 138	3 846	3 632	214	1 887	1 720	166	11 338	10 581	757
Male and female co-owners	139 229	124 973	14 256	17 751	16 128	1 623	29 160	26 086	3 075	92 318	82 760	9 558
Not reported	1 287	1 070	217	552	533	18	63	63	—	673	474	199

Spanish Origin

Spanish	7 716	7 145	572	1 341	1 202	139	1 914	1 811	103	4 462	4 132	330
Not Spanish	187 573	169 912	17 661	25 727	23 463	2 263	37 816	34 215	3 601	124 030	112 233	11 797
Not reported	8 270	7 189	1 082	1 408	1 371	37	1 618	1 354	264	5 244	4 463	781

Table 4h. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**

(Amount of total mortgage outstanding debt in millions of dollars. Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South RegionTotal mortgage debt on 1-housing unit properties 212 026
Average total mortgage debt 25 900**MORTGAGE CHARACTERISTICS****Total Mortgage Loan**

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	231	14	18	200
\$5,000 to \$9,999.....	3 115	659	358	2 098
\$10,000 to \$14,999.....	9 560	2 807	1 433	5 319
\$15,000 to \$19,999.....	13 756	4 101	2 360	7 296
\$20,000 to \$24,999.....	15 850	2 740	2 630	10 480
\$25,000 to \$29,999.....	21 206	3 732	4 147	13 327
\$30,000 to \$34,999.....	22 687	3 589	3 689	15 409
\$35,000 to \$39,999.....	20 617	3 369	4 509	12 738
\$40,000 to \$49,999.....	37 724	3 774	9 536	24 413
\$50,000 to \$59,999.....	23 849	3 610	5 447	14 792
\$60,000 to \$79,999.....	24 728	1 222	5 363	18 143
\$80,000 to \$99,999.....	8 352	—	1 091	7 260
\$100,000 to \$149,999.....	6 185	544	1 993	3 648
\$150,000 or more.....	4 165	—	421	3 744

Total Mortgage Outstanding Debt

Less than \$5,000.....	2 278	369	258	1 652
\$5,000 to \$9,999.....	9 076	2 665	1 058	5 353
\$10,000 to \$14,999.....	11 341	2 792	1 596	6 953
\$15,000 to \$19,999.....	13 698	3 070	2 199	8 429
\$20,000 to \$24,999.....	16 517	2 150	2 963	11 404
\$25,000 to \$29,999.....	21 738	3 985	4 427	13 326
\$30,000 to \$34,999.....	21 214	3 122	3 229	14 864
\$35,000 to \$39,999.....	20 693	2 948	5 659	12 086
\$40,000 to \$49,999.....	34 077	3 831	8 568	21 678
\$50,000 to \$59,999.....	22 602	3 643	4 835	14 124
\$60,000 to \$79,999.....	22 241	1 043	4 698	16 500
\$80,000 to \$99,999.....	8 341	220	1 363	6 759
\$100,000 to \$149,999.....	5 239	324	1 721	3 194
\$150,000 or more.....	2 969	—	421	2 548

Total Outstanding Debt as Percent of Value

Less than 20 percent.....	11 061	1 962	1 035	8 064
20 to 29 percent.....	13 844	1 992	1 467	10 385
30 to 39 percent.....	19 677	2 311	1 841	15 525
40 to 49 percent.....	31 227	2 782	4 122	24 324
50 to 59 percent.....	34 723	3 398	6 004	25 320
60 to 69 percent.....	30 088	2 988	7 251	19 848
70 to 79 percent.....	32 761	5 503	10 134	17 124
80 to 89 percent.....	20 721	5 425	7 242	8 054
90 to 99 percent.....	7 412	2 054	2 245	3 113
100 percent or more.....	3 248	673	427	2 148
Not reported.....	7 264	1 073	1 227	4 963

MORTGAGE PAYMENTS AND OTHER EXPENSES**Monthly Interest and Principal Payments on Total Mortgages**

Regular monthly payments of interest and/or principal.....	211 958	30 161	42 995	138 801
Less than \$60.....	1 993	640	426	1 927
\$60 to \$79.....	3 076	1 239	605	1 232
\$80 to \$99.....	5 399	1 979	934	2 485
\$100 to \$149.....	14 937	4 036	2 669	8 232
\$150 to \$199.....	17 007	2 206	3 457	11 345
\$200 to \$249.....	22 881	3 408	4 255	15 218
\$250 to \$299.....	22 643	4 123	3 648	14 872
\$300 to \$399.....	44 132	5 649	10 231	28 253
\$400 to \$499.....	26 909	3 641	6 935	16 333
\$500 to \$599.....	18 815	1 519	4 188	13 108
\$600 to \$699.....	10 406	987	1 670	7 748
\$700 to \$799.....	6 318	409	1 024	4 886
\$800 or more.....	17 443	324	2 956	14 163

No regular payments required..... 68

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal.....	211 958	30 161	42 995	138 801
Less than 5 percent.....	11 639	3 000	1 969	6 670
5 to 9 percent.....	42 503	6 414	7 658	28 431
10 to 14 percent.....	48 627	5 368	9 272	33 987
15 to 19 percent.....	38 386	6 395	8 998	22 993
20 to 24 percent.....	26 802	2 691	6 759	17 352
25 to 29 percent.....	9 455	1 175	2 342	5 939
30 to 34 percent.....	8 743	1 012	1 950	5 781
35 to 39 percent.....	3 094	521	1 067	1 506
40 to 49 percent.....	3 940	692	1 046	2 201
50 percent or more.....	4 917	1 182	443	3 292
Not reported or not computed.....	13 853	1 712	1 492	10 649

No regular payments required..... 68

South Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Annual Owner Costs as Percent of Income**

Acquired before 1980.....	169 874	22 833	33 942	113 100
Less than 5 percent.....	370	42	113	216
5 to 9 percent.....	7 826	1 479	1 739	4 607
10 to 14 percent.....	27 233	4 369	4 168	18 696
15 to 19 percent.....	35 218	4 197	6 977	24 044
20 to 24 percent.....	30 243	3 529	7 038	19 676
25 to 29 percent.....	20 058	2 728	4 670	12 660
30 to 34 percent.....	13 332	1 616	3 366	8 350
35 to 39 percent.....	5 663	420	1 134	4 109
40 to 49 percent.....	7 612	999	1 646	4 967
50 percent or more.....	8 022	1 638	1 078	5 306
Not reported or not computed.....	14 296	1 816	2 011	10 469

Acquired 1980 and 1981 (part).....**PROPERTY CHARACTERISTICS****Year Structure Built**

1979 to March 1980.....	26 992	3 567	3 756	19 669
1977 and 1978.....	28 073	2 452	5 887	19 735
1975 and 1976.....	19 861	1 627	3 962	14 272
1970 to 1974.....	42 188	5 491	8 972	27 726
1960 to 1969.....	45 896	8 513	10 165	27 218
1950 to 1959.....	22 788	4 572	5 918	12 297
1940 to 1949.....	8 721	1 900	1 732	5 088
1939 or earlier.....	10 679	913	1 488	8 278
Not reported.....	6 828	1 127	1 116	4 585

Value

Less than \$5,000.....	46	—	—	46
\$5,000 to \$9,999.....	159	—	—	159
\$10,000 to \$14,999.....	647	41	60	545
\$15,000 to \$19,999.....	1 123	180	103	840
\$20,000 to \$24,999.....	2 810	470	414	1 927
\$25,000 to \$29,999.....	4 464	1 703	878	1 883
\$30,000 to \$34,999.....	8 790	2 178	2 175	4 437
\$35,000 to \$39,999.....	10 078	2 519	2 601	4 958
\$40,000 to \$49,999.....	27 025	7 500	5 784	13 742
\$50,000 to \$59,999.....	28 207	5 396	8 223	14 588
\$60,000 to \$79,999.....	47 104	7 412	9 090	30 602
\$80,000 to \$99,999.....	29 267	1 301	6 223	21 742
\$100,000 to \$149,999.....	29 471	387	4 005	25 079
\$150,000 or more.....	15 571	—	2 213	13 357
Not reported.....	7 264	1 073	1 227	4 963

OWNER CHARACTERISTICS**Age of Owner**

Less than 25 years.....	5 282	1 883	608	2 791
25 to 34 years.....	73 013	12 585	14 705	45 723
35 to 44 years.....	66 075	7 382	13 741	44 952
45 to 54 years.....	39 331	4 261	9 159	25 911
55 to 64 years.....	19 424	2 474	3 492	13 458
65 years or over.....	5 665	914	945	3 806
Not reported.....	3 236	663	344	2 229

Race of Owner

White.....	187 164	23 836	36 124	127 204
Black.....	19 858	5 488	5 922	8 448
Asian and Pacific Islander.....	1 191	110	229	852
American Indian, Eskimo, and Aleut.....	725	54	379	292
Not reported.....	3 087	673	341	2 073

Sex of Owner

Male.....	47 433	6 693	10 478	30 262
Female.....	17 527	4 011	1 973	11 542
Male and female co-owners.....	145 739	18 900	30 481	96 357
Not reported.....	1 327	557	63	708

Spanish Origin

Spanish.....	7 921	1 471	1 934	4 516
Not Spanish.....	195 198	27 263	39 354	128 580
Not reported.....	8 907	1 428	1 707	5 772

Veteran Status

Veteran.....	101 655	8 367	35 714	57 573
Vietnam conflict.....	48 416	3 193	22 540	22 684
Korean conflict.....	14 858	1 350	3 568	9 940
Korean conflict and World War II.....	1 999	309	806	883
World War II.....	16 674	1 561	3 321	11 792
Other.....	95	—	—	58
Not reported.....	17 798	1 756	4 768	11 275
Nonveteran.....	1 814	198	675	941
Not reported.....	106 929	21 286	6 986	78 657
Not reported.....	3 441	508	295	2 638

Table 4h. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

OWNER CHARACTERISTICS—Con.

Income

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Less than \$5,000.....	2 491	631	306	1 554
\$5,000 to \$7,499.....	3 440	537	534	2 369
\$7,500 to \$9,999.....	3 688	519	252	2 916
\$10,000 to \$12,499.....	8 417	1 827	1 757	4 834
\$12,500 to \$14,999.....	6 699	1 333	1 383	3 983
\$15,000 to \$19,999.....	19 461	4 543	4 675	10 243
\$20,000 to \$24,999.....	26 196	5 004	5 854	15 339

South Region

OWNER CHARACTERISTICS—Con.

Income—Con.

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
\$25,000 to \$29,999.....	27 182	4 836	7 000	15 346
\$30,000 to \$34,999.....	26 462	4 448	7 394	14 620
\$35,000 to \$49,999.....	42 577	4 073	7 710	30 794
\$50,000 or more.....	32 073	841	4 703	26 529
Not reported.....	13 339	1 569	1 427	10 342

Table 5h. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	7 447	825	361	3 036	421	310	281	1 061	496	23	314	319
2 mortgages	728	75	38	329	39	32	21	101	53	—	26	15
3 or more mortgages	14	—	3	5	—	3	3	—	—	—	—	—

Form of Debt of First Mortgage

Mortgage or deed of trust	8 010	887	397	3 338	460	325	295	1 157	548	20	256	328
Contract to purchase	179	13	6	32	—	20	9	6	—	3	84	5

Origin of First Mortgage

Mortgage made at time property acquired	5 855	569	222	2 399	298	250	215	956	395	17	303	232
Mortgage assumed at time property acquired	1 419	67	169	548	150	43	74	170	145	3	14	36
Mortgage placed later than acquisition of property	916	264	12	424	12	52	15	37	9	3	23	66
Refinanced mortgage:												
Same lender	338	75	3	204	3	12	6	14	3	3	8	8
Different lender	212	47	9	95	6	18	9	9	—	—	6	14
Mortgage placed on property owned free and clear of debt	365	143	—	124	3	23	—	14	6	—	9	44

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	916	264	12	424	12	52	15	37	9	3	23	66
Renew or extend loan that had fallen due, without increasing the outstanding balance	37	28	—	3	—	—	3	—	—	3	—	—
Secure better terms	114	20	6	62	6	6	4	3	—	—	2	3
Provide funds for additions, improvements, or repairs to this property	427	125	—	207	3	32	—	14	3	—	6	37
Provide funds for investment in other real estate	60	14	—	32	—	3	—	6	—	—	—	6
Provide funds for other types of investments	32	15	—	14	—	—	—	3	—	—	—	—
Provide funds for educational or medical expenses	26	3	—	20	—	—	—	—	—	—	3	—
Other reasons	114	47	3	32	—	3	5	3	—	—	4	17
Not reported	106	12	3	54	3	9	3	8	3	—	8	3

Other properties

Year First Mortgage Made or Assumed

1979 to 1981 (part)	2 149	346	27	637	40	137	100	394	153	11	133	170
1977 and 1978	1 928	250	57	891	45	58	50	305	148	3	62	57
1975 and 1976	986	79	26	495	18	57	17	187	28	3	46	29
1970 to 1974	1 608	142	125	751	65	62	64	190	135	—	51	22
1965 to 1969	882	56	88	353	133	20	31	70	63	3	41	23
1960 to 1964	499	21	54	207	119	11	30	16	9	3	3	26
1959 or earlier	137	6	24	35	40	—	11	—	11	—	3	6

First Mortgage Loan

Less than \$5,000	125	48	3	11	—	11	—	11	—	6	21	15
\$5,000 to \$9,999	762	143	49	228	30	29	55	53	33	9	81	51
\$10,000 to \$14,999	1 299	158	130	450	130	44	66	136	92	—	60	32
\$15,000 to \$19,999	1 154	118	91	439	139	41	28	123	94	3	28	51
\$20,000 to \$24,999	870	77	25	421	54	34	34	132	37	3	32	22
\$25,000 to \$29,999	874	86	33	383	21	40	24	165	63	3	25	31
\$30,000 to \$34,999	756	75	18	349	26	45	20	113	49	—	14	46
\$35,000 to \$39,999	601	32	3	295	7	26	33	109	56	—	21	21
\$40,000 to \$49,999	835	55	26	387	21	39	10	179	48	—	33	38
\$50,000 to \$59,999	426	24	9	179	16	22	26	76	53	—	10	12
\$60,000 to \$79,999	355	60	13	162	12	9	9	49	19	—	9	12
\$80,000 to \$99,999	74	15	3	37	—	3	—	6	3	—	3	3
\$100,000 to \$149,999	39	—	—	23	—	3	—	9	—	—	3	—
\$150,000 or more	18	9	—	6	3	—	—	—	—	—	—	—
Median	\$24300	\$19300	\$16000	\$26800	\$17500	\$26800	\$20500	\$28800	\$26400	...	\$16400	\$24100
Mean	\$28100	\$26600	\$21000	\$30000	\$22300	\$28800	\$24700	\$31400	\$28900	...	\$22600	\$26000

First Mortgage Outstanding Debt

Less than \$5,000	898	182	64	297	100	31	38	28	23	11	75	48
\$5,000 to \$9,999	1 265	167	111	435	148	41	47	101	60	3	88	64
\$10,000 to \$14,999	972	100	93	385	83	40	48	105	78	3	12	26
\$15,000 to \$19,999	812	94	17	352	39	33	24	113	74	3	38	24
\$20,000 to \$24,999	752	67	43	349	12	20	30	146	33	3	29	20
\$25,000 to \$29,999	769	75	13	312	16	53	24	161	69	—	14	33
\$30,000 to \$34,999	675	45	12	336	12	38	23	109	41	—	21	38
\$35,000 to \$39,999	527	17	7	254	4	26	27	103	56	—	9	25
\$40,000 to \$49,999	700	55	22	287	18	28	13	172	39	—	34	35
\$50,000 to \$59,999	400	18	6	175	19	22	23	69	59	—	4	6
\$60,000 to \$79,999	308	58	16	134	6	9	9	41	13	—	9	12
\$80,000 to \$99,999	74	12	—	37	—	3	—	9	3	—	6	3
\$100,000 to \$149,999	26	6	—	11	—	3	—	7	—	—	—	—
\$150,000 or more	13	4	—	6	3	—	—	—	—	—	—	—
Median	\$21000	\$15000	\$11400	\$23100	\$9400	\$25800	\$19200	\$27800	\$25300	...	\$12800	\$21000
Mean	\$24900	\$22400	\$17100	\$26400	\$15700	\$26500	\$22800	\$30000	\$27100	...	\$19200	\$23000

Current Interest Rate on First Mortgage

Less than 5.0 percent	139	5	27	15	20	—	24	25	—	—	11	11
5.0 percent	63	2	5	3	9	—	15	26	3	—	—	—
5.1 to 5.9 percent	796	32	151	203	251	11	38	13	45	—	3	50
6.0 percent	392	17	27	174	48	20	17	16	20	6	38	9

Table 5h. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE CHARACTERISTICS—Con.												
Current Interest Rate on First Mortgage—Con.												
6.1 to 6.9 percent	221	13	9	115	13	9	9	25	17	—	11	—
7.0 percent	474	35	48	198	27	20	12	31	76	—	21	6
7.1 to 7.4 percent	142	8	6	49	3	—	14	59	—	—	—	3
7.5 to 7.9 percent	488	45	17	302	8	8	11	50	39	—	—	8
8.0 percent	602	33	15	268	5	33	9	152	16	3	59	8
8.1 to 8.4 percent	147	8	3	79	3	—	6	31	8	—	—	9
8.5 to 8.9 percent	1 388	91	28	651	24	50	58	301	136	—	17	32
9.0 percent	626	66	25	339	6	27	10	73	16	3	34	26
9.1 to 9.9 percent	948	120	22	469	19	21	24	136	95	3	12	27
10.0 percent	368	77	3	87	6	35	26	54	21	3	54	2
10.1 to 11.9 percent	670	118	9	231	16	74	7	98	39	3	33	43
12.0 percent	154	33	3	38	—	—	15	25	6	—	25	9
12.1 to 13.9 percent	310	85	—	129	—	3	6	28	9	3	10	37
14.0 percent or more	263	111	4	21	3	33	3	19	3	—	12	54
Median	8.7	9.8	6.0	8.7	5.8	9.0	8.3	8.8	8.7	...	9.0	9.2
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	2 091	209	16	1 467	50	26	15	111	83	—	29	84
Rate higher now than when mortgage made	258	67	—	114	—	3	4	9	—	—	2	59
Rate lower now than when mortgage made	21	3	—	12	—	—	—	6	—	—	—	—
Rate unchanged or same now as when mortgage made	1 763	131	16	1 315	50	15	11	96	83	—	24	22
Not reported	49	9	—	26	—	9	—	—	—	—	3	3
No, interest rate cannot be changed	6 016	688	383	1 862	406	307	289	1 046	462	23	299	250
Not reported	82	3	4	41	3	12	—	6	3	—	11	—
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	2 091	209	16	1 467	50	26	15	111	83	—	29	84
Rate renegotiated periodically	127	73	—	41	—	—	4	10	—	—	—	—
Rate changes tied to market index	99	30	—	29	—	3	—	—	—	—	5	31
When mortgage is assumed	1 687	69	13	1 336	44	17	6	93	83	—	4	22
When payments become delinquent	301	23	—	241	6	—	3	11	—	—	14	3
Other reason	168	28	3	93	—	—	3	8	—	—	6	26
Not reported	22	6	—	6	—	6	—	—	—	—	—	4
Interest rate cannot be changed	6 016	688	383	1 862	406	307	289	1 046	462	23	299	250
Term of First Mortgage												
Less than 8 years	325	192	3	17	—	24	—	—	—	—	29	60
8 to 12 years	425	182	7	105	—	25	—	3	—	9	71	25
13 to 17 years	348	106	—	139	8	32	—	3	6	3	45	6
18 to 22 years	721	111	9	435	20	9	10	8	8	—	80	29
23 to 27 years	1 315	54	51	895	138	17	27	41	21	—	30	41
28 to 32 years	4 594	217	312	1 757	286	236	206	835	508	8	63	164
33 to 37 years	369	3	21	3	6	—	55	273	5	—	—	3
38 or more years	12	3	—	—	—	—	6	—	—	—	4	—
No stated term	80	32	—	19	—	3	—	—	—	3	18	6
Median	29.0	15.8	30.1	28.2	29.1	29.4	30.8	31.2	30.4	...	19.0	28.1
Unexpired Term of First Mortgage												
Less than 4 years	459	188	15	102	36	25	5	3	6	—	41	37
4 to 7 years	615	159	15	208	64	18	14	3	8	6	72	48
8 to 12 years	792	146	32	374	76	27	18	17	15	3	56	28
13 to 17 years	908	96	60	485	47	34	8	72	35	3	38	29
18 to 22 years	971	70	51	524	17	29	45	71	88	—	45	29
23 to 27 years	1 784	62	47	820	39	93	58	449	155	—	25	37
28 to 32 years	1 146	68	15	296	31	72	78	375	96	3	32	80
33 or more years	8	3	—	—	—	—	3	3	—	—	—	—
No stated term or not computed	1 507	107	169	560	150	46	74	170	145	9	32	45
Median	20.9	9.7	17.6	20.2	11.6	23.8	25.1	26.7	24.6	...	11.7	18.3
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	725	25	19	308	16	20	15	226	43	—	11	41
Payments increase yearly for first five years of mortgage	71	3	—	9	—	9	4	17	29	—	—	—
Payments increase yearly for first ten years of mortgage	3	—	—	—	—	—	—	3	—	—	—	—
Payments change in some other way	591	19	16	264	16	6	11	195	11	—	11	41
Not reported	60	3	3	34	—	6	—	11	3	—	—	—
No, monthly payments cannot change	7 347	858	380	3 020	435	305	289	928	500	23	318	292
Not reported	117	17	4	41	9	21	—	9	6	—	11	—
Location of First Mortgage Holder												
Property in Northeast Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 5h. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

South Region	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE CHARACTERISTICS—Con.												
Location of First Mortgage Holder—Con.												
Property in South Region	8 189	900	403	3 370	460	346	304	1 163	548	23	340	334
Lender in Northeast	740	71	286	173	180	14	—	—	—	—	4	12
Lender in North Central	243	15	8	85	73	45	—	—	—	3	2	11
Lender in South	7 132	807	108	3 095	197	272	304	1 163	548	20	324	294
Lender in West	36	3	—	3	9	9	—	—	—	—	—	12
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	3	—	13	—	6	—	—	—	—	9	5
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	5 430	767	92	2 962	153	303	175	492	24	20	281	161
Agent	2 759	133	311	408	306	42	129	671	525	3	59	173
Holder's Acquisition of First Mortgage												
Originated by holder	5 367	772	89	2 823	157	226	214	483	87	20	290	206
Purchased from present servicer	1 760	46	159	343	172	15	60	487	373	—	19	87
Purchased from someone else	883	62	129	157	105	94	27	181	80	3	17	29
Not reported	178	19	26	47	26	12	3	12	9	—	14	11
Mortgage Assumption												
Lender's permission needed for assumption	3 355	282	38	2 118	69	45	86	341	105	11	117	143
Lender's permission not needed for assumption	3 965	467	330	979	348	237	165	723	397	8	142	167
Not reported	869	151	35	273	43	64	52	99	46	3	81	24
Prepayment Penalties												
Yes	1 006	78	31	645	59	32	12	51	57	3	8	30
No	6 971	799	365	2 652	383	279	289	1 094	483	20	304	304
Not reported	212	23	6	74	17	35	3	17	8	—	28	—
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	7 268	635	391	2 943	448	293	289	1 126	540	20	314	268
Less than 40 percent	212	32	19	92	15	—	3	10	16	3	16	6
40 to 49 percent	191	14	16	100	19	8	6	6	4	—	8	9
50 to 59 percent	338	54	2	166	27	9	15	23	8	—	23	10
60 to 69 percent	609	59	30	318	52	15	6	40	27	—	45	17
70 to 79 percent	1 044	110	55	598	60	26	24	74	46	3	34	15
80 to 89 percent	1 515	110	80	765	93	43	25	168	112	3	67	47
90 to 94 percent	906	54	47	326	48	34	39	161	100	3	39	56
95 to 99 percent	854	44	59	200	63	63	67	211	88	—	18	40
100 percent or more	1 289	124	72	248	51	83	82	404	112	5	52	55
Not reported	311	35	11	130	19	11	23	29	27	3	12	11
Median	87	83	89	82	84	95	96	97	92	...	84	92
Other properties	921	264	12	426	12	52	15	37	9	3	26	66
Total Outstanding Debt as Percent of Value												
Less than 20 percent	1 607	238	136	695	222	26	54	42	43	6	82	64
20 to 29 percent	887	112	60	386	75	31	29	53	49	3	43	46
30 to 39 percent	910	120	57	456	15	41	23	76	62	6	37	18
40 to 49 percent	995	95	57	503	36	24	18	111	72	3	38	39
50 to 59 percent	1 052	95	16	492	27	56	33	198	87	—	35	15
60 to 69 percent	819	64	21	322	33	50	28	178	59	—	45	21
70 to 79 percent	764	69	34	198	13	47	56	209	69	—	33	36
80 to 89 percent	491	43	4	92	9	31	26	174	56	3	10	44
90 to 99 percent	177	17	—	40	—	15	3	65	11	—	—	25
100 percent or more	83	9	3	21	6	12	—	18	—	—	6	8
Not reported	404	40	16	166	24	14	34	39	40	3	12	17
Median	45	37	29	41	20	58	53	65	53	...	41	48
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	8 183	897	403	3 370	460	346	304	1 163	548	23	337	334
Interest and principal	8 142	890	403	3 367	460	340	304	1 157	548	23	323	328
Fully amortized	7 809	763	391	3 282	453	323	300	1 142	543	17	287	307
Partially amortized	333	128	11	85	6	17	4	15	6	6	36	21
Principal only	14	—	—	—	—	—	—	—	—	—	11	3
Fully amortized	14	—	—	—	—	—	—	—	—	—	11	3
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	27	7	—	3	—	6	—	6	—	—	3	3
No regular payments required	6	3	—	—	—	—	—	—	—	—	3	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	8 142	890	403	3 367	460	340	304	1 157	548	23	323	328
Real estate taxes and property insurance	4 896	232	332	2 003	334	231	208	822	515	3	45	172
With no other items	2 527	124	135	1 212	146	104	127	398	148	3	39	92
With other items	2 368	108	197	790	188	127	81	425	367	—	6	80
Real estate taxes only	394	24	23	239	26	12	18	25	12	—	3	11
Property insurance only	83	14	—	58	—	3	—	3	—	—	3	3
Other combinations or no other items	2 769	621	48	1 067	99	94	78	307	21	20	272	142
No regular payments of interest and principal	47	9	—	3	—	6	—	6	—	—	17	6

Table 5h. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	8 183	897	403	3 370	460	346	304	1 163	548	23	337	334
Less than \$60	453	34	55	118	22	22	50	63	21	9	27	33
\$60 to \$79	603	55	84	148	97	14	37	63	47	6	37	14
\$80 to \$99	714	66	65	271	90	26	20	61	52	—	47	17
\$100 to \$149	1 368	164	80	550	124	49	43	147	101	3	49	57
\$150 to \$199	1 046	129	34	494	37	38	32	153	46	5	44	34
\$200 to \$249	978	104	19	426	24	73	36	173	59	—	33	32
\$250 to \$299	782	88	21	386	12	33	18	105	65	—	11	44
\$300 to \$399	1 103	108	25	498	19	51	27	211	70	—	36	57
\$400 to \$499	507	38	6	211	18	15	25	96	50	—	27	21
\$500 to \$599	297	40	4	121	7	7	15	50	31	—	10	13
\$600 to \$699	136	21	3	71	6	9	—	14	4	—	6	3
\$700 to \$799	74	20	3	28	—	7	—	13	—	—	3	—
\$800 or more	122	31	4	49	3	3	—	13	3	—	6	10
Median	\$196	\$200	\$99	\$212	\$108	\$216	\$153	\$227	\$206	...	\$159	\$219
Mean	\$239	\$271	\$152	\$250	\$160	\$243	\$196	\$259	\$233	...	\$221	\$251
No regular payments required	6	3	—	—	—	—	—	—	—	—	3	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	8 183	897	403	3 370	460	346	304	1 163	548	23	337	334
Current or ahead of schedule	7 671	842	391	3 234	436	304	281	1 065	519	14	278	308
Delinquent (30 days or more)	336	24	5	77	8	20	20	95	21	9	34	24
1 to 3 payments	276	17	5	71	6	15	15	76	21	9	22	21
4 or more payments	61	7	—	6	3	6	6	19	—	—	12	3
Foreclosure in process	14	—	—	3	—	3	—	3	—	—	2	3
Foreclosure not in process	46	7	—	3	3	2	6	16	—	—	9	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	176	31	6	59	15	22	3	3	9	—	25	3
No regular payments required	6	3	—	—	—	—	—	—	—	—	3	—

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	8 183	897	403	3 370	460	346	304	1 163	548	23	337	334
Less than 5 percent	1 378	126	141	519	230	39	79	94	65	11	41	33
5 to 9 percent	2 295	212	129	1 071	115	99	72	274	149	6	83	85
10 to 14 percent	1 608	167	44	735	44	65	34	314	117	3	48	37
15 to 19 percent	1 016	99	15	376	36	71	49	181	79	—	47	62
20 to 24 percent	504	77	16	167	3	21	24	116	33	—	8	39
25 to 29 percent	238	38	3	92	—	18	6	42	19	—	14	6
30 to 34 percent	171	30	—	48	3	8	9	35	11	—	13	14
35 to 39 percent	83	14	—	25	—	3	3	12	6	—	18	3
40 to 49 percent	83	23	4	9	—	—	—	27	6	—	6	7
50 percent or more	144	17	11	48	—	9	7	16	11	—	15	10
Not reported or not computed	663	95	40	279	29	12	22	50	51	3	43	39
Median	10	12	7	10	5	12	9	13	11	...	12	14
No regular payments required	6	3	—	—	—	—	—	—	—	—	3	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 206	768	387	3 077	448	295	265	970	484	20	250	242
Less than \$10	4 259	507	183	1 861	238	183	145	584	266	11	128	152
\$10 to \$14	1 543	121	126	669	141	57	41	210	102	3	35	38
\$15 to \$19	405	18	37	203	25	10	25	37	31	—	14	6
\$20 to \$24	147	—	10	51	9	18	8	34	14	—	3	9
\$25 to \$29	63	6	10	15	—	—	—	9	12	—	—	—
\$30 to \$39	24	4	3	3	—	—	6	3	3	—	—	—
\$40 to \$49	13	—	—	8	—	—	—	5	—	—	—	—
\$50 to \$59	11	3	—	—	—	3	—	—	—	—	—	—
\$60 or more	71	12	—	26	—	—	—	12	3	—	14	6
Not reported or not computed	670	98	19	238	36	25	40	78	52	3	54	28
Median	10	10	\$10	10	10	10	10	10	10	...	10	10
Acquired 1980 and 1981 (part)	983	132	15	293	12	50	39	193	64	3	90	92

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	7 206	768	387	3 077	448	295	265	970	484	20	250	242
Less than 5 percent	35	3	4	16	—	3	—	—	3	—	6	—
5 to 9 percent	713	68	73	285	122	14	34	48	29	—	17	24
10 to 14 percent	1 454	148	87	691	110	56	63	142	80	6	41	32
15 to 19 percent	1 417	145	79	656	71	54	44	186	100	6	38	37
20 to 24 percent	981	98	31	423	45	44	14	198	78	5	16	30
25 to 29 percent	593	52	17	270	20	36	25	112	23	—	12	26
30 to 34 percent	393	41	17	128	18	21	31	67	38	—	14	20
35 to 39 percent	201	24	14	68	9	9	—	49	19	—	9	—
40 to 49 percent	265	35	6	98	9	24	6	49	14	—	13	12
50 percent or more	372	53	14	136	6	12	16	54	34	—	35	14
Not reported or not computed	781	101	46	306	37	24	32	67	66	3	50	47
Median	19	19	15	18	14	21	17	22	20	...	20	21
Acquired 1980 and 1981 (part)	983	132	15	293	12	50	39	193	64	3	90	92

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	6 138	477	364	2 580	420	269	204	791	514	17	267	235
1,000,000 or more	144	7	3	64	3	6	17	15	6	—	13	9
250,000 to 999,999	1 074	63	85	355	88	58	51	157	97	9	65	46
50,000 to 249,999	1 142	83	66	502	90	47	34	135	110	5	34	35
10,000 to 49,999	1 631	103	112	717	141	73	45	204	135	—	59	42
Less than 10,000 and rural	2 147	221	97	941	99	86	56	281	166	3	95	102

Table 5h. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region**PROPERTY CHARACTERISTICS—Con.****Location by Size of Place—Con.**

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Outside SMSA's	2 051	423	39	790	39	77	100	372	35	6	73	99
10,000 or more	444	44	19	182	15	17	14	109	6	—	23	15
2,500 to 9,999	405	110	8	148	11	9	26	56	8	6	6	17
Less than 2,500 and rural	1 203	268	11	460	13	51	60	206	21	—	45	68

Year Structure Built

1979 to March 1980	536	64	9	207	16	37	10	95	46	—	27	24
1977 and 1978	697	92	17	301	12	18	26	137	59	—	15	20
1975 and 1976	567	63	4	266	12	38	9	127	14	3	8	24
1970 to 1974	1 455	131	57	662	18	48	59	287	117	—	28	46
1960 to 1969	2 226	180	175	952	230	81	103	239	143	3	49	71
1950 to 1959	1 289	147	96	488	122	50	51	137	78	5	63	51
1940 to 1949	489	52	23	159	14	42	23	51	38	3	63	21
1939 or earlier	595	141	8	197	11	23	16	50	13	6	68	63
Not reported	334	30	12	138	23	9	7	40	42	3	18	12

Value

Less than \$5,000	11	—	—	3	—	—	—	3	—	—	3	3
\$5,000 to \$9,999	43	21	—	—	—	3	3	6	—	—	3	8
\$10,000 to \$14,999	126	34	3	14	3	7	3	7	—	6	40	12
\$15,000 to \$19,999	156	28	12	45	—	9	3	25	9	—	11	14
\$20,000 to \$24,999	265	47	6	70	9	17	11	40	17	—	31	16
\$25,000 to \$29,999	382	53	18	81	25	24	17	87	28	3	23	25
\$30,000 to \$34,999	562	51	38	180	17	27	24	114	38	—	29	45
\$35,000 to \$39,999	623	73	20	200	35	28	29	114	65	3	23	32
\$40,000 to \$49,999	1 317	121	95	453	70	98	81	234	99	3	30	33
\$50,000 to \$59,999	1 117	97	69	449	72	46	39	201	68	3	40	33
\$60,000 to \$79,999	1 535	142	79	721	101	42	35	185	116	3	49	61
\$80,000 to \$99,999	798	107	24	424	45	15	19	64	58	—	22	21
\$100,000 to \$149,999	603	49	16	420	31	15	3	30	6	—	22	12
\$150,000 or more	246	36	7	144	28	3	3	16	4	—	3	3
Not reported	404	40	16	166	24	14	34	39	40	3	12	17
Median	\$53600	\$50200	\$50200	\$63000	\$58200	\$45400	\$45600	\$47100	\$49800	...	\$40500	\$41100
Mean	\$60300	\$59400	\$53500	\$70200	\$66500	\$48500	\$48900	\$49900	\$53900	...	\$46300	\$48000

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	3 557	420	81	1 357	82	152	141	668	293	11	181	169
Less than 1.0	391	71	6	119	4	18	11	67	31	8	31	24
1.0 to 1.4	858	89	31	333	22	45	28	172	77	3	37	22
1.5 to 1.9	787	60	25	313	27	30	29	170	79	—	18	35
2.0 to 2.4	517	56	7	199	15	23	40	97	31	—	16	35
2.5 to 2.9	286	29	—	113	6	12	7	58	28	—	17	17
3.0 to 3.4	169	16	—	65	6	6	6	32	12	—	17	9
3.5 to 3.9	105	27	—	42	—	6	6	12	3	—	3	6
4.0 or more	152	15	3	46	—	6	7	35	9	—	23	7
Not reported or not computed	291	57	8	128	3	6	8	25	24	—	18	14
Median	1.7	1.7	...	1.8	...	...	...	1.7	1.7	...	...	...
Other properties	4 633	479	321	2 013	378	194	163	495	255	12	158	164

OWNER CHARACTERISTICS**Age of Owner**

Less than 25 years	191	14	6	48	3	11	11	36	24	3	15	20
25 to 34 years	2 154	248	37	804	58	125	90	443	173	5	71	100
35 to 44 years	2 260	239	117	982	82	78	99	313	169	—	90	91
45 to 54 years	1 785	192	114	814	140	65	42	209	71	11	75	52
55 to 64 years	1 153	139	74	442	136	48	50	107	77	3	36	40
65 years or over	476	46	41	206	38	15	9	36	24	—	38	23
Not reported	170	21	14	73	3	4	3	20	9	—	15	9
Median	42	42	48	43	51	39	40	38	39	...	44	40

Race of Owner

White	7 004	795	343	3 059	434	260	248	866	436	14	264	284
Black	947	75	43	208	20	83	50	272	94	9	51	41
Asian and Pacific Islander	32	3	—	23	—	—	—	—	—	—	4	3
American Indian, Eskimo, and Aleut	37	5	—	11	3	—	—	6	—	—	—	—
Not reported	169	21	17	68	3	—	5	19	10	—	20	6

Sex of Owner

Male	1 954	193	90	823	91	103	82	276	120	6	92	76
Female	983	102	69	340	56	36	34	150	70	3	52	72
Male and female co-owners	5 194	604	238	2 184	309	207	184	724	351	14	193	186
Not reported	58	—	7	23	3	—	4	13	6	—	3	—

Spanish Origin

Spanish	357	22	3	146	6	24	18	55	36	5	29	11
Not Spanish	7 361	832	368	3 041	430	316	263	1 017	484	14	289	306
Not reported	471	46	31	183	23	6	22	91	28	3	21	17

Veteran Status

Veteran	3 760	392	195	1 562	262	188	155	565	208	11	104	118
Vietnam conflict	1 453	123	55	508	67	90	78	324	107	—	54	47
Korean conflict	634	70	53	311	39	21	11	55	22	8	17	26
Korean conflict and World War II	103	8	9	36	18	11	3	7	12	—	—	—
World War II	922	122	51	411	87	42	45	76	35	3	24	27
World War I	7	—	—	4	—	—	—	3	—	—	—	—
Other	583	63	27	274	39	20	15	90	26	—	9	18
Not reported	59	6	—	22	9	3	3	10	7	—	—	—
Nonveteran	4 231	490	189	1 741	186	155	139	573	325	11	214	208
Not reported	198	18	19	67	12	4	9	25	15	—	21	8

Table 5h. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	229	30	14	67	3	5	9	31	28	—	34	8
\$5,000 to \$7,499	256	37	12	68	3	9	15	37	15	—	35	25
\$7,500 to \$9,999	267	44	9	91	6	16	21	49	12	—	6	14
\$10,000 to \$12,499	435	46	26	140	15	39	21	84	25	—	19	20
\$12,500 to \$14,999	370	44	17	109	23	20	18	89	18	9	10	14
\$15,000 to \$19,999	951	101	48	295	60	50	45	196	56	5	54	42
\$20,000 to \$24,999	1 176	136	36	483	58	52	40	157	109	3	31	70
\$25,000 to \$29,999	1 006	81	48	421	60	40	35	168	73	—	49	31
\$30,000 to \$34,999	905	100	49	408	31	29	39	150	56	—	18	25
\$35,000 to \$49,999	1 293	101	71	657	105	52	39	103	93	3	29	39
\$50,000 or more	671	83	34	362	67	21	7	50	15	—	19	12
Not reported	629	95	40	267	29	12	17	50	48	3	35	33
Median	\$25500	\$23700	\$27200	\$28500	\$29000	\$22700	\$22000	\$22300	\$24400	...	\$19500	\$21900
Mean	\$27800	\$27100	\$27800	\$30700	\$33300	\$28000	\$22100	\$23900	\$24900	...	\$21200	\$22900

Table 1i. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region

1-housing-unit properties -----

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's -----	6 491	1 624	4 867
1,000,000 or more -----	371	121	250
250,000 to 999,999 -----	1 137	304	833
50,000 to 249,999 -----	1 844	420	1 424
10,000 to 49,999 -----	1 818	400	1 418
Less than 10,000 and rural -----	1 321	379	942

Outside SMSA's -----	1 285	563	722
10,000 or more -----	479	154	325
2,500 to 9,999 -----	191	90	102
Less than 2,500 and rural -----	614	319	296

Manner of Acquisition

By purchase -----	7 496	1 954	5 542
Placed one new mortgage -----	5 194	857	4 337
Placed two or more new mortgages -----	211	51	159
Assumed mortgage(s) already on property -----	1 032	177	854
Assumed mortgage already on property and placed new mortgage -----	157	30	127
All cash -----	742	696	46
Borrowed other than with mortgage -----	160	142	18
Inheritance or gift -----	174	154	20
Other -----	39	27	15
Not reported -----	67	52	15

Source of Downpayment

Purchased 1975 to 1981 (part) -----	3 435	314	3 121
Sale of previous home -----	1 404	157	1 246
Sale of other real property or other investment -----	122	19	103
Savings -----	1 159	85	1 075
Borrowing other than mortgage on this property -----	138	13	125
Gift -----	69	9	60
Land on which structure was built -----	12	—	12
Other -----	55	—	55
No downpayment required -----	251	3	249
Not reported -----	225	28	197

Other properties -----

Land and Building Acquisition

During same 12-month period -----	7 139	1 861	5 279
Acquired land previously -----	444	265	180
Land not owned by building owner -----	100	17	84
Not reported -----	92	45	47

Year Property Acquired

1979 to 1981 (part) -----	1 518	112	1 406
1977 and 1978 -----	1 165	159	1 006
1975 and 1976 -----	831	106	725
1970 to 1974 -----	1 253	288	964
1965 to 1969 -----	880	253	627
1960 to 1964 -----	861	279	582
1959 or earlier -----	1 269	990	279

Year Structure Built

1979 to March 1980 -----	435	30	405
1977 and 1978 -----	466	59	407
1975 and 1976 -----	405	50	355
1970 to 1974 -----	901	115	786
1960 to 1969 -----	1 515	266	1 249
1950 to 1959 -----	1 821	590	1 230
1940 to 1949 -----	869	397	473
1939 or earlier -----	1 115	598	517
Not reported -----	249	83	166

Rooms

4 or less rooms -----	621	301	321
5 rooms -----	1 482	509	973
6 rooms -----	1 746	471	1 275
7 rooms -----	1 221	227	994
8 or more rooms -----	1 296	221	1 076
Not reported -----	1 410	458	952
Median -----	6.1	5.6	6.3

West Region**PROPERTY CHARACTERISTICS—Con.****Purchase Price**

Properties acquired by purchase 1977 to 1981 (part) -----	2 633	233	2 400
Less than \$5,000 -----	—	—	—
\$5,000 to \$9,999 -----	6	3	3
\$10,000 to \$14,999 -----	22	9	13
\$15,000 to \$19,999 -----	50	10	40
\$20,000 to \$24,999 -----	52	15	37
\$25,000 to \$29,999 -----	109	27	82
\$30,000 to \$34,999 -----	74	6	67
\$35,000 to \$39,999 -----	198	18	180
\$40,000 to \$49,999 -----	327	14	327
\$50,000 to \$59,999 -----	465	36	429

\$60,000 to \$79,999 -----	601	39	561
\$80,000 to \$99,999 -----	319	24	295
\$100,000 to \$149,999 -----	222	13	209
\$150,000 or more -----	119	12	107
Not reported -----	55	6	48
Median -----	\$59400	\$53100	\$59900

Other properties -----

Value

Less than \$5,000 -----	18	12	6
\$5,000 to \$9,999 -----	44	38	6
\$10,000 to \$14,999 -----	38	32	6
\$15,000 to \$19,999 -----	55	35	19
\$20,000 to \$24,999 -----	97	65	33
\$25,000 to \$29,999 -----	98	77	21
\$30,000 to \$34,999 -----	184	89	94
\$35,000 to \$39,999 -----	233	131	103
\$40,000 to \$49,999 -----	597	211	386
\$50,000 to \$59,999 -----	693	192	501

\$60,000 to \$79,999 -----	1 625	365	1 260
\$80,000 to \$99,999 -----	1 306	307	998
\$100,000 to \$149,999 -----	1 022	269	1 052
\$150,000 or more -----	1 104	216	889
Not reported -----	364	148	216
Median -----	\$80400	\$67600	\$85100
Mean -----	\$95700	\$78500	\$102200

Purchase Price as Percent of Value

Acquired by purchase -----	7 496	1 954	5 542
Purchased 1977 to 1981 (part) -----	2 633	233	2 400
Less than 80 percent -----	1 426	142	1 284
80 to 89 percent -----	543	32	510
90 to 94 percent -----	249	13	236
95 to 99 percent -----	139	6	133
100 percent or more -----	168	24	144
Not reported -----	108	15	93
Median -----	80—	80—	80—

Purchased 1970 to 1976 -----	1 999	326	1 673
Less than 60 percent -----	1 674	252	1 422
60 to 79 percent -----	188	51	137
80 to 89 percent -----	29	6	23
90 to 99 percent -----	3	—	3
100 percent or more -----	16	3	13
Not reported -----	90	15	75
Median -----	60—	60—	60—

Purchased 1969 or earlier -----	2 864	1 395	1 469
Less than 40 percent -----	2 314	1 099	1 215
40 to 59 percent -----	193	94	99
60 to 79 percent -----	35	25	9
80 to 99 percent -----	9	6	3
100 percent or more -----	24	12	12
Not reported -----	290	159	131
Median -----	40—	40—	40—

Not acquired by purchase -----

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part) -----	2 633	233	2 400
Less than 1.0 -----	111	25	86
1.0 to 1.4 -----	345	20	325
1.5 to 1.9 -----	502	26	477
2.0 to 2.4 -----	493	27	466
2.5 to 2.9 -----	286	19	266
3.0 to 3.4 -----	228	28	200
3.5 to 3.9 -----	118	15	103
4.0 or more -----	330	42	288
Not reported or not computed -----	219	30	189
Median -----	2.3	2.6	2.2

Other properties -----

Table 1i. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region				West Region			
MORTGAGE PAYMENTS AND OTHER EXPENSES				OWNER CHARACTERISTICS			
Selected Monthly Owner Costs				Ownership Status			
Acquired before 1980				Age of Owner			
Less than \$60	7 069	2 128	4 941	1 owner	2 462	948	1 514
\$60 to \$79	165	162	3	2 owners	5 138	1 189	3 949
\$80 to \$99	268	265	3	3 or more owners	141	37	104
\$100 to \$149	304	295	9	Not reported	35	13	22
\$150 to \$199	817	730	87	Race of Owner			
\$200 to \$249	519	244	275	White	6 948	2 007	4 941
\$250 to \$299	596	113	483	Black	280	49	232
\$300 to \$349	541	44	498	Asian and Pacific Islander	286	43	243
\$350 to \$399	481	28	453	American Indian, Eskimo, and Aleut	58	18	40
\$400 to \$449	421	9	412	Not reported	203	69	134
\$450 to \$499	357	3	354	Sex of Owner			
\$500 to \$599	347	3	344	Male	1 454	348	1 106
\$600 to \$699	605	—	605	Female	1 227	644	583
\$700 to \$799	387	—	387	Male and female co-owners	5 016	1 166	3 850
\$800 or more	260	—	260	Not reported	78	28	50
Not reported	558	—	558	Spanish Origin			
Median	444	233	212	Spanish	701	188	513
	\$311	\$115	\$420	Not Spanish	6 712	1 860	4 852
Acquired 1980 and 1981 (part)				Not reported	362	139	224
	707	58	649	Veteran Status			
Real Estate Tax				Veteran	3 454	772	2 682
Acquired before 1980				Vietnam conflict	1 014	64	950
Less than \$100	7 069	2 128	4 941	Korean conflict	606	98	507
\$100 to \$199	297	210	87	Korean conflict and World War II	133	25	109
\$200 to \$299	469	255	214	World War II	1 188	486	702
\$300 to \$399	710	288	423	World War I	58	55	3
\$400 to \$499	994	283	711	Other	408	38	370
\$500 to \$599	885	264	621	Not reported	47	6	41
\$600 to \$699	787	181	606	Persons in Household			
\$700 to \$799	636	113	524	1 person	974	538	436
\$800 to \$899	470	71	398	2 persons	2 518	985	1 534
\$900 to \$999	371	74	297	3 persons	1 399	221	1 178
\$1,000 to \$1,499	273	46	227	4 persons	1 467	180	1 287
\$1,500 or more	588	81	507	5 persons	720	91	629
Not reported	272	51	221	6 or more persons	505	91	414
Median	317	213	104	Not reported	192	81	111
	\$503	\$372	\$560	Median	2.7	2.0	3.2
Acquired 1980 and 1981 (part)				Income			
	707	58	649	Less than \$5,000	275	180	95
Real Estate Tax Per \$1,000 Value				\$5,000 to \$7,499	305	177	128
Acquired before 1980				\$7,500 to \$9,999	292	166	126
Less than \$10	7 069	2 128	4 941	\$10,000 to \$12,499	501	197	303
\$10 to \$14	5 088	1 327	3 761	\$12,500 to \$14,999	348	134	215
\$15 to \$19	931	238	693	\$15,000 to \$19,999	814	272	542
\$20 to \$24	189	77	112	\$20,000 to \$24,999	922	204	718
\$25 to \$29	79	37	41	\$25,000 to \$29,999	886	161	725
\$30 to \$39	13	3	10	\$30,000 to \$34,999	810	135	675
\$40 to \$49	28	15	13	\$35,000 to \$49,999	1 170	156	1 013
\$50 to \$59	15	9	6	\$50,000 or more	779	98	681
\$60 or more	9	3	6	Not reported	674	307	367
Not reported or not computed	28	18	10	Median	\$25500	\$16600	\$28300
Median	690	402	289	Mean	\$28900	\$20500	\$31900
	10—	10—	10—	Selected Annual Owner Costs as Percent of Income			
Acquired 1980 and 1981 (part)				Acquired before 1980			
	707	58	649	Less than 5 percent	7 069	2 128	4 941
				5 to 9 percent	465	396	68
				10 to 14 percent	1 191	613	578
				15 to 19 percent	1 210	320	890
				20 to 24 percent	948	122	826
				25 to 29 percent	803	81	721
				30 to 34 percent	522	67	455
				35 to 39 percent	303	26	277
				40 to 49 percent	179	21	158
				50 percent or more	230	19	210
				Not reported or not computed	333	45	288
				Median	886	418	468
					16	9	19
				Acquired 1980 and 1981 (part)	707	58	649

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	5 589	4 609	980	1 106	932	173	882	721	161	3 601	2 956	646
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	4 609	4 609	—	932	932	—	721	721	—	2 956	2 956	—
2 mortgages.....	930	—	930	161	—	161	148	—	148	621	—	621
3 or more mortgages.....	50	—	50	12	—	12	13	—	13	24	—	24
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	5 391	4 420	971	1 106	932	173	875	715	161	3 410	2 773	637
Contract to purchase.....	198	189	9	—	—	—	7	7	—	191	182	9
Origin of First Mortgage												
Mortgage made at time property acquired.....	4 149	3 487	662	842	712	129	627	512	115	2 680	2 262	418
Mortgage assumed at time property acquired.....	908	686	221	236	192	44	228	182	46	444	312	131
Mortgage placed later than acquisition of property.....	533	436	97	28	28	—	27	27	—	478	381	97
Refinanced mortgage:												
Same lender.....	217	170	46	12	12	—	3	3	—	201	155	46
Different lender.....	197	161	36	12	12	—	15	15	—	170	134	36
Mortgage placed on property owned free and clear of debt.....	119	104	14	3	3	—	9	9	—	106	92	14
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	533	436	97	28	28	—	27	27	—	478	381	97
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	27	24	3	—	—	—	3	3	—	24	21	3
Secure better terms.....	77	62	15	16	16	—	3	3	—	58	43	15
Provide funds for additions, improvements, or repairs to this property.....	170	132	37	3	3	—	3	3	—	164	126	37
Provide funds for investment in other real estate.....	63	54	9	—	—	—	3	3	—	60	51	9
Provide funds for other types of investments.....	46	40	6	—	—	—	3	3	—	43	37	6
Provide funds for educational or medical expenses.....	12	12	—	3	3	—	—	—	—	9	9	—
Other reasons.....	64	48	16	3	3	—	3	3	—	58	42	16
Not reported.....	74	64	10	3	3	—	9	9	—	62	52	10
Other properties.....	5 056	4 173	883	1 078	905	173	855	694	161	3 123	2 574	549
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property.....	745	—	745	145	—	145	130	—	130	470	—	470
Provide funds for additions, improvements or repairs to this property.....	320	—	320	77	—	77	37	—	37	206	—	206
Provide funds for investment in other real estate.....	99	—	99	16	—	16	22	—	22	62	—	62
Provide funds for other types of investments.....	74	—	74	13	—	13	15	—	15	46	—	46
Provide funds for educational or medical expenses.....	31	—	31	6	—	6	6	—	6	19	—	19
Other reasons.....	164	—	164	25	—	25	35	—	35	104	—	104
Not reported.....	58	—	58	9	—	9	15	—	15	33	—	33
Other properties.....	235	—	235	28	—	28	31	—	31	176	—	176
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	1 480	1 244	236	304	270	34	214	181	33	961	793	168
1977 and 1978.....	1 260	1 010	249	154	129	25	163	126	37	943	755	188
1975 and 1976.....	696	534	162	110	76	35	96	84	12	489	374	115
1970 to 1974.....	903	721	182	218	174	43	122	97	25	563	450	113
1965 to 1969.....	556	485	71	135	116	18	88	75	12	334	294	40
1960 to 1964.....	547	476	71	141	123	18	126	95	31	279	258	21
1959 or earlier.....	148	139	9	44	44	—	73	63	9	31	31	—
First Mortgage Loan												
Less than \$5,000.....	14	14	—	—	—	—	—	—	—	14	14	—
\$5,000 to \$9,999.....	167	155	12	39	33	6	12	9	3	115	113	3
\$10,000 to \$14,999.....	615	543	72	199	180	19	126	108	18	290	255	35
\$15,000 to \$19,999.....	696	585	111	182	155	28	155	120	35	359	310	49
\$20,000 to \$24,999.....	598	501	97	135	111	24	97	87	10	366	303	63
\$25,000 to \$29,999.....	534	404	130	106	72	34	70	51	18	359	281	78
\$30,000 to \$34,999.....	469	391	77	79	65	13	67	58	9	322	268	55
\$35,000 to \$39,999.....	449	375	74	87	78	9	68	47	22	293	250	43
\$40,000 to \$49,999.....	706	595	110	108	96	12	92	80	12	505	420	86
\$50,000 to \$59,999.....	583	454	129	127	108	18	84	75	9	372	270	102
\$60,000 to \$79,999.....	456	370	86	44	35	10	82	60	22	330	275	55
\$80,000 to \$99,999.....	152	105	47	—	—	—	22	19	3	130	86	44
\$100,000 to \$149,999.....	109	85	24	—	—	—	6	6	—	103	79	24
\$150,000 or more.....	40	31	9	—	—	—	—	—	—	40	31	9
Median.....	\$31800	\$31300	\$34400	\$24900	\$24400	\$26500	\$28600	\$28500	...	\$34600	\$33800	\$39700
Mean.....	\$37200	\$36400	\$41300	\$29200	\$29000	\$30300	\$34100	\$34200	...	\$40500	\$39200	\$46200
First Mortgage Outstanding Debt												
Less than \$5,000.....	388	349	40	64	54	10	101	82	18	224	212	11
\$5,000 to \$9,999.....	560	518	43	182	167	15	87	78	9	291	273	19
\$10,000 to \$14,999.....	567	465	102	155	137	18	105	77	28	307	252	56
\$15,000 to \$19,999.....	516	429	87	131	104	28	84	72	13	301	253	47
\$20,000 to \$24,999.....	410	327	83	64	48	15	58	49	9	288	229	59
\$25,000 to \$29,999.....	492	375	116	94	62	32	43	37	6	354	276	79
\$30,000 to \$34,999.....	417	353	63	69	63	6	83	58	25	265	233	32
\$35,000 to \$39,999.....	389	329	60	65	56	9	56	47	9	267	225	42
\$40,000 to \$49,999.....	622	516	105	114	102	12	89	80	9	418	334	84
\$50,000 to \$59,999.....	545	413	132	129	108	22	68	59	9	347	246	101
\$60,000 to \$79,999.....	423	349	74	38	32	6	88	67	22	297	251	46
\$80,000 to \$99,999.....	118	74	44	—	—	—	13	10	3	105	64	41
\$100,000 to \$149,999.....	115	94	21	—	—	—	6	6	—	110	88	21
\$150,000 or more.....	28	19	9	—	—	—	—	—	—	28	19	9
Median.....	\$28600	\$27900	\$31500	\$21600	\$20500	\$25100	\$25600	\$25400	...	\$30700	\$29700	\$37500
Mean.....	\$33800	\$32800	\$38500	\$26500	\$26300	\$27800	\$30300	\$30300	...	\$37000	\$35500	\$43500

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
Total Mortgage Outstanding Debt												
Less than \$5,000	352	349	3	57	54	3	82	82	—	212	212	—
\$5,000 to \$9,999	540	518	22	170	167	4	84	78	6	285	273	12
\$10,000 to \$14,999	486	465	21	139	137	3	86	77	9	260	252	9
\$15,000 to \$19,999	498	429	69	113	104	9	88	72	16	297	253	43
\$20,000 to \$24,999	398	327	72	67	48	19	71	49	22	261	229	32
\$25,000 to \$29,999	447	375	72	87	62	24	53	37	16	308	276	32
\$30,000 to \$34,999	439	353	86	84	63	21	64	58	6	292	233	59
\$35,000 to \$39,999	393	329	65	84	56	29	53	47	6	255	225	30
\$40,000 to \$49,999	624	516	108	117	102	15	104	80	24	402	334	68
\$50,000 to \$59,999	532	413	119	117	108	9	72	59	13	344	246	97
\$60,000 to \$79,999	536	349	187	60	32	28	94	67	28	383	251	132
\$80,000 to \$99,999	142	74	68	10	—	10	19	10	9	113	64	49
\$100,000 to \$149,999	165	94	71	—	—	—	12	6	6	153	88	65
\$150,000 or more	37	19	19	—	—	—	—	—	—	37	19	19
Median	\$30800	\$27900	\$47500	\$25300	\$20500	\$35600	\$27900	\$25400	...	\$33100	\$29700	\$54000
Mean	\$36600	\$32800	\$54100	\$28500	\$26300	\$40500	\$32800	\$30300	...	\$40000	\$35500	\$60400
Current Interest Rate on First Mortgage												
Less than 5.0 percent	196	174	22	6	6	—	95	79	15	95	89	6
5.0 percent	12	9	3	3	3	—	—	—	—	9	6	3
5.1 to 5.9 percent	566	495	71	294	266	28	162	131	31	111	99	12
6.0 percent	219	193	27	36	27	9	39	30	9	144	135	9
6.1 to 6.9 percent	392	345	46	25	18	6	8	8	—	360	319	40
7.0 percent	335	248	87	132	95	37	84	69	15	119	84	35
7.1 to 7.4 percent	101	89	13	—	—	—	—	—	—	101	89	13
7.5 to 7.9 percent	314	249	65	60	55	6	52	36	16	201	158	43
8.0 percent	238	193	45	53	43	10	55	39	16	129	110	19
8.1 to 8.4 percent	63	51	12	—	—	—	7	4	3	56	47	9
8.5 to 8.9 percent	683	558	125	163	120	43	140	107	34	380	331	49
9.0 percent	372	298	73	25	18	6	19	19	—	329	261	67
9.1 to 9.9 percent	795	622	173	107	91	16	78	69	9	609	461	148
10.0 percent	246	209	37	55	51	3	38	35	3	154	123	31
10.1 to 11.9 percent	682	536	146	116	107	9	59	50	9	507	379	127
12.0 percent	112	109	3	10	10	—	21	21	—	81	78	3
12.1 to 13.9 percent	175	152	23	22	22	—	18	18	—	135	112	23
14.0 percent or more	88	79	9	—	—	—	6	6	—	82	73	9
Median	8.8	8.7	8.9	8.0	8.0	8.0	8.0	8.0	...	9.0	9.0	9.1
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	1 542	1 261	281	—	—	—	—	—	—	1 542	1 261	281
Rate higher now than when mortgage made	367	278	90	—	—	—	—	—	—	367	278	90
Rate lower now than when mortgage made	3	3	—	—	—	—	—	—	—	3	3	—
Rate unchanged or same now as when mortgage made	1 153	965	189	—	—	—	—	—	—	1 153	965	189
Not reported	19	16	3	—	—	—	—	—	—	19	16	3
No, interest rate cannot be changed	4 018	3 342	676	1 106	932	173	882	721	161	2 030	1 688	342
Not reported	29	6	22	—	—	—	—	—	—	29	6	22
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	1 542	1 261	281	—	—	—	—	—	—	1 542	1 261	281
Rate renegotiated periodically	66	60	6	—	—	—	—	—	—	66	60	6
Rate changes tied to market index	160	105	54	—	—	—	—	—	—	160	105	54
When mortgage is assumed	1 156	959	197	—	—	—	—	—	—	1 156	959	197
When payments become delinquent	107	94	13	—	—	—	—	—	—	107	94	13
Other reason	331	280	51	—	—	—	—	—	—	331	280	51
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
Interest rate cannot be changed	4 018	3 342	676	1 106	932	173	882	721	161	2 030	1 688	342
Term of First Mortgage												
Less than 8 years	95	92	3	—	—	—	3	3	—	92	89	3
8 to 12 years	113	100	12	3	3	—	3	—	3	107	97	9
13 to 17 years	59	53	6	—	—	—	—	—	—	59	53	6
18 to 22 years	268	211	57	6	3	3	9	6	3	254	202	51
23 to 27 years	641	565	76	49	40	10	21	21	—	571	505	66
28 to 32 years	4 215	3 422	793	1 035	878	157	847	692	155	2 333	1 852	481
33 to 37 years	115	106	9	12	9	3	—	—	—	103	97	6
38 or more years	18	9	9	—	—	—	—	—	—	18	9	9
No stated term	66	51	15	—	—	—	—	—	—	66	51	15
Median	29.9	29.8	30.1	30.4	30.4	30.3	30.4	30.4	...	29.5	29.4	29.9
Unexpired Term of First Mortgage												
Less than 4 years	180	165	15	21	21	—	26	23	3	133	121	11
4 to 7 years	304	285	21	25	19	6	44	38	6	237	228	9
8 to 12 years	424	359	65	93	84	9	73	48	26	257	227	30
13 to 17 years	440	359	81	88	73	15	68	49	18	285	237	47
18 to 22 years	712	583	129	177	147	30	97	81	16	438	354	83
23 to 27 years	1 545	1 211	334	221	167	53	209	175	34	1 115	869	246
28 to 32 years	980	881	99	245	229	16	137	125	12	598	526	71
33 or more years	18	12	6	—	—	—	—	—	—	18	12	6
No stated term or not computed	985	755	230	236	192	44	228	182	46	521	380	140
Median	23.8	23.7	24.0	23.7	23.8	...	23.5	23.9	...	23.9	23.7	24.4
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	610	551	59	158	142	16	12	12	—	440	397	44
Payments increase yearly for first five years of mortgage	115	99	16	112	96	16	—	—	—	3	3	—
Payments increase yearly for first ten years of mortgage	3	—	3	—	—	—	—	—	—	3	—	—
Payments change in some other way	452	412	41	40	40	—	9	9	—	404	363	41
Not reported	40	40	—	6	6	—	3	3	—	31	31	—
No, monthly payments cannot change	4 923	4 031	892	942	785	158	867	709	158	3 114	2 537	577
Not reported	56	27	28	6	6	—	3	—	3	47	21	25

¹Detail does not add to total because lenders reported more than one reason.

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region**MORTGAGE CHARACTERISTICS—Con.****Holder of First Mortgage**

Commercial bank or trust company	679	564	114
Mutual savings bank	292	252	40
Savings and loan association	2 070	1 634	437
Life insurance company	224	194	30
Mortgage company	137	108	29
Federal agency	278	250	28
Federally-secured pool	645	533	112
Federal National Mortgage Association	461	351	110
Real estate or construction company	16	16	—
Individual or individual's estate	268	241	27
Other	519	466	53

Location of First Mortgage Holder

Property in Northeast Region	—	—	—
Lender in Northeast	—	—	—
Lender in North Central	—	—	—
Lender in South	—	—	—
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—

Property in North Central Region	—	—	—
Lender in Northeast	—	—	—
Lender in North Central	—	—	—
Lender in South	—	—	—
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—

Property in South Region	—	—	—
Lender in Northeast	—	—	—
Lender in North Central	—	—	—
Lender in South	—	—	—
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—

Property in West Region	5 589	4 609	980
Lender in Northeast	487	401	86
Lender in North Central	145	112	34
Lender in South	1 453	1 192	261
Lender in West	3 467	2 874	593
Lender outside United States	—	—	—
Not reported	37	31	6

Servicing of First Mortgage

Holder	3 319	2 759	560
Agent	2 270	1 850	420

Holder's Acquisition of First Mortgage

Originated by holder	3 431	2 882	550
Purchased from present servicer	1 332	1 042	290
Purchased from someone else	650	544	106
Not reported	176	142	34

Mortgage Assumption

Lender's permission needed for assumption	2 519	2 073	446
Lender's permission not needed for assumption	2 471	2 058	412
Not reported	599	478	121

Prepayment Penalties

Yes	1 632	1 301	331
No	3 797	3 207	590
Not reported	160	102	58

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 049	4 166	883
Less than 40 percent	149	115	34
40 to 49 percent	124	112	12
50 to 59 percent	309	245	64
60 to 69 percent	496	384	112
70 to 79 percent	1 003	806	197
80 to 89 percent	1 091	887	204
90 to 94 percent	659	592	67
95 to 99 percent	507	407	100
100 percent or more	594	511	82
Not reported	120	107	13
Median	84	84	81
Other properties	540	443	97

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 049	4 166	883
Less than 40 percent	118	115	3
40 to 49 percent	131	112	19
50 to 59 percent	248	245	3
60 to 69 percent	417	384	34
70 to 79 percent	861	806	55
80 to 89 percent	1 005	887	119
90 to 94 percent	656	592	64
95 to 99 percent	449	407	42
100 percent or more	1 043	511	532
Not reported	120	107	13
Median	87	84	100+
Other properties	540	443	97

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Commercial bank or trust company	679	564	114	95	79	16	91	78	12	493	407	87
Mutual savings bank	292	252	40	117	99	18	92	74	18	82	79	3
Savings and loan association	2 070	1 634	437	142	107	34	150	122	27	1 779	1 404	375
Life insurance company	224	194	30	76	73	3	53	44	9	95	77	18
Mortgage company	137	108	29	32	25	6	56	41	15	50	42	7
Federal agency	278	250	28	127	118	9	108	92	15	43	40	3
Federally-secured pool	645	533	112	224	183	41	210	176	34	210	174	37
Federal National Mortgage Association	461	351	110	228	188	40	75	56	19	157	106	51
Real estate or construction company	16	16	—	—	—	—	—	—	—	16	16	—
Individual or individual's estate	268	241	27	—	—	—	—	—	—	268	241	27
Other	519	466	53	64	58	6	47	37	10	408	370	37
Property in Northeast Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	5 589	4 609	980	1 106	932	173	882	721	161	3 601	2 956	646
Lender in Northeast	487	401	86	199	168	31	193	147	46	96	86	9
Lender in North Central	145	112	34	37	28	9	21	18	3	87	65	22
Lender in South	1 453	1 192	261	607	517	90	412	340	71	434	335	99
Lender in West	3 467	2 874	593	264	220	44	256	215	41	2 947	2 438	509
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	31	6	—	—	—	—	—	—	37	31	6
Holder	3 319	2 759	560	250	206	44	209	185	24	2 860	2 369	492
Agent	2 270	1 850	420	856	727	130	673	536	136	741	587	154
Originated by holder	3 431	2 882	550	342	304	38	282	230	52	2 807	2 347	460
Purchased from present servicer	1 332	1 042	290	474	374	100	341	275	66	517	393	125
Purchased from someone else	650	544	106	269	235	33	223	186	37	159	123	36
Not reported	176	142	34	21	18	3	37	31	6	118	93	25
Lender's permission needed for assumption	2 519	2 073	446	112	105	6	71	49	22	2 337	1 919	418
Lender's permission not needed for assumption	2 471	2 058	412	835	690	145	719	608	111	917	760	156
Not reported	599	478	121	159	137	23	92	65	28	348	277	71
Yes	1 632	1 301	331	54	54	—	9	6	3	1 569	1 241	328
No	3 797	3 207	590	1 031	866	164	851	700	152	1 915	1 641	274
Not reported	160	102	58	22	13	9	21	15	6	117	74	43
Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 049	4 166	883	1 078	905	173	855	694	161	3 116	2 567	549
Less than 40 percent	149	115	34	22	16	6	11	9	3	115	90	25
40 to 49 percent	124	112	12	18	18	—	7	7	—	99	87	12
50 to 59 percent	309	245	64	38	31	7	34	22	12	237	192	44
60 to 69 percent	496	384	112	67	46	22	46	34	12	382	304	78
70 to 79 percent	1 003	806	197	128	113	15	74	49	25	800	644	157
80 to 89 percent	1 091	887	204	219	193	27	102	83	19	769	611	158
90 to 94 percent	659	592	67	231	213	18	78	71	7	349	307	41
95 to 99 percent	507	407	100	227	168	59	148	126	22	131	113	18
100 percent or more	594	511	82	96	84	12	335	278	58	162	150	12
Not reported	120	107	13	30	24	6	18	15	3	71	68	3
Median	84	84	81	91	91	...	97	98	...	79	79	77
Other properties	540	443	97	28	28	—	27	27	—	485	388	97
Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 049	4 166	883	1 078	905	173	855	694	161	3 116	2 567	549
Less than 40 percent	118	115	3	16	16	—	9	9	—	93	90	3
40 to 49 percent	131	112	19	18	18	—	7	7	—	106	87	19
50 to 59 percent	248	245	3	31	31	—	22	22	—	196	192	3
60 to 69 percent	417	384	34	49	46	3	34	34	—	335	304	30
70 to 79 percent	861	806	55	123	113	10	61	49	12	677	644	33
80 to 89 percent	1 005	887	119	208	193	15	102	83	18	696	611	85
90 to 94 percent	656	592	64	223	213	9	74	71	3	360	307	52
95 to 99 percent	449	407	42	168	168	—	129	126	3	152	113	39
100 percent or more	1 043	511	532	213	84	129	399	278	121	431	150	282
Not reported	120	107	13	30	24	6	18	15	3	71	68	3
Median	87	84	100+	92	91	...	99	98	...	82	79	100+
Other properties	540	443	97	28	28	—	27	27	—	485	388	97

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 443	1 359	84	294	287	7	243	218	25	905	853	52
20 to 29 percent	714	586	128	146	122	24	90	62	27	478	402	76
30 to 39 percent	676	551	126	111	77	34	74	58	16	491	415	76
40 to 49 percent	624	477	148	96	72	24	80	71	9	448	334	114
50 to 59 percent	549	401	148	109	81	28	75	60	16	364	260	104
60 to 69 percent	506	380	126	105	93	12	73	51	21	328	236	92
70 to 79 percent	466	346	120	127	99	28	75	53	21	264	194	70
80 to 89 percent	292	240	52	70	61	9	104	92	12	117	87	30
90 to 99 percent	79	60	19	10	6	3	24	21	3	45	32	13
100 percent or more	25	10	15	—	—	—	13	7	6	12	3	9
Not reported	216	201	15	36	33	3	30	27	3	149	140	9
Median	38	35	50	38	35	...	42	41	...	37	34	50

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	5 572	4 592	980	1 106	932	173	882	721	161	3 584	2 938	646
Interest and principal	5 553	4 577	977	1 106	932	173	882	721	161	3 566	2 923	643
Fully amortized	5 310	4 373	937	1 088	915	173	873	718	155	3 349	2 740	609
Partially amortized	243	204	40	18	18	—	9	3	6	217	183	34
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	18	15	3	—	—	—	—	—	—	18	15	3
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	5 553	4 577	977	1 106	932	173	882	721	161	3 566	2 923	643
Real estate taxes and property insurance	2 907	2 410	497	1 033	868	164	824	676	149	1 051	866	185
With no other items	1 404	1 133	272	138	111	27	623	508	115	644	514	129
With other items	1 503	1 277	226	895	758	137	202	168	34	407	352	55
Real estate taxes only	484	393	91	21	21	—	42	30	12	420	341	79
Property insurance only	22	19	3	3	3	—	—	—	—	19	16	3
Other combinations or no other items	2 140	1 755	385	49	40	9	15	15	—	2 076	1 700	376
No regular payments of interest and principal	36	33	3	—	—	—	—	—	—	36	33	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	5 572	4 592	980	1 106	932	173	882	721	161	3 584	2 938	646
Less than \$60	141	119	21	40	31	9	42	33	9	59	56	3
\$60 to \$79	271	259	12	109	103	6	63	57	6	100	100	—
\$80 to \$99	387	324	62	142	126	16	94	72	22	151	127	24
\$100 to \$149	821	716	104	199	169	30	148	127	22	473	421	52
\$150 to \$199	639	513	126	116	86	31	75	62	13	448	366	83
\$200 to \$249	579	453	126	106	77	29	71	53	18	402	323	79
\$250 to \$299	506	443	64	72	66	6	98	76	22	336	300	36
\$300 to \$399	719	577	142	132	116	15	83	71	12	504	389	115
\$400 to \$499	606	469	137	133	112	22	85	69	15	388	288	100
\$500 to \$599	384	304	80	54	44	9	54	39	15	276	221	55
\$600 to \$699	177	153	24	3	3	—	24	24	—	150	126	24
\$700 to \$799	101	73	28	—	—	—	21	15	6	79	58	22
\$800 or more	242	189	53	—	—	—	25	25	—	216	164	53
Median	\$246	\$240	\$280	\$177	\$172	\$191	\$214	\$211	...	\$274	\$263	\$340
Mean	\$313	\$305	\$347	\$224	\$223	\$232	\$274	\$278	...	\$350	\$338	\$401
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	5 572	4 592	980	1 106	932	173	882	721	161	3 584	2 938	646
Less than \$60	119	119	—	31	31	—	33	33	—	56	56	—
\$60 to \$79	262	259	3	106	103	3	57	57	—	100	100	—
\$80 to \$99	328	324	3	126	126	—	75	72	3	127	127	—
\$100 to \$149	732	716	15	169	169	—	130	127	3	433	421	12
\$150 to \$199	535	513	22	92	86	6	65	62	3	378	366	12
\$200 to \$249	496	453	44	72	77	15	62	53	10	342	323	19
\$250 to \$299	506	443	64	73	66	6	95	71	19	339	300	38
\$300 to \$399	762	577	185	172	116	56	102	71	31	488	389	99
\$400 to \$499	631	469	162	146	112	35	96	69	27	389	288	100
\$500 to \$599	412	304	109	59	44	15	69	39	30	284	221	63
\$600 to \$699	266	153	113	15	3	13	37	24	13	213	126	88
\$700 to \$799	140	73	67	16	—	16	24	15	9	100	58	42
\$800 or more	382	189	193	9	—	9	37	25	12	335	164	172
Median	\$281	\$240	\$495	\$216	\$172	\$401	\$261	\$211	...	\$304	\$263	\$567
Mean	\$358	\$305	\$602	\$259	\$223	\$451	\$314	\$278	...	\$399	\$338	\$674
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	5 572	4 592	980	1 106	932	173	882	721	161	3 584	2 938	646
Current or ahead of schedule	5 215	4 342	873	1 037	879	158	815	675	140	3 362	2 787	575
Delinquent (30 days or more)	256	183	73	59	47	12	49	34	15	148	102	46
1 to 3 payments	227	165	61	56	47	9	46	31	15	125	87	37
4 or more payments	30	18	12	3	—	3	3	3	—	23	15	9
Foreclosure in process	9	6	3	—	—	—	3	3	—	6	3	3
Foreclosure not in process	21	12	9	3	—	3	—	—	—	18	12	6
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	101	67	34	9	6	3	18	12	6	74	49	25
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

West Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Monthly Owner Costs**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	4 941	4 083	858	985	831	154	762	622	139	3 194	2 630	564
Less than \$60	3	3	—	—	—	—	—	—	—	3	3	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99	9	9	—	3	3	—	—	—	—	6	6	—
\$100 to \$149	87	87	—	16	16	—	26	26	—	44	44	—
\$150 to \$199	275	269	6	93	90	3	57	57	—	124	121	3
\$200 to \$249	483	480	3	145	145	—	114	111	3	224	224	—
\$250 to \$299	498	473	25	119	115	3	83	76	6	296	281	16
\$300 to \$349	453	421	31	115	106	9	61	54	7	277	262	16
\$350 to \$399	412	377	34	70	61	9	59	50	9	283	267	16
\$400 to \$449	354	314	40	57	50	6	52	40	12	245	224	21
\$450 to \$499	344	254	90	66	50	16	53	34	19	225	170	55
\$500 to \$599	605	472	133	136	86	49	78	59	19	392	327	65
\$600 to \$699	387	304	82	89	67	22	70	52	18	228	185	42
\$700 to \$799	260	161	99	21	9	12	37	12	24	201	139	62
\$800 or more	558	263	295	21	—	21	48	29	19	489	234	255
Not reported	212	193	19	34	31	3	24	21	3	153	141	12
Median	\$420	\$377	\$669	\$343	\$314	...	\$374	\$328	...	\$453	\$408	\$767
Acquired 1980 and 1981 (part)	649	527	122	121	102	19	120	99	21	407	326	82

Real Estate Tax

Acquired before 1980	4 941	4 083	858	985	831	154	762	622	139	3 194	2 630	564
Less than \$100	87	78	9	18	18	—	11	11	—	58	49	9
\$100 to \$199	214	194	19	66	60	6	19	16	3	129	119	10
\$200 to \$299	423	359	64	124	112	12	112	90	22	187	156	30
\$300 to \$399	711	605	106	207	165	42	137	118	19	367	322	45
\$400 to \$499	621	498	123	132	105	27	129	101	27	360	291	69
\$500 to \$599	606	517	90	140	122	19	114	93	21	352	302	50
\$600 to \$699	524	422	102	108	89	19	68	52	15	348	281	68
\$700 to \$799	398	329	69	64	52	12	57	51	6	278	226	51
\$800 to \$899	297	228	69	44	38	6	37	34	3	216	156	60
\$900 to \$999	227	166	61	28	25	3	33	24	9	166	118	49
\$1,000 to \$1,499	507	415	92	42	36	6	34	22	12	430	356	74
\$1,500 or more	221	175	46	12	9	3	10	10	—	199	156	43
Not reported	104	97	6	—	—	—	—	—	—	104	97	6
Median	\$560	\$550	\$614	\$459	\$457	...	\$479	\$475	...	\$627	\$610	\$697
Acquired 1980 and 1981 (part)	649	527	122	121	102	19	120	99	21	407	326	82

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	5 572	4 592	980	1 106	932	173	882	721	161	3 584	2 938	646
Less than 5 percent	927	791	136	242	205	37	196	156	40	489	430	59
5 to 9 percent	1 321	1 055	266	235	189	46	215	171	44	871	696	175
10 to 14 percent	1 057	859	197	213	166	48	103	82	21	740	612	129
15 to 19 percent	738	610	128	149	125	24	111	90	21	477	395	82
20 to 24 percent	454	353	101	87	84	3	74	62	12	293	207	85
25 to 29 percent	232	197	35	53	47	6	56	53	3	123	97	26
30 to 34 percent	165	140	25	23	17	6	30	27	3	112	96	16
35 to 39 percent	94	76	18	6	6	—	16	13	3	72	57	15
40 to 49 percent	103	91	12	32	32	—	16	12	3	56	47	9
50 percent or more	95	86	9	9	9	—	9	9	—	76	67	9
Not reported or not computed	386	333	52	56	53	3	55	46	9	275	235	40
Median	12	12	12	11	11	...	10	11	...	12	12	13
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	4 941	4 083	858	985	831	154	762	622	139	3 194	2 630	564
Less than \$10	3 761	3 038	723	731	604	127	597	485	112	2 433	1 949	484
\$10 to \$14	693	601	93	179	155	24	102	78	25	412	368	44
\$15 to \$19	41	39	3	29	29	—	12	12	—	70	62	9
\$20 to \$24	10	10	—	6	6	—	7	7	—	28	26	3
\$25 to \$29	13	10	3	—	—	—	3	3	—	10	7	3
\$30 to \$39	6	6	—	—	—	—	—	—	—	6	6	—
\$40 to \$49	6	3	3	—	—	—	—	—	—	6	3	3
\$50 to \$59	10	10	—	3	3	—	7	7	—	—	—	—
\$60 or more	289	264	24	36	33	3	27	24	3	225	207	18
Not reported or not computed	10	10	10	10	10	...	10	10	...	10	10	10
Acquired 1980 and 1981 (part)	649	527	122	121	102	19	120	99	21	407	326	82

Real Estate Tax as Percent of Income

Acquired before 1980	4 941	4 083	858	985	831	154	762	622	139	3 194	2 630	564
Less than 1.0 percent	548	464	84	130	112	18	98	82	15	320	269	51
1.0 to 1.9 percent	1 636	1 304	332	329	269	59	299	230	69	1 008	805	203
2.0 to 2.9 percent	1 207	994	212	211	177	34	188	157	30	808	660	148
3.0 to 3.9 percent	529	445	84	120	89	31	51	51	—	358	304	54
4.0 to 4.9 percent	199	165	34	43	40	3	27	24	3	130	102	28
5.0 to 7.4 percent	255	214	41	65	65	—	34	25	9	155	124	31
7.5 to 9.9 percent	81	75	6	22	19	3	3	3	—	55	52	3
10.0 percent or more	65	53	12	12	9	3	10	7	3	43	37	6
Not reported or not computed	420	368	52	53	50	3	52	43	9	316	276	40
Median	2.1	2.1	2.0	2.0	2.1	...	1.9	1.9	...	2.1	2.2	2.1
Acquired 1980 and 1981 (part)	649	527	122	121	102	19	120	99	21	407	326	82

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

West Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Selected Annual Owner Costs as Percent of Income												
Acquired before 1980.....	4 941	4 083	858	985	831	154	762	622	139	3 194	2 630	564
Less than 5 percent.....	68	64	4	21	21	—	6	6	—	41	37	4
5 to 9 percent.....	578	557	21	116	110	6	116	113	3	346	334	12
10 to 14 percent.....	890	826	64	160	157	3	166	147	19	564	522	43
15 to 19 percent.....	826	694	133	136	111	25	97	71	25	594	511	83
20 to 24 percent.....	721	562	159	162	134	28	119	88	31	441	341	100
25 to 29 percent.....	455	349	106	117	85	32	54	48	6	284	216	68
30 to 34 percent.....	277	168	109	59	34	25	53	40	12	166	94	72
35 to 39 percent.....	158	118	40	24	21	3	25	19	6	109	78	31
40 to 49 percent.....	210	147	63	52	40	12	35	26	9	123	81	42
50 percent or more.....	288	188	99	70	55	15	27	13	15	190	120	70
Not reported or not computed.....	468	410	59	67	61	6	64	52	12	337	296	40
Median.....	19	18	26	21	19	...	18	16	...	19	18	27
Acquired 1980 and 1981 (part).....	649	527	122	121	102	19	120	99	21	407	326	82
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's.....	4 867	3 957	910	997	829	168	834	679	155	3 036	2 449	587
1,000,000 or more.....	250	195	55	21	21	—	28	25	3	201	149	52
250,000 to 999,999.....	833	690	143	198	164	34	155	118	38	479	408	71
50,000 to 249,999.....	1 424	1 145	280	324	269	55	334	273	61	766	603	164
10,000 to 49,999.....	1 418	1 146	271	341	285	56	207	164	43	870	698	172
Less than 10,000 and rural.....	942	782	160	112	90	22	110	100	10	720	592	128
Outside SMSA's.....	722	652	70	109	104	6	48	42	6	565	506	59
10,000 or more.....	325	286	39	81	75	6	25	20	6	219	191	28
2,500 to 9,999.....	102	96	6	20	20	—	8	8	—	73	68	6
Less than 2,500 and rural.....	296	270	25	9	9	—	14	14	—	273	248	25
Manner of Acquisition												
By purchase.....	5 542	4 565	977	1 106	932	173	879	718	161	3 557	2 914	643
Placed one new mortgage.....	4 337	3 708	629	855	728	126	645	533	112	2 837	2 447	390
Placed two or more new mortgages.....	139	68	72	3	—	3	3	—	3	153	68	86
Assumed mortgage(s) already on property.....	854	710	144	227	195	32	206	179	27	421	336	85
Assumed mortgage already on property and placed new mortgage.....	127	32	95	18	6	12	22	3	19	88	23	65
All cash.....	46	32	14	—	—	—	3	3	—	43	28	14
Borrowed other than with mortgage.....	18	15	3	3	3	—	—	—	—	15	12	3
Inheritance or gift.....	20	20	—	—	—	—	—	—	—	20	20	—
Other.....	12	9	3	—	—	—	—	—	—	12	9	3
Not reported.....	15	15	—	—	—	—	3	3	—	12	12	—
Source of Downpayment												
Purchased 1975 to 1981 (part).....	3 121	2 528	592	559	468	91	461	376	85	2 100	1 684	417
Sale of previous home.....	1 246	998	249	179	152	28	123	95	28	944	751	193
Sale of other real property or other investment.....	103	87	15	25	19	6	23	23	—	55	46	9
Savings.....	1 075	879	196	268	221	47	111	90	21	696	569	127
Borrowing other than mortgage on this property.....	125	91	34	28	28	—	12	6	6	85	57	27
Gift.....	60	40	19	15	15	—	3	3	—	42	22	19
Land on which structure was built.....	12	12	—	3	3	—	—	—	—	9	9	—
Other.....	55	36	19	—	7	—	9	3	6	46	33	13
No downpayment required.....	249	224	25	7	7	—	153	132	21	89	85	3
Not reported.....	197	160	37	34	25	9	28	25	3	135	111	24
Other properties.....	2 469	2 081	387	547	464	83	421	345	75	1 501	1 272	229
Land and Building Acquisition												
During same 12-month period.....	5 279	4 352	927	1 075	905	170	858	704	154	3 345	2 742	603
Acquired land previously.....	180	152	28	—	—	—	3	3	—	177	149	28
Land not owned by building owner.....	84	62	22	18	15	3	13	6	7	52	40	12
Not reported.....	47	44	3	12	12	—	7	7	—	28	25	3
Year Property Acquired												
1979 to 1981 (part).....	1 406	1 183	223	314	279	34	226	187	39	866	717	149
1977 and 1978.....	1 006	799	207	135	111	25	132	105	28	738	584	154
1975 and 1976.....	725	559	166	110	79	31	106	88	18	509	393	116
1970 to 1974.....	964	770	194	221	175	47	106	84	22	637	512	125
1965 to 1969.....	627	544	83	144	125	18	103	91	12	381	328	53
1960 to 1964.....	582	493	89	132	114	18	123	92	31	327	288	39
1959 or earlier.....	279	260	18	50	50	—	85	76	9	143	134	9
Year Structure Built												
1979 to March 1980.....	405	365	41	141	129	12	35	28	6	230	208	22
1977 and 1978.....	407	327	80	53	40	13	34	22	12	320	265	55
1975 and 1976.....	355	275	80	36	26	10	24	18	6	295	231	64
1970 to 1974.....	786	625	162	144	119	25	113	89	25	529	417	112
1960 to 1969.....	1 249	1 032	216	275	235	40	276	233	44	697	565	132
1950 to 1959.....	1 230	1 015	215	283	241	42	275	226	49	673	549	124
1940 to 1949.....	473	377	95	80	68	12	47	37	9	346	272	74
1939 or earlier.....	517	445	72	52	46	6	48	42	6	417	357	60
Not reported.....	166	148	18	42	29	12	30	27	3	94	91	3
Rooms												
4 or less rooms.....	321	283	38	74	68	6	33	24	9	213	191	22
5 rooms.....	973	851	122	229	210	19	155	139	16	588	502	86
6 rooms.....	1 275	1 067	207	343	288	55	185	145	40	747	634	112
7 rooms.....	994	791	203	155	118	37	182	145	37	658	528	130
8 or more rooms.....	1 076	832	243	118	90	29	160	132	28	798	611	187
Not reported.....	952	785	166	186	158	28	167	136	31	598	490	108
Median.....	6.3	6.2	6.7	6.0	5.9	...	6.4	6.4	...	6.4	6.4	6.9

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region**PROPERTY CHARACTERISTICS—Con.****Purchase Price**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) —	2 400	1 973	427	449	390	59	356	288	67	1 596	1 295	300
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	3	3	—	—	—	—	—	—	—	3	3	—
\$10,000 to \$14,999	13	9	4	3	3	—	3	3	—	7	3	4
\$15,000 to \$19,999	40	37	3	9	9	—	6	6	—	25	22	3
\$20,000 to \$24,999	37	37	—	6	6	—	4	4	—	27	27	—
\$25,000 to \$29,999	82	71	11	19	19	—	3	3	—	60	50	11
\$30,000 to \$34,999	67	61	6	22	22	—	18	12	6	27	27	—
\$35,000 to \$39,999	180	159	21	40	37	3	24	15	9	116	107	9
\$40,000 to \$49,999	327	280	48	74	59	15	60	54	6	193	166	27
\$50,000 to \$59,999	429	387	43	133	126	7	94	88	6	202	172	30
\$60,000 to \$79,999	561	434	127	115	90	25	62	44	18	384	300	84
\$80,000 to \$99,999	295	230	64	9	6	3	54	38	15	232	186	46
\$100,000 to \$149,999	209	153	56	13	6	7	15	12	3	182	135	47
\$150,000 or more	107	67	40	—	—	—	—	—	—	107	67	40
Not reported	48	45	3	6	6	—	12	9	3	30	30	—
Median	\$59900	\$57900	\$72000	\$53600	\$52900	...	\$55700	\$54800	...	\$66300	\$63700	\$75800
Other properties	3 189	2 636	553	657	543	114	526	433	93	2 006	1 660	345

Value

Less than \$5,000	6	3	3	—	—	—	3	3	—	3	—	3
\$5,000 to \$9,999	6	6	—	—	—	—	—	—	—	6	6	—
\$10,000 to \$14,999	6	3	3	—	—	—	—	—	—	6	3	3
\$15,000 to \$19,999	19	19	—	3	3	—	8	8	—	9	9	—
\$20,000 to \$24,999	33	33	—	14	14	—	3	3	—	15	15	—
\$25,000 to \$29,999	21	21	—	3	3	—	3	3	—	15	15	—
\$30,000 to \$34,999	94	84	10	25	25	—	12	12	—	57	47	10
\$35,000 to \$39,999	103	99	4	25	25	—	23	23	—	55	51	4
\$40,000 to \$49,999	386	354	33	94	94	—	61	45	15	232	215	17
\$50,000 to \$59,999	501	431	70	172	151	21	94	79	15	235	202	34
\$60,000 to \$79,999	1 260	1 080	181	394	318	75	240	218	22	627	543	83
\$80,000 to \$99,999	998	795	203	177	140	37	201	145	56	620	510	110
\$100,000 to \$149,999	1 052	825	227	132	98	34	177	143	34	743	584	160
\$150,000 or more	889	658	231	31	28	3	28	12	16	830	617	212
Not reported	216	201	15	36	33	3	30	27	3	149	140	9
Median	\$85100	\$81800	\$97600	\$70100	\$68400	...	\$78300	\$75700	...	\$95100	\$91900	\$116800
Mean	\$102200	\$99200	\$116000	\$72200	\$70500	...	\$82300	\$79700	...	\$116400	\$113100	\$130800

Purchase Price as Percent of Value

Acquired by purchase	5 542	4 565	977	1 106	932	173	879	718	161	3 557	2 914	643
Purchased 1977 to 1981 (part)	2 400	1 973	427	449	390	59	356	288	67	1 596	1 295	300
Less than 80 percent	1 284	1 033	251	196	168	28	152	118	34	936	747	189
80 to 89 percent	510	442	69	170	158	12	103	84	18	238	199	38
90 to 94 percent	236	201	35	36	36	—	39	36	3	160	129	31
95 to 99 percent	133	105	28	19	12	6	24	18	6	90	75	15
100 percent or more	144	111	33	13	3	9	26	23	3	106	85	21
Not reported	93	81	12	15	12	3	12	9	3	65	59	6
Median	80—	80—	80—	81	81	...	82	83	...	80—	80—	80—
Purchased 1970 to 1976	1 673	1 313	360	331	253	78	212	172	41	1 129	888	241
Less than 60 percent	1 422	1 081	341	290	212	78	176	139	38	956	730	226
60 to 79 percent	137	128	9	27	27	—	24	21	3	86	81	6
80 to 89 percent	23	16	7	—	—	—	3	3	—	20	13	7
90 to 99 percent	3	3	—	—	—	—	—	—	—	3	3	—
100 percent or more	13	13	—	3	3	—	3	3	—	7	7	—
Not reported	75	72	3	12	12	—	6	6	—	57	54	3
Median	60—	60—	60—	60—	60—	...	60—	...	...	60—	60—	60—
Purchased 1969 or earlier	1 469	1 279	191	326	289	36	311	258	53	832	731	101
Less than 40 percent	1 215	1 053	163	255	225	30	255	209	47	705	619	86
40 to 59 percent	99	93	6	32	32	—	25	22	3	41	38	3
60 to 79 percent	9	9	—	3	3	—	—	—	—	6	6	—
80 to 99 percent	3	3	—	—	—	—	3	3	—	—	—	—
100 percent or more	12	6	6	3	3	—	3	3	—	6	—	6
Not reported	131	115	16	33	27	6	24	21	3	73	67	6
Median	40—	40—	40—	40—	40—	...	40—	40—	...	40—	40—	...
Not acquired by purchase	47	44	3	—	—	—	3	3	—	44	41	3

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	2 400	1 973	427	449	390	59	356	288	67	1 596	1 295	300
Less than 1.0	86	71	15	21	21	—	9	3	6	56	47	9
1.0 to 1.4	325	237	88	50	37	12	47	31	15	229	169	60
1.5 to 1.9	477	422	55	106	97	9	61	55	6	310	270	40
2.0 to 2.4	466	383	83	84	68	16	94	85	9	288	230	58
2.5 to 2.9	266	227	40	56	49	6	37	28	9	173	149	24
3.0 to 3.4	200	155	45	34	27	6	33	30	3	134	98	36
3.5 to 3.9	103	82	22	27	24	3	17	17	—	60	41	19
4.0 or more	288	227	61	48	42	6	40	24	15	200	161	40
Not reported or not computed	189	170	18	25	25	—	18	15	3	146	130	15
Median	2.2	2.2	2.3	2.2	2.2	...	2.3	2.3	...	2.2	2.2	2.3
Other properties	3 189	2 636	553	657	543	114	526	433	93	2 006	1 660	345

OWNER CHARACTERISTICS**Ownership Status**

1 owner	1 514	1 285	230	383	336	47	192	162	31	938	786	152
2 owners	3 949	3 222	727	695	572	123	675	545	130	2 580	2 105	475
3 or more owners	104	87	17	25	21	4	9	9	—	70	57	13
Not reported	22	16	6	3	3	—	6	6	—	13	7	6

Table 2i. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	All mortgaged properties			FHA first mortgage			VA first mortgage			Conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
OWNER CHARACTERISTICS—Con.												
Age of Owner												
Less than 25 years	119	104	15	31	28	3	16	16	—	73	61	12
25 to 34 years	1 352	1 076	276	324	265	59	226	180	46	802	631	171
35 to 44 years	1 508	1 191	316	269	217	52	215	182	34	1 023	792	231
45 to 54 years	1 257	1 017	239	265	215	50	210	166	44	782	636	146
55 to 64 years	859	756	103	144	135	9	138	106	31	577	515	62
65 years or over	403	391	12	64	64	—	62	59	3	277	268	9
Not reported	91	73	18	9	9	—	15	12	3	67	52	15
Median	43	44	41	42	43	40	44	44	...	44	45	41
Race of Owner												
White	4 941	4 062	879	930	781	150	793	649	145	3 217	2 632	585
Black	232	192	40	85	70	15	52	39	12	95	82	12
Asian and Pacific Islander	243	200	43	40	34	6	7	3	4	196	163	34
American Indian, Eskimo, and Aleut	40	34	6	6	6	—	3	3	—	31	25	6
Not reported	134	122	12	44	41	3	27	27	—	62	53	9
Sex of Owner												
Male	1 106	942	164	251	223	28	148	127	21	706	592	114
Female	583	493	90	178	154	25	62	50	12	342	289	53
Male and female co-owners	3 850	3 133	717	667	547	121	655	531	124	2 528	2 055	472
Not reported	50	41	9	9	9	—	16	13	3	25	19	6
Spanish Origin												
Spanish	513	406	107	154	135	19	88	78	9	272	192	80
Not Spanish	4 852	4 004	848	912	761	152	763	614	148	3 178	2 630	548
Not reported	224	199	24	40	37	3	32	29	3	152	134	18
Veteran Status												
Veteran	2 682	2 204	478	413	330	83	699	580	118	1 570	1 294	276
Vietnam conflict	950	762	188	142	99	43	335	286	49	473	377	96
Korean conflict	507	406	102	116	92	24	100	77	23	291	237	55
Korean conflict and World War II	109	89	20	29	22	7	42	30	13	37	37	—
World War II	702	613	89	58	55	3	134	112	21	510	446	65
World War I	3	3	—	—	—	—	—	—	—	3	3	—
Other	370	302	68	58	52	6	78	68	9	234	181	52
Not reported	41	29	12	10	10	—	10	7	3	21	12	9
Nonveteran	2 780	2 293	486	668	578	90	165	126	39	1 946	1 589	357
Not reported	127	112	15	25	25	—	18	15	3	85	73	12
Persons in Household												
1 person	436	388	48	90	84	6	64	48	16	282	256	26
2 persons	1 534	1 321	213	254	217	37	257	217	40	1 023	887	136
3 persons	1 178	952	226	232	206	26	200	162	37	746	583	162
4 persons	1 287	1 057	230	263	232	31	191	157	34	832	667	165
5 persons	629	487	143	144	98	45	85	73	12	400	315	85
6 or more persons	414	312	102	107	79	28	70	51	19	238	182	56
Not reported	111	93	18	15	15	—	15	12	3	81	65	15
Median	3.2	3.1	3.5	3.4	3.3	4.1	3.1	3.1	...	3.1	3.0	3.4
Income												
Less than \$5,000	95	83	12	9	9	—	3	3	—	83	71	12
\$5,000 to \$7,499	128	116	12	50	44	6	12	12	—	66	60	6
\$7,500 to \$9,999	126	117	9	30	30	—	28	22	6	68	65	3
\$10,000 to \$12,499	303	273	30	102	87	15	46	43	3	156	143	12
\$12,500 to \$14,999	215	173	42	51	47	3	40	28	13	124	98	26
\$15,000 to \$19,999	542	473	69	116	110	6	111	98	12	315	265	51
\$20,000 to \$24,999	718	618	100	198	170	28	120	109	10	401	339	61
\$25,000 to \$29,999	725	591	135	163	131	31	134	106	28	429	354	75
\$30,000 to \$34,999	675	532	143	138	100	38	116	92	24	421	341	80
\$35,000 to \$49,999	1 013	826	188	143	116	27	173	134	39	697	576	122
\$50,000 or more	681	490	191	52	36	16	47	31	16	582	423	159
Not reported	367	318	49	56	53	3	52	43	9	260	223	37
Median	\$28300	\$27500	\$32000	\$24200	\$23300	...	\$27100	\$26100	...	\$30400	\$29600	\$33500
Mean	\$31900	\$31100	\$35600	\$25200	\$24600	...	\$27600	\$26700	...	\$35000	\$34300	\$38500

Table 3i. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

First mortgage debt on 1-housing-unit properties
Average first mortgage debt

MORTGAGE CHARACTERISTICS

Form of Debt of First Mortgage

Mortgage or deed of trust
Contract to purchase

Year First Mortgage Made or Assumed

1979 to 1981 (part)
1977 and 1978
1975 and 1976
1970 to 1974
1965 to 1969
1960 to 1964
1959 or earlier

First Mortgage Loan

Less than \$5,000
\$5,000 to \$9,999
\$10,000 to \$14,999
\$15,000 to \$19,999
\$20,000 to \$24,999
\$25,000 to \$29,999
\$30,000 to \$34,999
\$35,000 to \$39,999
\$40,000 to \$49,999
\$50,000 to \$59,999
\$60,000 to \$79,999
\$80,000 to \$99,999
\$100,000 to \$149,999
\$150,000 or more

First Mortgage Outstanding Debt

Less than \$5,000
\$5,000 to \$9,999
\$10,000 to \$14,999
\$15,000 to \$19,999
\$20,000 to \$24,999
\$25,000 to \$29,999
\$30,000 to \$34,999
\$35,000 to \$39,999
\$40,000 to \$49,999
\$50,000 to \$59,999
\$60,000 to \$79,999
\$80,000 to \$99,999
\$100,000 to \$149,999
\$150,000 or more

Current Interest Rate on First Mortgage

Less than 5.0 percent
5.0 percent
5.1 to 5.9 percent
6.0 percent
6.1 to 6.9 percent
7.0 percent
7.1 to 7.4 percent
7.5 to 7.9 percent
8.0 percent
8.1 to 8.4 percent
8.5 to 8.9 percent
9.0 percent
9.1 to 9.9 percent
10.0 percent
10.1 to 11.9 percent
12.0 percent
12.1 to 13.9 percent
14.0 percent or more

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed
Rate higher now than when mortgage made
Rate lower now than when mortgage made
Rate unchanged or same now as when mortgage made
Not reported
No, interest rate cannot be changed
Not reported

Reason for Change in First Mortgage Rate

Interest rate can be changed
Rate renegotiated periodically
Rate changes tied to market index
When mortgage is assumed
When payments became delinquent
Other reason
Not reported
Interest rate cannot be changed

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-housing-unit properties	189 137	151 377	37 760	29 347	24 518	4 829	26 695	21 880	4 815	133 095	104 978	28 117
Average first mortgage debt	33 800	32 800	38 500	26 500	26 300	27 800	30 300	30 300	30 000	37 000	35 500	43 500
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust	183 971	146 403	37 568	29 347	24 518	4 829	26 648	21 833	4 815	127 976	100 052	27 924
Contract to purchase	5 166	4 974	193	-	-	-	47	47	-	5 119	4 927	193
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	80 302	66 849	13 453	14 146	12 475	1 671	11 620	9 849	1 771	54 536	44 524	10 012
1977 and 1978	55 282	42 408	12 874	5 700	4 737	962	7 044	5 563	1 481	42 539	32 108	10 431
1975 and 1976	22 518	17 121	5 397	2 921	1 873	1 048	3 068	2 543	525	16 529	12 705	3 824
1970 to 1974	19 140	14 608	4 532	3 710	2 925	785	2 618	2 023	595	12 812	9 659	3 153
1965 to 1969	7 084	6 168	916	1 569	1 336	233	1 163	1 002	161	4 352	3 830	522
1960 to 1964	4 346	3 767	579	1 111	980	130	1 003	729	274	2 233	2 058	175
1959 or earlier	465	456	10	191	191	-	180	171	10	94	94	-
First Mortgage Loan												
Less than \$5,000	25	25	-	-	-	-	-	-	-	25	25	-
\$5,000 to \$9,999	680	650	30	173	156	17	29	29	-	478	464	13
\$10,000 to \$14,999	4 455	3 900	554	1 518	1 382	136	627	516	111	2 310	2 002	307
\$15,000 to \$19,999	8 210	6 816	1 394	2 257	1 861	396	1 708	1 357	351	4 245	3 598	647
\$20,000 to \$24,999	10 770	8 944	1 826	2 474	2 013	461	1 725	1 542	183	6 571	5 389	1 182
\$25,000 to \$29,999	12 300	9 070	3 230	2 588	1 731	857	1 530	1 132	398	8 182	6 207	1 974
\$30,000 to \$34,999	13 722	11 537	2 185	2 427	2 016	411	2 075	1 778	297	9 220	7 743	1 477
\$35,000 to \$39,999	15 611	12 965	2 646	3 220	2 870	350	2 420	1 665	755	9 971	8 430	1 540
\$40,000 to \$49,999	29 836	25 063	4 772	4 999	4 452	546	3 964	3 423	542	20 872	17 188	3 684
\$50,000 to \$59,999	30 903	23 934	6 969	6 940	5 863	1 076	4 482	3 973	508	19 482	14 098	5 384
\$60,000 to \$79,999	29 924	24 321	5 602	2 752	2 174	578	5 597	4 179	1 417	21 575	17 969	3 607
\$80,000 to \$99,999	13 034	8 931	4 103	-	-	-	1 886	1 634	252	11 148	7 297	3 851
\$100,000 to \$149,999	12 671	9 843	2 828	-	-	-	652	652	-	12 019	9 191	2 828
\$150,000 or more	6 997	5 376	1 621	-	-	-	-	-	-	6 997	5 376	1 621
First Mortgage Outstanding Debt												
Less than \$5,000	1 069	968	101	202	175	26	257	212	45	610	581	29
\$5,000 to \$9,999	4 261	3 920	341	1 399	1 283	117	675	595	80	2 187	2 043	144
\$10,000 to \$14,999	7 098	5 801	1 297	1 921	1 677	243	1 296	958	337	3 881	3 165	716
\$15,000 to \$19,999	9 013	7 496	1 517	2 319	1 830	489	1 435	1 228	207	5 259	4 438	820
\$20,000 to \$24,999	9 200	7 322	1 877	1 421	1 070	352	1 315	1 102	213	6 464	5 151	1 313
\$25,000 to \$29,999	13 463	10 307	3 157	2 564	1 718	846	1 192	1 031	161	9 707	7 558	2 149
\$30,000 to \$34,999	13 540	11 472	2 068	2 253	2 049	204	2 681	1 849	833	8 606	7 574	1 032
\$35,000 to \$39,999	14 667	12 376	2 291	2 438	2 088	350	2 097	1 757	340	10 132	8 531	1 601
\$40,000 to \$49,999	28 228	23 466	4 762	5 273	4 726	546	4 019	3 598	421	18 936	15 142	3 795
\$50,000 to \$59,999	30 054	22 767	7 287	7 142	5 879	1 263	3 781	3 272	508	19 131	13 616	5 515
\$60,000 to \$79,999	28 837	23 844	4 993	2 415	2 023	391	6 143	4 726	1 417	20 279	17 095	3 184
\$80,000 to \$99,999	10 620	6 704	3 916	-	-	-	1 153	902	252	9 467	5 803	3 664
\$100,000 to \$149,999	13 838	11 306	2 532	-	-	-	652	652	-	13 186	10 654	2 532
\$150,000 or more	5 249	3 628	1 621	-	-	-	-	-	-	5 249	3 628	1 621
Current Interest Rate on First Mortgage												
Less than 5.0 percent	1 086	931	155	19	19	-	256	225	31	811	688	123
5.0 percent	56	40	16	1	1	-	-	-	-	55	38	16
5.1 to 5.9 percent	5 288	4 627	660	2 436	2 250	187	1 570	1 249	321	1 281	1 129	153
6.0 percent	2 353	2 014	339	416	288	127	576	455	121	1 361	1 270	90
6.1 to 6.9 percent	7 836	7 105	731	396	293	103	203	203	-	7 237	6 609	628
7.0 percent	6 507	4 648	1 859	2 464	1 734	730	1 892	1 534	358	2 152	1 380	772
7.1 to 7.4 percent	1 969	1 731	238	-	-	-	-	-	-	1 969	1 731	238
7.5 to 7.9 percent	6 947	5 344	1 602	1 205	1 059	147	1 082	714	368	4 660	3 572	1 088
8.0 percent	6 488	4 949	1 539	1 494	1 184	310	2 226	1 594	632	2 769	2 171	597
8.1 to 8.4 percent	1 988	1 485	503	-	-	-	324	242	82	1 664	1 243	421
8.5 to 8.9 percent	23 901	18 829	5 072	4 754	3 293	1 461	5 294	3 712	1 582	13 852	11 824	2 028
9.0 percent	14 746	11 212	3 534	821	634	187	781	781	-	13 144	9 797	3 347
9.1 to 9.9 percent	37 968	29 458	8 509	5 063	4 228	835	3 828	3 334	494	29 077	21 897	7 180
10.0 percent	11 743	9 797	1 946	2 672	2 491	181	2 365	2 114	252	6 706	5 192	1 513
10.1 to 11.9 percent	37 155	28 399	8 756	5 844	5 282	561	3 275	2 701	574	28 036	20 415	7 620
12.0 percent	6 854	6 684	170	554	554	-	1 184	1 184	-	5 116	4 946	170
12.1 to 13.9 percent	12 420	10 857	1 562	1 208	1 208	-	1 350	1 350	-	9 861	8 299	1 562
14.0 percent or more	3 834	3 265	569	-	-	-	489	489	-	3 344	2 776	569
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	60 510	46 221	14 290	-	-	-	-	-	-	60 510	46 221	14 290
Rate higher now than when mortgage made	14 688	10 386	4 302	-	-	-	-	-	-	14 688	10 386	4 302
Rate lower now than when mortgage made	36	36	-	-	-	-	-	-	-	36	36	-
Rate unchanged or same now as when mortgage made	44 934	35 031	9 902	-	-	-	-	-	-	44 934	35 031	9 902
Not reported	853	768	85	-	-	-	-	-	-	853	768	85
No, interest rate cannot be changed	127 366	104 971	22 395	29 347	24 518	4 829	26 695	21 880	4 815	71 324	58 573	12 751
Not reported	1 261	185	1 076	-	-	-	-	-	-	1 261	185	1 076
Reason for Change in First Mortgage Rate												
Interest rate can be changed	60 510	46 221	14 290	-	-	-	-	-	-	60 510	46 221	14 290
Rate renegotiated periodically	3 027	2 580	447	-	-	-	-	-	-	3 027	2 580	447
Rate changes tied to market index	8 234	5 019	3 214	-	-	-	-	-	-	8 234	5 019	3 214
When mortgage is assumed	45 502	35 850	9 652	-	-	-	-	-	-	45 502	35 850	9 652
When payments became delinquent	3 282	2 917	365	-	-	-	-	-	-	3 282	2 917	365
Other reason	9 376	7 585	1 791	-	-	-	-	-	-	9 376	7 585	1 791
Not reported	363	363	-	-	-	-	-	-	-	363	363	-
Interest rate cannot be changed	127 366	104 971	22 395	29 347	24 518	4 829	26 695	21 880	4 815	71 324	58 573	12 751

¹Detail does not add to total because lenders reported more than one reason.

Table 3i. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Term of First Mortgage												
Less than 8 years	3 937	3 842	95	—	—	—	20	20	—	3 917	3 822	95
8 to 12 years	2 611	2 321	290	18	18	—	172	—	172	2 421	2 303	118
13 to 17 years	896	825	72	—	—	—	—	—	—	896	825	72
18 to 22 years	4 203	2 998	1 204	203	21	183	133	86	46	3 867	2 891	975
23 to 27 years	11 841	10 063	1 779	159	132	26	119	119	—	11 564	9 812	1 752
28 to 32 years	159 738	126 658	33 080	28 794	24 218	4 576	26 252	21 655	4 597	104 692	80 785	23 907
33 to 37 years	3 344	3 067	277	173	129	43	—	—	—	3 171	2 938	233
38 or more years	1 024	715	309	—	—	—	—	—	—	1 024	715	309
No stated term	1 543	888	655	—	—	—	—	—	—	1 543	888	655
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	21 370	18 746	2 624	7 791	6 887	904	107	107	—	13 472	11 752	1 720
Payments increase yearly for first five years of mortgage	6 217	5 313	904	6 100	5 195	904	—	—	—	118	118	—
Payments increase yearly for first ten years of mortgage	86	—	86	—	—	—	—	—	—	86	—	86
Payments change in some other way	13 789	12 155	1 634	1 417	1 417	—	82	82	—	12 290	10 656	1 634
Not reported	1 278	1 278	—	275	275	—	25	25	—	979	979	—
No, monthly payments cannot change	165 427	131 661	33 766	21 381	17 457	3 924	26 542	21 773	4 769	117 504	92 431	25 073
Not reported	2 340	970	1 370	174	174	—	46	—	46	2 119	795	1 324
Holder of First Mortgage												
Commercial bank or trust company	23 950	20 097	3 853	1 475	1 200	275	2 294	1 792	502	20 181	17 105	3 076
Mutual savings bank	5 764	5 372	392	1 703	1 517	186	1 173	1 017	156	2 889	2 838	51
Savings and loan association	74 145	54 391	19 755	2 947	2 081	867	3 404	2 729	675	67 794	49 581	18 213
Life insurance company	3 648	2 649	999	889	846	43	491	444	46	2 268	1 359	909
Mortgage company	5 108	3 940	1 168	1 158	913	245	2 316	1 680	635	1 634	1 346	288
Federal agency	9 118	8 081	1 037	4 224	3 996	227	3 979	3 205	775	915	880	35
Federally-secured pool	25 868	21 617	4 251	8 247	6 841	1 406	9 917	8 552	1 365	7 704	6 224	1 480
Federal National Mortgage Association	16 735	12 978	3 757	7 473	6 017	1 456	2 103	1 695	408	7 160	5 266	1 893
Real estate or construction company	515	515	—	—	—	—	—	—	—	515	515	—
Individual or individual's estate	8 682	7 552	1 130	—	—	—	—	—	—	8 682	7 552	1 130
Other	15 603	14 187	1 417	1 230	1 107	123	1 019	767	253	13 354	12 313	1 041
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region												
Lender in Northeast	189 137	151 377	37 760	29 347	24 518	4 829	26 695	21 880	4 815	133 095	104 978	28 117
Lender in North Central	9 100	7 170	1 930	2 858	2 185	673	2 795	1 964	830	3 448	3 020	428
Lender in South	4 227	3 150	1 077	796	659	137	553	381	172	2 879	2 110	768
Lender in West	53 815	44 185	9 631	20 327	17 238	3 089	16 530	13 887	2 643	16 958	13 059	3 898
Lender outside United States	121 117	96 084	25 032	5 366	4 435	930	6 818	5 648	1 170	108 933	86 001	22 932
Not reported	878	788	90	—	—	—	—	—	—	878	788	90
Servicing of First Mortgage												
Holder	115 283	91 047	24 236	6 124	5 098	1 026	7 080	6 037	1 043	102 079	79 913	22 167
Agent	73 854	60 329	13 524	23 223	19 420	3 803	19 615	15 843	3 772	31 016	25 066	5 950
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	20 064	16 224	3 840	3 213	2 686	526	2 378	1 773	604	14 474	11 764	2 710
20 to 29 percent	21 321	16 028	5 293	3 256	2 129	1 127	1 877	1 311	566	16 188	12 589	3 600
30 to 39 percent	26 457	19 182	7 275	1 777	1 406	371	1 797	1 426	371	22 883	16 350	6 533
40 to 49 percent	27 871	20 231	7 640	3 057	2 214	843	3 695	2 393	1 302	21 119	15 624	5 496
50 to 59 percent	25 704	19 207	6 497	3 661	3 016	645	2 957	2 396	560	19 086	13 795	5 291
60 to 69 percent	24 921	19 819	5 102	4 650	4 172	478	3 623	2 559	1 064	16 648	13 088	3 561
70 to 79 percent	18 677	17 888	789	5 280	4 905	375	2 439	2 439	—	10 958	10 543	415
80 to 89 percent	13 769	13 189	580	3 309	2 970	338	5 607	5 366	242	4 854	4 854	—
90 to 99 percent	3 805	3 660	144	358	358	—	1 613	1 507	106	1 833	1 795	38
100 percent or more	756	756	—	—	—	—	316	316	—	440	440	—
Not reported	5 793	5 194	599	785	660	125	395	394	—	4 613	4 139	474

Table 3i. **First Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region**MORTGAGE PAYMENTS AND OTHER EXPENSES****Method of Payment of First Mortgage**

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	188 476	150 715	37 760	29 347	24 518	4 829	26 695	21 880	4 815	132 433	104 317	28 117
Interest and principal	187 986	150 271	37 715	29 347	24 518	4 829	26 695	21 880	4 815	131 944	103 873	28 071
Fully amortized	180 440	144 138	36 302	29 183	24 354	4 829	26 439	21 840	4 598	124 818	97 943	26 875
Partially amortized	7 546	6 133	1 413	163	163	—	257	40	217	7 126	5 930	1 196
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	489	444	45	—	—	—	—	—	—	489	444	45
No regular payments required	662	662	—	—	—	—	—	—	—	662	662	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	188 476	150 715	37 760	29 347	24 518	4 829	26 695	21 880	4 815	132 433	104 317	28 117
Less than \$60	551	479	72	178	143	35	97	76	20	276	260	16
\$60 to \$79	1 516	1 450	66	723	680	44	263	241	22	529	529	—
\$80 to \$99	3 103	2 574	529	1 308	1 171	137	783	597	186	1 011	806	206
\$100 to \$149	10 604	9 183	1 420	2 816	2 337	479	2 040	1 758	282	5 747	5 088	659
\$150 to \$199	12 128	9 528	2 600	2 500	1 818	682	1 472	1 215	257	8 155	6 494	1 661
\$200 to \$249	15 153	11 994	3 159	3 005	2 206	798	1 938	1 460	478	10 210	8 327	1 883
\$250 to \$299	16 098	14 139	1 959	2 490	2 277	213	3 275	2 530	745	10 333	9 332	1 001
\$300 to \$399	28 787	23 136	5 651	5 858	5 189	669	3 596	3 091	506	19 332	14 856	4 476
\$400 to \$499	30 770	23 600	7 171	7 280	6 068	1 212	4 344	3 503	841	19 146	14 028	5 118
\$500 to \$599	22 520	17 689	4 831	3 040	2 481	559	3 252	2 267	985	16 228	12 941	3 288
\$600 to \$699	11 801	10 028	1 773	148	148	—	1 692	1 692	—	9 961	8 189	1 773
\$700 to \$799	7 572	5 297	2 275	—	—	—	1 662	1 169	493	5 910	4 128	1 782
\$800 or more	27 874	21 619	6 255	—	—	—	2 280	2 280	—	25 594	19 339	6 255
No regular payments required	662	662	—	—	—	—	—	—	—	662	662	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	188 476	150 715	37 760	29 347	24 518	4 829	26 695	21 880	4 815	132 433	104 317	28 117
Current or ahead of schedule	175 311	141 973	33 338	27 004	22 639	4 365	24 047	19 880	4 167	124 260	99 453	24 806
Delinquent (30 days or more)	9 675	6 563	3 112	1 993	1 605	388	2 157	1 661	496	5 525	3 297	2 228
1 to 3 payments	8 803	5 963	2 840	1 865	1 605	260	2 020	1 524	496	4 918	2 834	2 084
4 or more payments	872	600	272	128	—	128	137	137	—	607	463	144
Foreclosure in process	318	277	41	—	—	—	137	137	—	181	140	41
Foreclosure not in process	554	323	231	128	—	128	—	—	—	426	323	103
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3 490	2 180	1 311	350	274	76	491	339	153	2 649	1 566	1 082
No regular payments required	662	662	—	—	—	—	—	—	—	662	662	—

OWNER CHARACTERISTICS**Race of Owner**

White	166 750	132 283	34 466	24 690	20 487	4 203	23 754	19 392	4 362	118 306	92 404	25 902
Black	6 767	5 524	1 243	2 000	1 528	472	2 052	1 639	413	2 715	2 357	358
Asian and Pacific Islander	11 086	9 469	1 617	1 337	1 203	135	100	60	40	9 649	8 206	1 442
American Indian, Eskimo, and Aleut	1 101	880	221	46	46	—	80	80	—	975	754	221
Not reported	3 433	3 221	212	1 273	1 254	19	710	710	—	1 451	1 258	193

Sex of Owner

Male	38 774	32 407	6 367	7 464	6 909	555	4 827	4 302	525	26 483	21 196	5 287
Female	12 764	10 563	2 200	2 948	2 594	355	991	892	99	8 824	7 078	1 746
Male and female co-owners	136 385	107 396	28 990	18 811	14 892	3 919	20 521	16 425	4 095	97 054	76 079	20 975
Not reported	1 214	1 011	203	124	124	—	356	261	95	734	626	108

Spanish Origin

Spanish	15 369	11 868	3 502	4 129	3 835	294	2 035	1 913	122	9 206	6 121	3 085
Not Spanish	167 914	134 167	33 747	24 550	20 039	4 510	23 912	19 327	4 586	119 453	94 801	24 652
Not reported	5 853	5 342	511	669	644	24	748	641	107	4 437	4 057	380

Table 4i. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	Total first and junior mortgage debt on—				West Region	Total first and junior mortgage debt on—			
	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage		Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1-housing unit properties ----	204 425	31 541	28 889	143 996	MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Average total mortgage debt -----	36 600	28 500	32 800	40 000					
MORTGAGE CHARACTERISTICS					Selected Annual Owner Costs as Percent of Income				
Total Mortgage Loan					Acquired before 1980 -----	164 169	25 291	21 587	117 292
Less than \$5,000.....	25	—	—	25	Less than 5 percent	1 171	331	42	798
\$5,000 to \$9,999.....	650	156	29	464	5 to 9 percent	8 383	1 485	1 348	5 551
\$10,000 to \$14,999.....	3 929	1 391	516	2 021	10 to 14 percent	20 377	2 453	3 234	14 690
\$15,000 to \$19,999.....	7 066	1 861	1 441	3 763	15 to 19 percent	27 166	3 101	2 497	21 568
\$20,000 to \$24,999.....	9 917	2 144	1 718	6 054	20 to 24 percent	26 707	4 417	4 335	17 956
\$25,000 to \$29,999.....	10 741	2 196	1 606	6 939	25 to 29 percent	20 488	4 395	2 371	13 722
\$30,000 to \$34,999.....	14 194	2 916	2 199	9 080	30 to 34 percent	13 303	2 537	2 048	8 718
\$35,000 to \$39,999.....	15 864	3 963	1 994	9 906	35 to 39 percent	8 082	967	833	6 282
\$40,000 to \$49,999.....	29 394	5 482	4 381	19 531	40 to 49 percent	9 149	2 166	2 144	4 836
\$50,000 to \$59,999.....	29 894	6 518	4 742	18 633	50 percent or more	13 442	2 041	1 163	10 230
\$60,000 to \$79,999.....	38 162	3 854	6 474	27 834	Not reported or not computed	15 901	1 387	1 572	12 941
\$80,000 to \$99,999.....	16 545	1 057	2 481	13 006	Acquired 1980 and 1981 (part) -----	40 256	6 250	7 302	26 704
\$100,000 to \$149,999.....	18 757	—	1 307	17 449	PROPERTY CHARACTERISTICS				
\$150,000 or more.....	9 290	—	—	9 290	Year Structure Built				
Total Mortgage Outstanding Debt					1979 to March 1980	23 276	7 335	2 065	13 876
Less than \$5,000.....	977	185	212	581	1977 and 1978	22 116	2 290	2 080	17 746
\$5,000 to \$9,999.....	4 082	1 308	643	2 131	1975 and 1976	16 618	1 440	1 077	14 101
\$10,000 to \$14,999.....	6 069	1 713	1 067	3 289	1970 to 1974	35 069	4 648	5 878	24 543
\$15,000 to \$19,999.....	8 728	1 986	1 510	5 232	1960 to 1969	39 536	7 167	7 733	24 635
\$20,000 to \$24,999.....	8 959	1 490	1 599	5 870	1950 to 1959	34 947	4 888	6 365	23 694
\$25,000 to \$29,999.....	12 271	2 393	1 452	8 426	1940 to 1949	14 725	1 570	1 854	11 298
\$30,000 to \$34,999.....	14 271	2 749	2 045	9 477	1939 or earlier	13 500	1 090	1 048	11 362
\$35,000 to \$39,999.....	14 808	3 156	1 980	9 671	Not reported	4 639	1 112	787	2 740
\$40,000 to \$49,999.....	28 318	5 419	4 703	18 196	Value				
\$50,000 to \$59,999.....	29 356	6 380	3 973	19 003	Less than \$5,000.....	38	—	8	30
\$60,000 to \$79,999.....	36 673	3 939	6 651	26 083	\$5,000 to \$9,999.....	22	—	—	22
\$80,000 to \$99,999.....	12 757	822	1 749	10 187	\$10,000 to \$14,999.....	56	—	—	56
\$100,000 to \$149,999.....	20 071	—	1 307	18 764	\$15,000 to \$19,999.....	183	16	123	44
\$150,000 or more.....	7 084	—	—	7 084	\$20,000 to \$24,999.....	304	172	19	112
Total Outstanding Debt as Percent of Value					\$25,000 to \$29,999.....	234	14	51	169
Less than 20 percent	17 743	2 722	2 185	12 837	\$30,000 to \$34,999.....	1 163	276	172	715
20 to 29 percent	20 635	2 635	1 928	16 072	\$35,000 to \$39,999.....	1 421	354	360	707
30 to 39 percent	25 118	2 509	2 243	20 366	\$40,000 to \$49,999.....	8 034	1 640	1 417	4 977
40 to 49 percent	27 457	2 987	2 688	21 783	\$50,000 to \$59,999.....	12 610	3 817	2 518	6 275
50 to 59 percent	27 972	4 129	3 097	20 747	\$60,000 to \$79,999.....	39 821	13 037	7 786	18 998
60 to 69 percent	28 031	4 839	3 783	19 409	\$80,000 to \$99,999.....	36 077	6 376	7 864	21 837
70 to 79 percent	27 758	6 776	3 996	16 985	\$100,000 to \$149,999.....	43 711	4 269	6 507	32 935
80 to 89 percent	17 191	3 545	6 116	7 529	\$150,000 or more.....	54 695	745	1 632	52 317
90 to 99 percent	4 802	574	1 705	2 523	Not reported	6 058	825	432	4 801
100 percent or more	1 659	—	717	942	OWNER CHARACTERISTICS				
Not reported	6 058	825	432	4 801	Age of Owner				
MORTGAGE PAYMENTS AND OTHER EXPENSES					Less than 25 years.....	5 876	1 235	735	3 905
Monthly Interest and Principal Payments on Total Mortgages					25 to 34 years	64 503	13 389	11 532	39 582
Regular monthly payments of interest and/or principal	203 764	31 541	28 889	143 334	35 to 44 years	65 366	8 143	7 980	49 243
Less than \$60	479	143	76	260	45 to 54 years	38 381	5 985	5 123	27 273
\$60 to \$79	1 460	689	241	529	55 to 64 years	20 892	1 827	2 460	16 605
\$80 to \$99	2 599	1 171	623	806	65 years or over	7 062	840	790	5 432
\$100 to \$149	9 345	2 337	1 795	5 213	Not reported	2 347	122	269	1 956
\$150 to \$199	9 941	1 958	1 290	6 694	Race of Owner				
\$200 to \$249	12 875	2 564	1 601	8 710	White	180 565	26 499	25 765	128 301
\$250 to \$299	15 587	2 447	2 965	10 175	Black	7 237	2 214	2 207	2 816
\$300 to \$399	28 809	6 814	3 998	17 998	Asian and Pacific Islander	11 762	1 493	127	10 142
\$400 to \$499	30 146	7 377	4 595	18 174	American Indian, Eskimo, and Aleut	1 370	46	80	1 244
\$500 to \$599	23 446	3 307	3 873	16 267	Not reported	3 491	1 289	710	1 493
\$600 to \$699	16 862	903	2 480	13 479	Sex of Owner				
\$700 to \$799	9 997	1 073	1 852	7 073	Male	41 182	7 743	5 110	28 329
\$800 or more	42 217	759	3 500	37 957	Female	13 877	3 326	1 067	9 483
No regular payments required	662	—	—	662	Male and female co-owners	148 091	20 347	22 305	105 439
Interest and Principal Payments on Total Mortgages as Percent of Income					Not reported	1 275	124	407	745
Regular payments of interest and/or principal	203 764	31 541	28 889	143 334	Spanish Origin				
Less than 5 percent	8 765	2 221	1 252	5 292	Spanish	17 010	4 344	2 114	10 553
5 to 9 percent	25 524	3 184	3 737	18 604	Not Spanish	181 370	26 497	25 980	128 893
10 to 14 percent	36 993	6 189	3 583	27 222	Not reported	6 045	700	795	4 550
15 to 19 percent	35 444	6 350	5 404	23 690	Veteran Status				
20 to 24 percent	25 252	5 035	3 651	16 565	Veteran	95 047	10 983	23 304	60 761
25 to 29 percent	18 651	3 050	3 757	11 845	Vietnam conflict	41 910	5 291	14 537	22 083
30 to 34 percent	10 028	835	1 934	7 259	Korean conflict	15 557	2 672	2 259	10 626
35 to 39 percent	9 136	900	1 897	6 339	Korean conflict and World War II	2 392	477	549	1 365
40 to 49 percent	9 758	1 880	1 548	6 330	World War II	18 162	752	2 264	15 147
50 percent or more	8 492	679	700	7 114	World War I	6	—	—	6
Not reported or not computed	15 721	1 218	1 427	13 076	Other	15 334	1 568	3 441	10 325
No regular payments required	662	—	—	662	Not reported	1 685	223	254	1 208
RESIDENTIAL FINANCE					Nonveteran	105 474	20 065	5 222	80 188
					Not reported	3 903	493	363	3 047

Table 4i. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

OWNER CHARACTERISTICS—Con.

Income

	Total first and junior mortgage debt on—			
	Properties with—			
	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	3 417	155	94	3 167
\$5,000 to \$7,499.....	2 961	859	205	1 897
\$7,500 to \$9,999.....	2 506	438	580	1 488
\$10,000 to \$12,499.....	6 765	2 784	961	3 020
\$12,500 to \$14,999.....	5 937	1 047	1 110	3 780
\$15,000 to \$19,999.....	15 872	3 192	3 467	9 214
\$20,000 to \$24,999.....	22 671	5 796	3 719	13 155

West Region

OWNER CHARACTERISTICS—Con.

Income—Con.

	Total first and junior mortgage debt on—			
	Properties with—			
	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
\$25,000 to \$29,999.....	24 257	4 902	4 678	14 678
\$30,000 to \$34,999.....	24 081	4 726	3 769	15 586
\$35,000 to \$49,999.....	42 113	4 554	6 874	30 686
\$50,000 or more.....	39 822	1 869	2 099	35 853
Not reported.....	14 023	1 218	1 332	11 473

Table 5i. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
1-housing-unit mortgaged properties.....	5 589	679	292	2 070	224	137	278	645	461	16	268	519
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	4 609	564	252	1 634	194	108	250	533	351	16	241	466
2 mortgages	930	108	37	413	30	29	24	109	106	—	24	50
3 or more mortgages	50	6	3	24	—	—	3	3	3	—	3	3
Form of Debt of First Mortgage												
Mortgage or deed of trust	5 391	666	289	2 036	221	131	275	639	461	3	196	475
Contract to purchase	198	13	3	34	3	6	3	6	—	12	72	45
Origin of First Mortgage												
Mortgage made at time property acquired	4 149	444	208	1 529	159	102	232	524	347	16	214	374
Mortgage assumed at time property acquired	908	123	74	321	59	26	30	91	100	—	42	41
Mortgage placed later than acquisition of property	533	112	10	221	6	9	15	30	13	—	12	105
Refinanced mortgage:												
Same lender	217	30	4	108	3	3	9	6	7	—	9	38
Different lender	197	44	6	71	3	3	3	18	6	—	—	43
Mortgage placed on property owned free and clear of debt	119	38	—	42	—	3	3	6	—	—	3	24
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	533	112	10	221	6	9	15	30	13	—	12	105
Renew or extend loan that had fallen due, without increasing the outstanding balance	27	9	—	9	—	—	—	—	3	—	—	6
Secure better terms	77	12	4	24	—	—	6	12	3	—	3	12
Provide funds for additions, improvements, or repairs to this property	170	39	—	71	3	—	—	9	4	—	6	37
Provide funds for investment in other real estate	63	16	3	38	—	—	—	3	—	—	—	3
Provide funds for other types of investments	46	12	—	28	—	—	—	3	3	—	—	—
Provide funds for educational or medical expenses	12	—	—	6	—	—	3	—	—	—	—	3
Other reasons	64	9	—	22	3	3	—	3	—	—	—	24
Not reported	74	15	3	22	—	6	6	—	—	—	3	19
Other properties	5 056	567	282	1 850	218	128	262	615	448	16	256	415
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 480	153	16	445	27	50	103	249	164	6	84	183
1977 and 1978	1 260	195	61	425	9	35	41	203	118	—	52	120
1975 and 1976	696	77	41	286	3	22	19	123	46	—	38	40
1970 to 1974	903	116	38	421	28	18	44	64	74	3	33	64
1965 to 1969	556	71	43	236	45	6	30	3	34	6	31	51
1960 to 1964	547	59	75	230	80	—	25	—	16	—	21	41
1959 or earlier	148	9	19	28	31	6	16	3	7	—	9	20
First Mortgage Loan												
Less than \$5,000	14	—	—	3	—	—	3	—	—	—	9	—
\$5,000 to \$9,999	167	27	15	49	3	—	11	3	3	—	32	24
\$10,000 to \$14,999	615	62	54	188	70	15	35	9	48	6	52	76
\$15,000 to \$19,999	696	74	77	247	56	6	33	42	54	—	34	72
\$20,000 to \$24,999	598	64	41	240	27	12	25	55	37	3	27	67
\$25,000 to \$29,999	534	87	31	221	24	12	10	58	45	—	6	40
\$30,000 to \$34,999	469	71	28	154	6	9	28	93	25	—	15	41
\$35,000 to \$39,999	449	39	9	173	3	6	25	94	31	—	12	56
\$40,000 to \$49,999	706	77	13	275	9	36	32	89	87	—	24	63
\$50,000 to \$59,999	583	56	13	184	12	22	49	109	78	3	15	42
\$60,000 to \$79,999	456	66	3	170	9	19	23	80	47	3	15	20
\$80,000 to \$99,999	152	32	3	86	3	—	4	6	6	—	12	—
\$100,000 to \$149,999	109	18	3	61	—	—	—	6	—	—	9	11
\$150,000 or more	40	6	—	19	—	—	—	—	—	—	7	9
Median	\$31800	\$31800	\$19900	\$32800	\$18400	...	\$33900	\$38300	\$38100	...	\$21500	\$27700
Mean	\$37200	\$39200	\$24800	\$39500	\$23800	...	\$35600	\$41400	\$37800	...	\$35700	\$33900
First Mortgage Outstanding Debt												
Less than \$5,000	388	39	30	123	46	6	34	3	10	3	50	44
\$5,000 to \$9,999	560	65	55	193	68	9	24	6	32	—	36	72
\$10,000 to \$14,999	567	77	65	191	43	9	21	24	40	3	40	53
\$15,000 to \$19,999	516	54	48	189	30	6	19	48	53	—	21	47
\$20,000 to \$24,999	410	55	15	194	—	9	13	42	24	3	12	42
\$25,000 to \$29,999	492	72	28	201	—	12	14	75	33	—	15	42
\$30,000 to \$34,999	417	48	9	132	3	9	30	86	31	—	9	60
\$35,000 to \$39,999	389	43	9	143	3	13	19	85	38	—	9	29
\$40,000 to \$49,999	622	62	15	229	9	26	35	96	66	—	19	64
\$50,000 to \$59,999	545	67	7	176	9	19	46	93	80	3	18	26
\$60,000 to \$79,999	423	48	3	155	9	19	20	81	48	3	18	20
\$80,000 to \$99,999	118	26	3	73	3	—	4	—	6	—	3	—
\$100,000 to \$149,999	115	21	3	55	—	—	—	6	—	—	13	17
\$150,000 or more	28	3	—	15	—	—	—	—	—	—	7	3
Median	\$28600	\$28500	\$14600	\$28600	\$9800	...	\$32400	\$37200	\$35900	...	\$17000	\$25300
Mean	\$33800	\$35300	\$19700	\$35800	\$16300	...	\$32800	\$40100	\$36300	...	\$32300	\$30000
Current Interest Rate on First Mortgage												
Less than 5.0 percent	196	3	21	25	25	3	19	3	7	—	6	83
5.0 percent	12	—	—	—	3	3	—	—	—	—	6	—
5.1 to 5.9 percent	566	90	114	96	123	9	43	3	38	—	3	47
6.0 percent	219	33	19	104	15	—	9	3	6	3	22	6

Table 5i. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE CHARACTERISTICS—Con.												
Current Interest Rate on First Mortgage—Con.												
6.1 to 6.9 percent	392	30	4	161	12	—	10	—	6	—	30	138
7.0 percent	335	35	25	158	6	3	13	33	43	—	9	10
7.1 to 7.4 percent	101	19	—	58	—	3	3	12	—	—	—	6
7.5 to 7.9 percent	314	48	12	155	3	—	3	18	49	—	6	19
8.0 percent	238	23	9	53	—	9	26	63	12	3	29	10
8.1 to 8.4 percent	63	10	—	31	—	—	4	16	3	—	—	—
8.5 to 8.9 percent	683	71	28	235	6	28	46	154	49	3	21	42
9.0 percent	372	62	13	176	—	9	6	46	23	—	18	18
9.1 to 9.9 percent	795	114	40	318	12	13	12	111	113	—	30	32
10.0 percent	246	30	3	66	—	6	29	43	27	3	27	12
10.1 to 11.9 percent	682	71	3	313	16	26	44	94	52	3	12	48
12.0 percent	112	6	—	24	—	9	6	15	9	—	30	12
12.1 to 13.9 percent	175	16	—	86	3	6	6	24	18	—	3	12
14.0 percent or more	88	18	—	12	—	9	—	6	4	—	15	24
Median	8.8	8.8	6.0	8.9	5.7	...	8.6	9.0	9.0	...	9.0	6.9
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	1 542	149	45	898	12	15	9	61	44	3	49	257
Rate higher now than when mortgage made	367	26	6	164	—	6	—	—	—	—	6	160
Rate lower now than when mortgage made	3	—	—	3	—	—	—	—	—	—	—	—
Rate unchanged or some now as when mortgage made	1 153	123	39	722	12	9	9	58	44	3	40	94
Not reported	19	—	—	9	—	—	—	3	—	—	3	3
No, interest rate cannot be changed	4 018	520	247	1 159	212	122	269	583	417	12	216	259
Not reported	29	9	—	13	—	—	—	—	—	—	3	3
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	1 542	149	45	898	12	15	9	61	44	3	49	257
Rate renegotiated periodically	66	9	—	12	—	3	—	—	—	—	—	43
Rate changes tied to market index	160	16	—	115	—	3	—	3	—	—	9	14
When mortgage is assumed	1 156	115	39	708	9	6	5	49	44	3	31	146
When payments become delinquent	107	3	—	98	3	—	—	—	—	—	—	3
Other reason	331	16	6	112	3	3	9	9	—	—	6	167
Not reported	6	—	—	3	—	—	—	—	—	—	3	—
Interest rate cannot be changed	4 018	520	247	1 159	212	122	269	583	417	12	216	259
Term of First Mortgage												
Less than 8 years	95	18	—	13	—	3	—	3	—	—	43	15
8 to 12 years	113	20	—	6	—	9	—	—	3	—	32	42
13 to 17 years	59	6	—	15	—	6	—	—	—	—	20	12
18 to 22 years	268	52	3	114	22	—	3	3	3	3	22	43
23 to 27 years	641	84	34	304	43	6	24	9	7	—	18	112
28 to 32 years	4 215	492	248	1 594	154	113	243	545	448	13	89	277
33 to 37 years	115	—	6	9	6	—	8	82	—	—	—	4
38 or more years	18	—	—	9	—	—	—	—	—	—	3	6
No stated term	66	6	—	6	—	—	—	3	—	—	42	9
Median	29.9	29.6	30.2	29.8	29.5	...	30.3	30.8	30.4	...	22.1	28.6
Unexpired Term of First Mortgage												
Less than 4 years	180	27	3	49	19	3	3	3	4	—	43	27
4 to 7 years	306	42	12	109	24	12	13	3	6	3	39	43
8 to 12 years	424	48	44	153	68	6	16	—	10	—	27	53
13 to 17 years	440	69	37	192	15	6	27	6	25	3	12	48
18 to 22 years	712	69	52	362	9	6	38	42	59	3	12	61
23 to 27 years	1 545	222	64	603	9	50	66	260	130	—	40	101
28 to 32 years	980	71	6	269	22	28	82	237	126	6	21	111
33 or more years	18	—	—	6	—	—	3	—	—	—	3	6
No stated term or not computed	985	132	74	328	59	26	30	94	100	—	72	70
Median	23.8	23.4	19.3	23.1	...	...	25.1	27.3	25.9	...	11.1	22.4
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	610	51	3	168	9	6	45	123	71	3	27	103
Payments increase yearly for first five years of mortgage	115	3	—	—	3	—	22	29	58	—	—	—
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	452	42	3	159	6	6	24	82	6	3	24	97
Not reported	40	3	—	9	—	—	—	12	6	—	3	6
No, monthly payments cannot change	4 923	618	289	1 875	215	128	232	516	390	13	238	410
Not reported	56	9	—	28	—	3	—	6	—	—	3	6
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast ¹	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast ¹	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 5i. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.												
Location of First Mortgage Holder—Con.												
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	5 589	679	292	2 070	224	137	278	645	461	16	268	519
Lender in Northeast	487	68	161	121	109	6	—	—	—	—	—	22
Lender in North Central	145	12	—	40	38	31	—	—	—	—	9	15
Lender in South	1 453	3	12	30	3	9	278	645	461	—	3	9
Lender in West	3 467	596	120	1 854	74	91	—	—	—	16	250	466
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	—	—	25	—	—	—	—	—	—	6	6
Servicing of First Mortgage												
Holder	3 319	472	95	1 820	77	106	55	180	15	6	182	311
Agent	2 270	207	198	250	147	31	223	465	446	9	86	209
Holder's Acquisition of First Mortgage												
Originated by holder	3 431	508	104	1 646	68	57	145	271	70	9	216	336
Purchased from present servicer	1 332	76	103	245	100	28	65	257	298	3	13	145
Purchased from someone else	650	53	82	116	44	46	58	111	90	3	25	24
Not reported	176	42	3	64	12	6	9	6	3	—	15	15
Mortgage Assumption												
Lender's permission needed for assumption	2 519	300	53	1 393	48	29	35	228	105	10	120	199
Lender's permission not needed for assumption	2 471	268	217	515	145	96	198	358	312	3	110	248
Not reported	599	111	21	162	31	12	45	59	43	3	39	72
Prepayment Penalties												
Yes	1 632	159	27	1 137	42	20	3	71	43	3	55	70
No	3 797	488	259	841	182	114	272	567	411	12	207	443
Not reported	160	31	6	92	—	3	3	6	6	—	6	6
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	5 049	567	282	1 846	218	125	262	615	448	16	256	415
Less than 40 percent	149	35	6	51	12	6	—	6	—	—	15	17
40 to 49 percent	124	15	12	54	10	—	—	9	10	—	3	12
50 to 59 percent	309	58	13	120	18	6	12	16	18	—	17	29
60 to 69 percent	496	69	28	200	22	23	3	44	48	—	33	26
70 to 79 percent	1 003	133	44	472	48	15	22	60	96	—	55	58
80 to 89 percent	1 091	111	36	522	31	16	43	125	60	3	59	84
90 to 94 percent	659	49	37	182	28	22	40	80	101	3	29	87
95 to 99 percent	507	27	40	93	22	19	57	125	41	6	15	61
100 percent or more	594	47	56	106	18	18	82	142	63	3	23	35
Not reported	120	22	9	46	9	—	3	9	9	—	6	6
Median	84	77	89	80	79	...	96	93	88	...	80	87
Other properties	540	112	10	225	6	12	15	30	13	—	12	105
Total Outstanding Debt as Percent of Value												
Less than 20 percent	1 443	191	126	584	133	21	53	12	64	3	108	147
20 to 29 percent	714	111	51	304	19	18	36	37	42	3	21	72
30 to 39 percent	676	101	47	285	15	9	18	61	50	—	31	59
40 to 49 percent	624	76	32	249	6	16	23	125	47	—	18	32
50 to 59 percent	549	56	15	220	9	12	22	100	64	—	9	41
60 to 69 percent	506	48	12	150	6	17	43	91	71	3	27	37
70 to 79 percent	466	49	3	117	6	16	35	100	73	—	18	48
80 to 89 percent	292	16	—	40	6	22	26	95	31	3	12	41
90 to 99 percent	79	3	—	16	—	6	9	12	9	—	9	14
100 percent or more	25	—	—	9	3	—	3	—	—	—	—	9
Not reported	216	28	6	95	21	—	9	12	9	3	15	17
Median	38	32	23	33	20	...	52	58	54	...	29	35
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	5 572	679	292	2 070	224	137	272	642	461	16	263	516
Interest and principal	5 553	676	292	2 070	224	137	272	642	461	16	253	510
Fully amortized	5 310	654	289	2 020	221	137	272	636	458	16	172	435
Partially amortized	243	21	3	50	3	—	—	6	3	—	81	76
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	18	3	—	—	—	—	—	—	—	—	9	6
No regular payments required	17	—	—	—	—	—	6	3	—	—	6	3
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	5 553	676	292	2 070	224	137	272	642	461	16	253	510
Real estate taxes and property insurance	2 907	357	216	700	136	106	257	477	395	6	39	219
With no other items	1 404	217	89	452	59	61	114	193	121	3	26	68
With other items	1 503	140	126	248	77	44	144	284	274	3	12	151
Real estate taxes only	484	25	22	318	12	3	31	9	3	3	7	50
Property insurance only	22	6	—	3	6	—	—	—	—	—	3	4
Other combinations or no other items	2 140	288	54	1 049	70	28	12	134	56	6	205	238
No regular payments of interest and principal	36	3	—	—	—	—	6	3	—	—	15	9

Table 5i. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

West Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on First Mortgage**

Regular monthly payments of interest and/or principal	5 572
Less than \$60	141
\$60 to \$79	271
\$80 to \$99	387
\$100 to \$149	821
\$150 to \$199	639
\$200 to \$249	579
\$250 to \$299	506
\$300 to \$399	719
\$400 to \$499	606
\$500 to \$599	384
\$600 to \$699	177
\$700 to \$799	101
\$800 or more	242
Median	\$246
Mean	\$313

No regular payments required

17

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	5 572
Current or ahead of schedule	5 215
Delinquent (30 days or more)	256
1 to 3 payments	227
4 or more payments	30
Foreclosure in process	9
Foreclosure not in process	21
Not reported	—
Not reported	101
No regular payments required	17

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	5 572
Less than 5 percent	927
5 to 9 percent	1 321
10 to 14 percent	1 057
15 to 19 percent	738
20 to 24 percent	454
25 to 29 percent	232
30 to 34 percent	165
35 to 39 percent	94
40 to 49 percent	103
50 percent or more	95
Not reported or not computed	386
Median	12
No regular payments required	17

Real Estate Tax Per \$1,000 Value

Acquired before 1980	4 941
Less than \$10	3 761
\$10 to \$14	693
\$15 to \$19	112
\$20 to \$24	41
\$25 to \$29	10
\$30 to \$39	13
\$40 to \$49	6
\$50 to \$59	6
\$60 or more	10
Not reported or not computed	289
Median	10—
Acquired 1980 and 1981 (part)	649

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	4 941
Less than 5 percent	68
5 to 9 percent	578
10 to 14 percent	890
15 to 19 percent	826
20 to 24 percent	721
25 to 29 percent	455
30 to 34 percent	277
35 to 39 percent	158
40 to 49 percent	210
50 percent or more	288
Not reported or not computed	468
Median	19
Acquired 1980 and 1981 (part)	649

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	4 867
1,000,000 or more	250
250,000 to 999,999	833
50,000 to 249,999	1 424
10,000 to 49,999	1 418
Less than 10,000 and rural	942

Total	Holder of first mortgage										
	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
5 572	679	292	2 070	224	137	272	642	461	16	263	516
141	13	25	40	15	—	21	3	4	—	11	9
271	24	36	63	34	3	25	3	22	—	21	40
387	49	35	108	52	9	18	6	28	3	21	58
821	71	82	321	59	6	33	52	63	3	50	80
639	87	28	269	18	9	16	73	46	3	33	58
579	91	37	215	9	12	23	78	33	—	17	64
506	56	15	172	—	19	28	107	31	—	18	62
719	93	15	276	16	25	28	94	89	—	30	53
606	79	10	206	6	26	38	100	86	3	15	36
384	36	3	154	9	13	29	81	33	—	6	20
177	28	—	78	3	6	3	24	12	—	12	10
101	12	—	48	—	9	3	9	4	3	6	6
242	40	6	121	3	—	7	12	9	—	22	20
\$246	\$254	\$131	\$256	\$109	...	\$250	\$299	\$304	...	\$194	\$210
\$313	\$339	\$176	\$337	\$173	...	\$282	\$349	\$309	...	\$314	\$277
17	—	—	—	—	—	6	3	—	—	6	3
5 572	679	292	2 070	224	137	272	642	461	16	263	516
5 215	645	280	1 954	215	128	242	590	429	16	239	477
256	9	9	77	9	3	30	49	28	—	9	33
227	6	9	71	9	3	24	46	28	—	3	28
30	3	—	6	—	—	6	3	—	—	6	5
9	3	—	3	—	—	—	—	—	—	—	3
21	—	—	3	—	—	6	3	—	—	6	3
—	—	—	—	—	—	—	—	—	—	—	—
101	25	3	40	—	6	—	3	3	—	15	6
17	—	—	—	—	—	6	3	—	—	6	3
5 572	679	292	2 070	224	137	272	642	461	16	263	516
927	109	117	311	108	15	58	15	40	3	49	102
1 321	148	54	579	50	28	50	106	122	3	59	123
1 057	149	48	411	33	19	28	154	71	—	42	101
738	73	28	248	12	16	34	137	92	3	15	79
454	61	3	142	6	35	32	63	50	3	12	45
232	22	12	62	3	6	15	48	31	—	15	17
165	28	3	60	—	3	9	24	12	—	12	13
94	6	3	25	—	6	7	15	7	3	12	9
103	10	6	18	—	6	17	21	9	—	3	13
95	13	—	39	3	3	9	9	6	—	9	3
386	59	18	175	9	—	12	49	20	—	33	10
12	12	7	11	5—	...	14	16	14	...	11	11
17	—	—	—	—	—	6	3	—	—	6	3
4 941	612	292	1 876	209	105	235	530	403	12	211	455
3 761	469	225	1 496	139	80	173	414	308	6	152	299
693	81	47	195	35	22	34	89	77	3	18	92
112	9	6	40	9	—	6	9	6	—	6	22
41	4	4	18	—	—	3	3	—	—	—	10
10	4	—	3	—	—	—	—	—	—	—	3
13	3	—	4	3	—	—	—	—	—	—	3
6	—	—	—	—	—	—	3	—	—	3	—
6	—	—	3	—	—	—	—	—	—	—	3
10	—	—	—	3	—	7	—	—	—	—	—
289	43	9	117	21	3	12	12	12	3	33	23
10—	10—	10—	10—	10—	...	10—	10—	10—	...	10—	10—
649	66	—	194	15	32	43	115	57	3	57	65
4 941	612	292	1 876	209	105	235	530	403	12	211	455
68	9	9	17	—	6	6	—	4	—	9	9
578	64	39	239	53	12	51	12	22	3	28	55
890	102	77	352	70	12	37	69	44	—	39	88
826	119	48	359	22	15	18	66	67	—	30	81
721	86	42	235	21	13	22	126	91	3	27	56
455	56	12	155	9	16	12	81	60	—	9	44
277	33	6	92	—	9	25	38	34	—	—	40
158	16	3	71	3	3	6	33	6	—	—	16
210	24	6	52	6	9	23	28	23	—	15	24
288	36	28	104	3	9	20	28	30	3	15	13
468	68	21	200	21	—	15	49	21	3	40	29
19	19	16	18	13	...	19	24	23	...	...	19
649	66	—	194	15	32	43	115	57	3	57	65
4 867	569	278	1 856	207	126	241	549	405	16	206	415
250	21	9	149	9	6	3	18	9	—	18	6
833	96	71	314	37	25	47	69	66	—	34	74
1 424	133	101	557	80	34	76	182	108	3	48	100
1 418	198	38	524	69	28	73	182	143	6	40	117
942	120	59	312	12	32	42	97	78	6	66	117

Table 5i. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

West Region	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
PROPERTY CHARACTERISTICS—Con.												
Location by Size of Place—Con.												
Outside SMSA's	722	110	14	215	17	11	36	96	56	—	62	105
10,000 or more	325	56	5	117	17	3	11	37	28	—	14	36
2,500 to 9,999	102	20	3	23	—	—	8	17	14	—	6	11
Less than 2,500 and rural	296	34	6	75	—	9	17	42	14	—	42	57
Year Structure Built												
1979 to March 1980	405	30	3	118	9	13	47	94	52	6	6	26
1977 and 1978	407	78	10	138	—	6	12	66	61	—	9	27
1975 and 1976	355	27	28	129	6	18	7	71	33	—	9	26
1970 to 1974	786	101	22	328	9	28	45	102	80	—	27	45
1960 to 1969	1 249	143	89	471	77	19	52	134	100	3	33	126
1950 to 1959	1 230	143	96	463	92	37	60	91	60	—	55	133
1940 to 1949	473	49	15	181	16	10	27	43	28	—	60	43
1939 or earlier	517	67	24	188	6	6	15	34	34	—	63	79
Not reported	166	41	3	54	9	—	12	9	13	6	6	13
Value												
Less than \$5,000	6	—	—	3	3	—	—	—	—	—	—	—
\$5,000 to \$9,999	6	—	—	—	—	—	3	—	—	—	3	—
\$10,000 to \$14,999	6	—	—	—	3	—	—	—	—	—	3	—
\$15,000 to \$19,999	19	4	—	3	—	—	—	—	—	—	9	4
\$20,000 to \$24,999	33	6	—	10	6	—	—	—	3	—	6	3
\$25,000 to \$29,999	21	6	—	3	—	—	—	—	—	—	9	3
\$30,000 to \$34,999	94	9	4	21	—	6	9	16	9	—	12	9
\$35,000 to \$39,999	103	7	6	31	—	—	7	28	7	—	9	9
\$40,000 to \$49,999	386	35	36	80	21	3	27	63	32	—	26	62
\$50,000 to \$59,999	501	43	24	133	21	22	40	77	47	—	19	75
\$60,000 to \$79,999	1 260	124	85	365	32	28	93	207	171	—	34	122
\$80,000 to \$99,999	998	114	43	353	40	41	34	141	97	13	36	87
\$100,000 to \$149,999	1 052	156	59	473	43	25	55	73	72	—	21	75
\$150,000 or more	889	148	28	500	34	12	3	28	13	—	68	53
Not reported	216	28	6	95	21	—	9	12	9	3	15	17
Median	\$85100	\$96300	\$77000	\$99200	\$87700	...	\$70700	\$72800	\$74900	...	\$79300	\$74200
Mean	\$102200	\$115300	\$86700	\$120000	\$112100	...	\$72800	\$76700	\$76900	...	\$113800	\$89400
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)	2 400	281	68	750	37	76	141	421	269	6	129	221
Less than 1.0	86	6	9	18	—	—	3	15	9	—	6	20
1.0 to 1.4	325	41	9	105	6	9	15	47	38	—	30	24
1.5 to 1.9	477	56	9	158	3	12	32	108	45	—	15	38
2.0 to 2.4	466	47	13	144	9	26	19	88	65	3	9	43
2.5 to 2.9	266	30	6	78	6	6	22	35	37	—	12	34
3.0 to 3.4	200	31	3	73	—	7	—	36	25	3	6	16
3.5 to 3.9	103	3	3	28	3	—	13	28	9	—	3	13
4.0 or more	288	35	13	76	9	15	35	34	27	—	25	20
Not reported or not computed	189	32	3	70	—	—	3	30	13	—	24	13
Median	2.2	2.2	...	2.2	...	...	...	2.1	2.3	...	...	2.3
Other properties	3 189	398	224	1 320	187	61	136	224	192	9	140	298
OWNER CHARACTERISTICS												
Age of Owner												
Less than 25 years	119	6	—	30	3	9	6	43	9	—	3	10
25 to 34 years	1 352	146	54	378	9	54	92	259	152	3	71	133
35 to 44 years	1 508	187	75	598	36	41	74	201	143	3	71	80
45 to 54 years	1 257	145	67	539	68	21	53	87	83	6	51	136
55 to 64 years	859	101	71	342	78	9	25	34	56	—	42	101
65 years or over	403	81	26	137	30	3	24	15	6	3	24	53
Not reported	91	13	—	46	—	—	3	6	12	—	6	6
Median	43	45	48	45	54	...	40	36	39	...	43	47
Race of Owner												
White	4 941	614	262	1 822	199	122	245	547	388	13	248	482
Black	232	6	15	82	15	3	12	49	34	—	3	12
Asian and Pacific Islander	243	37	9	114	9	3	—	21	19	3	9	19
American Indian, Eskimo, and Aleut	40	6	—	12	—	—	12	7	—	—	3	—
Not reported	134	16	6	41	—	9	9	21	20	—	6	6
Sex of Owner												
Male	1 106	104	78	420	34	29	75	132	72	6	44	112
Female	583	51	69	210	36	13	45	34	53	—	39	32
Male and female co-owners	3 850	509	145	1 422	154	95	158	476	326	9	182	373
Not reported	50	14	—	18	—	—	—	3	9	—	3	3
Spanish Origin												
Spanish	513	42	25	177	6	18	53	78	62	6	18	29
Not Spanish	4 852	605	254	1 808	209	113	213	549	389	9	233	472
Not reported	224	32	13	86	9	6	12	18	10	—	18	19
Veteran Status												
Veteran	2 682	306	147	946	145	61	128	299	209	3	87	351
Vietnam conflict	950	84	44	280	25	34	53	184	112	—	30	104
Korean conflict	507	62	46	197	24	3	19	40	24	—	21	71
Korean conflict and World War II	109	22	6	26	14	9	7	6	6	—	3	9
World War II	702	94	29	285	58	—	24	22	44	—	30	114
World War I	3	—	—	—	—	—	—	—	—	—	—	3
Other	370	42	19	142	25	15	22	41	21	—	3	42
Not reported	41	3	3	15	—	—	3	7	—	3	—	7
Nonveteran	2 780	350	143	1 070	79	76	150	331	240	13	167	163
Not reported	127	22	3	54	—	—	—	15	12	—	15	6

Table 5i. **Holder of First Mortgage, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

West Region

OWNER CHARACTERISTICS—Con.

Income													
Less than \$5,000	95	10	—	42	—	3	6	9	6	—	15	4	
\$5,000 to \$7,499	128	15	22	34	3	—	4	18	12	—	6	15	
\$7,500 to \$9,999	126	10	15	49	9	3	9	10	6	—	9	6	
\$10,000 to \$12,499	303	42	9	79	12	12	31	36	29	3	6	44	
\$12,500 to \$14,999	215	18	15	35	9	6	21	34	22	3	18	33	
\$15,000 to \$19,999	542	62	16	156	16	18	35	91	37	—	30	83	
\$20,000 to \$24,999	718	62	31	237	28	23	44	90	92	—	38	73	
\$25,000 to \$29,999	725	74	60	248	21	17	28	95	71	3	24	84	
\$30,000 to \$34,999	675	102	41	207	37	19	25	77	73	6	27	60	
\$35,000 to \$49,999	1 013	123	43	460	53	28	45	109	66	—	31	56	
\$50,000 or more	681	108	22	360	27	9	19	31	28	—	31	48	
Not reported	367	53	18	163	9	—	12	46	20	—	33	13	
Median	\$28300	\$31000	\$27400	\$31800	\$31300	...	\$23100	\$25600	\$26200	...	\$24500	\$24700	
Mean	\$31900	\$33600	\$27600	\$35700	\$31900	...	\$26500	\$26500	\$28300	...	\$31800	\$27900	

Table 1j. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 1,000,000 or More

1-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	1 759	744	1 015
1,000,000 or more	1 759	744	1 015
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	1 623	616	1 007
Placed one new mortgage	1 281	410	871
Placed two or more new mortgages	33	11	22
Assumed mortgage(s) already on property	133	33	100
Assumed mortgage already on property and placed new mortgage	24	9	15
All cash	124	124	—
Borrowed other than with mortgage	29	29	—
Inheritance or gift	113	109	4
Other	—	—	—
Not reported	22	19	3

Source of Downpayment

Purchased 1975 to 1981 (part)	457	64	393
Sale of previous home	85	17	68
Sale of other real property or other investment	5	—	5
Savings	261	25	237
Borrowing other than mortgage on this property	11	—	11
Gift	12	—	12
Land on which structure was built	—	—	—
Other	5	3	3
No downpayment required	32	5	26
Not reported	46	14	32

Other properties

Land and Building Acquisition

During same 12-month period	1 636	685	951
Acquired land previously	20	15	5
Land not owned by building owner	66	27	39
Not reported	37	17	20

Year Property Acquired

1979 to 1981 (part)	156	41	115
1977 and 1978	183	23	160
1975 and 1976	155	36	119
1970 to 1974	305	55	249
1965 to 1969	288	85	204
1960 to 1964	194	104	90
1959 or earlier	478	400	78

Year Structure Built

1979 to March 1980	10	—	10
1977 and 1978	16	3	13
1975 and 1976	13	—	13
1970 to 1974	32	3	29
1960 to 1969	212	51	161
1950 to 1959	361	130	231
1940 to 1949	316	124	192
1939 or earlier	742	400	342
Not reported	57	33	24

Rooms

or less rooms	81	44	37
rooms	269	140	129
rooms	486	184	302
rooms	255	88	167
or more rooms	308	109	199
Not reported	360	180	180
Median	6.2	6.0	6.3

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	313	39	273
Less than \$5,000	8	8	—
\$5,000 to \$9,999	14	8	5
\$10,000 to \$14,999	16	—	16
\$15,000 to \$19,999	47	—	47
\$20,000 to \$24,999	22	6	16
\$25,000 to \$29,999	17	—	17
\$30,000 to \$34,999	9	—	9
\$35,000 to \$39,999	19	3	17
\$40,000 to \$49,999	37	3	34
\$50,000 to \$59,999	19	3	16

\$60,000 to \$79,999	55	3	52
\$80,000 to \$99,999	19	3	15
\$100,000 to \$149,999	12	—	12
\$150,000 or more	16	—	16
Not reported	3	3	—
Median	\$40800	...	\$42700

Other properties

Value

Less than \$5,000	17	11	6
\$5,000 to \$9,999	19	16	3
\$10,000 to \$14,999	75	55	20
\$15,000 to \$19,999	104	44	60
\$20,000 to \$24,999	102	47	55
\$25,000 to \$29,999	92	38	53
\$30,000 to \$34,999	119	62	57
\$35,000 to \$39,999	82	36	47
\$40,000 to \$49,999	204	95	109
\$50,000 to \$59,999	133	60	73
\$60,000 to \$79,999	270	95	175
\$80,000 to \$99,999	126	41	85
\$100,000 to \$149,999	147	47	99
\$150,000 or more	161	25	137
Not reported	109	72	37
Median	\$50900	\$42900	\$60700
Mean	\$74500	\$50100	\$91200

Purchase Price as Percent of Value

Acquired by purchase	1 623	616	1 007
Purchased 1977 to 1981 (part)	313	39	273
Less than 80 percent	181	20	161
80 to 89 percent	67	6	62
90 to 94 percent	20	3	17
95 to 99 percent	8	3	6
100 percent or more	28	3	26
Not reported	8	5	3
Median	80—	...	80—

Purchased 1970 to 1976	426	63	362
Less than 60 percent	249	41	208
60 to 79 percent	107	14	94
80 to 89 percent	25	—	25
90 to 99 percent	8	—	8
100 percent or more	6	—	6
Not reported	31	8	22
Median	60—	...	60—

Purchased 1969 or earlier	885	513	371
Less than 40 percent	512	316	196
40 to 59 percent	188	94	94
60 to 79 percent	69	28	41
80 to 99 percent	9	3	6
100 percent or more	17	11	6
Not reported	90	62	28
Median	40—	40—	40—

Not acquired by purchase

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)	313	39	273
Less than 1.0	64	8	56
1.0 to 1.4	65	—	65
1.5 to 1.9	—	—	44
2.0 to 2.4	43	8	34
2.5 to 2.9	17	—	17
3.0 to 3.4	6	—	6
3.5 to 3.9	28	6	22
4.0 or more	14	6	9
Not reported or not computed	32	11	21
Median	1.6	...	1.6

Other properties

Table 1j. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

	Total properties	Non-mortgaged properties	Mortgaged properties
Acquired before 1980	1 660	711	949
Less than \$60	32	32	—
\$60 to \$79	36	36	—
\$80 to \$99	45	45	—
\$100 to \$149	185	176	26
\$150 to \$199	200	175	26
\$200 to \$249	221	124	124
\$250 to \$299	147	22	100
\$300 to \$349	123	23	100
\$350 to \$399	140	16	124
\$400 to \$449	115	17	97
\$450 to \$499	74	3	72
\$500 to \$599	107	—	107
\$600 to \$699	57	—	57
\$700 to \$799	32	3	29
\$800 or more	70	—	70
Not reported	76	39	36
Median	\$275	\$163	\$390

Acquired 1980 and 1981 (part)	99	33	66
--------------------------------------	-----------	-----------	-----------

Real Estate Tax

Acquired before 1980	1 660	711	949
Less than \$100	47	41	6
\$100 to \$199	64	40	24
\$200 to \$299	142	96	47
\$300 to \$399	206	104	103
\$400 to \$499	172	68	104
\$500 to \$599	154	74	80
\$600 to \$699	134	38	96
\$700 to \$799	137	47	91
\$800 to \$899	135	42	93
\$900 to \$999	125	41	83
\$1,000 to \$1,499	210	67	144
\$1,500 or more	91	21	70
Not reported	43	33	10
Median	\$618	\$487	\$712

Acquired 1980 and 1981 (part)	99	33	66
--------------------------------------	-----------	-----------	-----------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	1 660	711	949
Less than \$10	495	164	331
\$10 to \$14	378	182	196
\$15 to \$19	257	92	165
\$20 to \$24	116	47	68
\$25 to \$29	87	55	33
\$30 to \$39	90	25	65
\$40 to \$49	33	9	25
\$50 to \$59	16	8	8
\$60 or more	25	16	8
Not reported or not computed	162	112	49
Median	\$13	\$14	\$13

Acquired 1980 and 1981 (part)	99	33	66
--------------------------------------	-----------	-----------	-----------

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	1 660	711	949
Less than 5 percent	84	72	12
5 to 9 percent	236	148	87
10 to 14 percent	296	115	181
15 to 19 percent	243	54	189
20 to 24 percent	155	42	113
25 to 29 percent	87	33	54
30 to 34 percent	60	11	48
35 to 39 percent	50	14	36
40 to 49 percent	51	20	31
50 percent or more	140	57	83
Not reported or not computed	257	143	114
Median	17	13	19

Acquired 1980 and 1981 (part)	99	33	66
--------------------------------------	-----------	-----------	-----------

Inside SMSA's, Places of 1,000,000 or More**OWNER CHARACTERISTICS****Ownership Status**

1 owner	750	368	382
2 owners	982	356	626
3 or more owners	20	15	6
Not reported	7	5	1

Age of Owner

Less than 25 years	20	3	17
25 to 34 years	197	22	175
35 to 44 years	325	42	283
45 to 54 years	372	116	256
55 to 64 years	408	216	192
65 years or over	403	324	79
Not reported	34	22	12
Median	54	63	46

Race of Owner

White	1 212	565	647
Black	460	150	309
Asian and Pacific Islander	41	6	36
American Indian, Eskimo, and Aleut	3	—	3
Not reported	44	24	20

Sex of Owner

Male	403	157	247
Female	421	248	173
Male and female co-owners	923	334	590
Not reported	11	5	5

Spanish Origin

Spanish	82	21	61
Not Spanish	1 581	680	901
Not reported	96	44	52

Veteran Status

Veteran	665	250	415
Vietnam conflict	110	14	96
Korean conflict	101	26	75
Korean conflict and World War II	19	5	14
World War II	336	186	150
World War I	3	3	—
Other	94	17	78
Not reported	3	—	3
Nonveteran	1 044	471	573
Not reported	50	23	27

Persons in Household

1 person	239	163	77
2 persons	547	270	277
3 persons	336	108	227
4 persons	303	80	223
5 persons	143	42	101
6 or more persons	148	51	97
Not reported	43	31	12
Median	2.7	2.2	3.1

Income

Less than \$5,000	164	111	53
\$5,000 to \$7,499	67	30	37
\$7,500 to \$9,999	91	51	40
\$10,000 to \$12,499	121	68	53
\$12,500 to \$14,999	75	42	33
\$15,000 to \$19,999	198	88	111
\$20,000 to \$24,999	194	75	118
\$25,000 to \$29,999	146	45	101
\$30,000 to \$34,999	150	37	113
\$35,000 to \$49,999	177	51	126
\$50,000 or more	168	20	148
Not reported	208	127	81
Median	\$21,500	\$15,400	\$26,100
Mean	\$27,500	\$17,800	\$34,000

Table 2j. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

1-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	949	949	—	253	253	—	129	129	—	567	567	—
2 mortgages	63	—	63	3	—	3	9	—	9	52	—	52
3 or more mortgages	3	—	3	—	—	—	—	—	—	3	—	3

Form of Debt of First Mortgage

Mortgage or deed of trust	998	931	66	256	253	3	137	129	9	605	550	55
Contract to purchase	17	17	—	—	—	—	—	—	—	17	17	—

Origin of First Mortgage

Mortgage made at time property acquired	822	777	45	225	222	3	98	92	6	500	463	37
Mortgage assumed at time property acquired	108	92	15	20	20	—	37	34	3	51	39	12
Mortgage placed later than acquisition of property	85	79	6	11	11	—	3	3	—	71	65	6
Refinanced mortgage:												
Same lender	52	46	6	—	—	—	3	3	—	49	43	6
Different lender	23	23	—	5	5	—	—	—	—	17	17	—
Mortgage placed on property owned free and clear of debt	11	11	—	5	5	—	—	—	—	5	5	—

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	85	79	6	11	11	—	3	3	—	71	65	6
Renew or extend loan that had fallen due, without increasing the outstanding balance	—	—	—	—	—	—	—	—	—	—	—	—
Secure better terms	26	22	3	11	11	—	—	—	—	15	12	3
Provide funds for additions, improvements, or repairs to this property	28	25	3	—	—	—	—	—	—	28	25	3
Provide funds for investment in other real estate	12	12	—	—	—	—	—	—	—	12	12	—
Provide funds for other types of investments	6	6	—	—	—	—	—	—	—	6	6	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	8	8	—	—	—	—	—	—	—	8	8	—
Not reported	6	6	—	—	—	—	3	3	—	3	3	—

Other properties

	930	870	60	245	242	3	134	126	9	551	502	49
--	-----	-----	----	-----	-----	---	-----	-----	---	-----	-----	----

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	51	—	51	3	—	3	9	—	9	40	—	40
Provide funds for additions, improvements or repairs to this property	30	—	30	3	—	3	6	—	6	21	—	21
Provide funds for investment in other real estate	3	—	3	—	—	—	—	—	—	3	—	3
Provide funds for other types of investments	3	—	3	—	—	—	—	—	—	3	—	3
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	9	—	9	—	—	—	3	—	3	6	—	6
Not reported	6	—	6	—	—	—	—	—	—	6	—	6

Other properties

	15	—	15	—	—	—	—	—	—	15	—	15
--	----	---	----	---	---	---	---	---	---	----	---	----

Year First Mortgage Made or Assumed

1979 to 1981 (part)	116	110	6	27	27	—	14	14	—	75	69	6
1977 and 1978	190	166	24	25	25	—	26	24	3	138	117	21
1975 and 1976	128	104	24	14	11	3	23	17	6	91	76	15
1970 to 1974	243	234	9	86	86	—	34	34	—	123	114	9
1965 to 1969	205	205	—	70	70	—	11	11	—	124	124	—
1960 to 1964	90	87	3	14	14	—	17	17	—	59	56	3
1959 or earlier	42	42	—	19	19	—	11	11	—	12	12	—

First Mortgage Loan

Less than \$5,000	5	5	—	3	3	—	—	—	—	3	3	—
\$5,000 to \$9,999	83	83	—	49	49	—	8	8	—	25	25	—
\$10,000 to \$14,999	188	184	3	85	85	—	22	22	—	80	76	3
\$15,000 to \$19,999	229	223	6	68	68	—	39	37	3	121	118	3
\$20,000 to \$24,999	103	94	9	28	25	3	17	14	3	58	55	3
\$25,000 to \$29,999	108	99	9	14	14	—	20	17	3	74	68	6
\$30,000 to \$34,999	57	57	—	6	6	—	8	8	—	43	43	—
\$35,000 to \$39,999	63	57	6	3	3	—	10	10	—	50	44	6
\$40,000 to \$49,999	70	64	6	—	—	—	3	3	—	67	61	6
\$50,000 to \$59,999	36	27	9	—	—	—	6	6	—	30	21	9
\$60,000 to \$79,999	37	28	9	—	—	—	3	3	—	34	25	9
\$80,000 to \$99,999	19	13	6	—	—	—	—	—	—	19	13	6
\$100,000 to \$149,999	15	12	3	—	—	—	—	—	—	15	12	3
\$150,000 or more	4	4	—	—	—	—	—	—	—	4	4	—
Median	\$20100	\$19500	...	\$14400	\$14300	...	...	...	...	\$26600	\$25400	...
Mean	\$27800	\$26500	...	\$15500	\$15400	...	...	...	...	\$33900	\$32200	...

First Mortgage Outstanding Debt

Less than \$5,000	131	128	3	44	44	—	20	20	—	67	64	3
\$5,000 to \$9,999	167	167	—	63	63	—	9	9	—	94	94	—
\$10,000 to \$14,999	162	159	3	67	67	—	31	31	—	63	61	3
\$15,000 to \$19,999	141	135	6	45	45	—	22	19	3	74	71	3
\$20,000 to \$24,999	106	94	12	25	22	3	20	14	6	62	59	3
\$25,000 to \$29,999	78	75	3	5	5	—	11	11	—	62	59	3
\$30,000 to \$34,999	45	42	3	6	6	—	3	3	—	36	33	3
\$35,000 to \$39,999	50	47	3	—	—	—	13	13	—	37	34	3
\$40,000 to \$49,999	43	33	9	—	—	—	—	—	—	43	33	9
\$50,000 to \$59,999	26	20	6	—	—	—	6	6	—	20	14	6
\$60,000 to \$79,999	35	22	12	—	—	—	3	3	—	32	19	12
\$80,000 to \$99,999	16	13	3	—	—	—	—	—	—	16	13	3
\$100,000 to \$149,999	12	9	3	—	—	—	—	—	—	12	9	3
\$150,000 or more	4	4	—	—	—	—	—	—	—	4	4	—
Median	\$16700	\$15800	...	\$11500	\$11400	...	...	...	...	\$21000	\$19600	...
Mean	\$22900	\$21500	...	\$12400	\$12300	...	...	...	...	\$28000	\$26000	...

Table 2j. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 1,000,000 or More**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	128	128	—	44	44	—	20	20	—	64	64	—
\$5,000 to \$9,999	170	167	3	63	63	—	9	9	—	97	94	3
\$10,000 to \$14,999	159	159	—	67	67	—	31	31	—	61	61	—
\$15,000 to \$19,999	141	135	6	45	45	—	19	19	—	77	71	6
\$20,000 to \$24,999	103	94	9	25	22	3	20	14	6	59	59	—
\$25,000 to \$29,999	81	75	6	5	5	—	14	11	3	62	59	3
\$30,000 to \$34,999	42	42	—	6	6	—	3	3	—	33	33	—
\$35,000 to \$39,999	47	47	—	—	—	—	13	13	—	34	34	—
\$40,000 to \$49,999	43	33	9	—	—	—	—	—	—	43	33	9
\$50,000 to \$59,999	23	20	3	—	—	—	6	6	—	17	14	3
\$60,000 to \$79,999	44	22	21	—	—	—	3	3	—	41	19	21
\$80,000 to \$99,999	13	13	—	—	—	—	—	—	—	13	13	—
\$100,000 to \$149,999	15	9	6	—	—	—	—	—	—	15	9	6
\$150,000 or more	7	4	3	—	—	—	—	—	—	7	4	3
Median	\$16800	\$15800	...	\$11500	\$11400	...	...	...	...	\$21100	\$19600	...
Mean	\$23800	\$21500	...	\$12400	\$12300	...	...	...	...	\$29300	\$26000	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	31	31	—	11	11	—	14	14	—	6	6	—
5.0 percent	5	5	—	—	—	—	—	—	—	5	5	—
5.1 to 5.9 percent	116	116	—	44	44	—	29	29	—	43	43	—
6.0 percent	85	85	—	25	25	—	3	3	—	57	57	—
6.1 to 6.9 percent	58	55	3	14	14	—	3	3	—	41	38	3
7.0 percent	96	93	3	42	42	—	23	20	3	32	32	—
7.1 to 7.4 percent	21	21	—	—	—	—	3	3	—	18	18	—
7.5 to 7.9 percent	94	88	6	29	29	—	—	—	—	65	59	6
8.0 percent	28	17	—	5	5	—	3	3	—	20	20	—
8.1 to 8.4 percent	17	17	—	—	—	—	3	3	—	15	15	—
8.5 to 8.9 percent	209	197	12	44	44	—	41	36	6	123	117	6
9.0 percent	57	48	9	8	5	3	8	8	—	40	34	6
9.1 to 9.9 percent	93	74	18	14	14	—	—	—	—	79	61	18
10.0 percent	25	22	3	8	8	—	3	3	—	14	11	3
10.1 to 11.9 percent	41	28	12	3	3	—	3	3	—	35	23	12
12.0 percent	9	9	—	3	3	—	—	—	—	6	6	—
12.1 to 13.9 percent	23	23	—	5	5	—	3	3	—	14	14	—
14.0 percent or more	8	8	—	—	—	—	—	—	—	8	8	—
Median	8.0	7.9	...	7.0	7.0	...	...	...	...	8.5	8.2	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	206	175	31	—	—	—	—	—	—	206	175	31
Rate higher now than when mortgage made	15	9	6	—	—	—	—	—	—	15	9	6
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	185	160	25	—	—	—	—	—	—	185	160	25
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
No, interest rate cannot be changed	792	762	30	256	253	3	137	129	9	399	381	18
Not reported	17	11	6	—	—	—	—	—	—	17	11	6

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	206	175	31	—	—	—	—	—	—	206	175	31
Rate renegotiated periodically	9	6	3	—	—	—	—	—	—	9	6	3
Rate changes tied to market index	9	3	6	—	—	—	—	—	—	9	3	6
When mortgage is assumed	156	134	21	—	—	—	—	—	—	156	134	21
When payments become delinquent	33	33	—	—	—	—	—	—	—	33	33	—
Other reason	18	18	—	—	—	—	—	—	—	18	18	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	792	762	30	256	253	3	137	129	9	399	381	18

Term of First Mortgage

Less than 8 years	10	10	—	—	—	—	—	—	—	10	10	—
8 to 12 years	13	13	—	—	—	—	—	—	—	13	13	—
13 to 17 years	27	27	—	3	3	—	—	—	—	25	25	—
18 to 22 years	148	139	9	27	27	—	6	3	3	115	109	6
23 to 27 years	247	241	6	57	57	—	15	15	—	175	168	6
28 to 32 years	558	507	51	169	166	3	117	111	6	273	230	43
33 to 37 years	—	—	—	—	—	—	—	—	—	—	—	—
38 or more years	4	4	—	—	—	—	—	—	—	4	4	—
No stated term	9	9	—	—	—	—	—	—	—	9	9	—
Median	28.5	28.4	...	29.2	29.2	...	...	...	...	27.1	26.6	...

Unexpired Term of First Mortgage

Less than 4 years	46	43	3	—	—	—	5	5	—	40	37	3
4 to 7 years	92	92	—	27	27	—	9	9	—	56	56	—
8 to 12 years	148	148	—	36	36	—	14	14	—	98	98	—
13 to 17 years	155	149	6	50	50	—	8	5	3	97	94	3
18 to 22 years	169	157	12	59	59	—	19	19	—	91	79	12
23 to 27 years	234	204	30	50	47	3	34	31	3	150	126	25
28 to 32 years	54	54	—	14	14	—	11	11	—	29	29	—
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	116	101	15	20	20	—	37	34	3	60	48	12
Median	18.2	17.7	...	18.4	18.3	...	...	...	...	17.5	16.6	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	65	65	—	14	14	—	—	—	—	52	52	—
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	62	62	—	11	11	—	—	—	—	52	52	—
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
No, monthly payments cannot change	916	856	60	234	231	3	135	126	9	547	499	49
Not reported	34	28	6	8	8	—	3	3	—	23	17	6

¹Detail does not add to total because lenders reported more than one reason.

Table 2j. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	292	289	3	34	34	—	29	29	—	228	225	3
20 to 29 percent	156	138	18	48	48	—	20	16	3	89	73	15
30 to 39 percent	134	125	9	61	61	—	8	8	—	64	55	9
40 to 49 percent	127	115	12	20	20	—	14	14	—	94	82	12
50 to 59 percent	114	107	6	30	30	—	20	20	—	63	57	6
60 to 69 percent	73	61	12	16	14	3	20	17	3	37	31	6
70 to 79 percent	31	31	—	14	14	—	8	8	—	9	9	—
80 to 89 percent	26	26	—	11	11	—	3	3	—	12	12	—
90 to 99 percent	15	12	3	8	8	—	4	1	3	3	3	—
100 percent or more	12	9	3	5	5	—	—	—	—	7	4	3
Not reported	37	37	—	8	8	—	11	11	—	17	17	—
Median	33	32	...	37	37	...	...	...	...	28	27	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	1 015	949	66	256	253	3	137	129	9	622	567	55
Interest and principal	1 015	949	66	256	253	3	137	129	9	622	567	55
Fully amortized	987	920	66	256	253	3	137	129	9	594	539	55
Partially amortized	28	28	—	—	—	—	—	—	—	28	28	—
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	—	—	—	—	—	—	—	—	—	—	—	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	1 015	949	66	256	253	3	137	129	9	622	567	55
Real estate taxes and property insurance	570	550	20	234	231	3	115	106	9	221	212	9
With no other items	294	283	12	42	42	—	88	79	9	164	161	3
With other items	276	267	9	192	189	3	27	27	—	57	51	6
Real estate taxes only	206	200	6	11	11	—	20	20	—	176	169	6
Property insurance only	3	3	—	—	—	—	—	—	—	3	3	—
Other combinations or no other items	236	196	40	11	11	—	3	3	—	222	182	40
No regular payments of interest and principal	—	—	—	—	—	—	—	—	—	—	—	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	1 015	949	66	256	253	3	137	129	9	622	567	55
Less than \$60	55	55	—	36	36	—	8	8	—	11	11	—
\$60 to \$79	80	80	—	52	52	—	8	8	—	20	20	—
\$80 to \$99	91	91	—	25	25	—	18	18	—	48	48	—
\$100 to \$149	251	245	6	87	87	—	37	37	—	127	121	6
\$150 to \$199	151	136	15	33	30	3	28	22	6	90	84	6
\$200 to \$249	122	116	6	14	14	—	14	11	3	95	91	3
\$250 to \$299	66	66	—	9	9	—	12	12	—	46	46	—
\$300 to \$399	86	77	9	—	—	—	4	4	—	81	72	9
\$400 to \$499	41	29	12	—	—	—	6	6	—	35	23	12
\$500 to \$599	28	19	9	—	—	—	3	3	—	26	17	9
\$600 to \$699	12	9	3	—	—	—	—	—	—	12	9	3
\$700 to \$799	6	3	3	—	—	—	—	—	—	6	3	3
\$800 or more	25	22	3	—	—	—	—	—	—	25	22	3
Median	\$160	\$151	...	\$108	\$108	...	...	...	...	\$208	\$199	...
Mean	\$222	\$211	...	\$114	\$113	...	...	...	...	\$278	\$263	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	1 015	949	66	256	253	3	137	129	9	622	567	55
Less than \$60	55	55	—	36	36	—	8	8	—	11	11	—
\$60 to \$79	80	80	—	52	52	—	8	8	—	20	20	—
\$80 to \$99	91	91	—	25	25	—	18	18	—	48	48	—
\$100 to \$149	248	245	3	87	87	—	37	37	—	124	121	3
\$150 to \$199	139	136	3	30	30	—	25	22	3	84	84	—
\$200 to \$249	119	116	3	14	14	—	11	11	—	95	91	3
\$250 to \$299	72	66	6	9	9	—	14	12	3	49	46	3
\$300 to \$399	88	77	12	3	—	3	7	4	3	78	72	6
\$400 to \$499	35	29	6	—	—	—	6	6	—	29	23	6
\$500 to \$599	25	19	6	—	—	—	3	3	—	23	17	6
\$600 to \$699	18	9	9	—	—	—	—	—	—	18	9	9
\$700 to \$799	9	3	6	—	—	—	—	—	—	9	3	6
\$800 or more	34	22	12	—	—	—	—	—	—	34	22	12
Median	\$162	\$151	...	\$108	\$108	...	...	...	...	\$213	\$199	...
Mean	\$235	\$211	...	\$116	\$113	...	...	...	...	\$297	\$263	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 015	949	66	256	253	3	137	129	9	622	567	55
Current or ahead of schedule	889	825	63	190	187	3	126	118	9	573	521	52
Delinquent (30 days or more)	79	79	—	47	47	—	8	8	—	23	23	—
1 to 3 payments	62	62	—	36	36	—	6	6	—	21	21	—
4 or more payments	16	16	—	11	11	—	3	3	—	3	3	—
Foreclosure in process	8	8	—	5	5	—	3	3	—	—	—	—
Foreclosure not in process	8	8	—	5	5	—	—	—	—	3	3	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	48	45	3	19	19	—	3	3	—	26	23	3
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2j. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980.....	949	886	63	242	239	3	126	117	9	581	529	52
Less than \$60.....	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79.....	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99.....	—	—	—	—	—	—	—	—	—	—	—	—
\$100 to \$149.....	9	9	—	—	—	—	—	—	—	9	9	—
\$150 to \$199.....	26	26	—	17	17	—	9	9	—	—	—	—
\$200 to \$249.....	97	97	—	48	48	—	18	18	—	32	32	—
\$250 to \$299.....	124	121	3	53	53	—	23	20	3	49	49	—
\$300 to \$349.....	100	100	—	28	28	—	8	8	—	64	64	—
\$350 to \$399.....	124	118	6	36	36	—	20	20	—	68	62	6
\$400 to \$449.....	97	97	—	28	28	—	3	3	—	67	67	—
\$450 to \$499.....	72	66	6	11	11	—	14	11	3	46	43	3
\$500 to \$599.....	107	98	9	16	16	—	22	20	3	68	62	6
\$600 to \$699.....	57	55	3	3	—	3	4	4	—	51	51	—
\$700 to \$799.....	29	23	6	—	—	—	3	3	—	27	21	6
\$800 or more.....	70	45	25	—	—	—	—	—	—	70	45	25
Not reported.....	36	30	6	3	3	—	3	3	—	30	24	6
Median.....	\$390	\$382	...	\$304	\$301	...	...	...	...	\$440	\$427	...
Acquired 1980 and 1981 (part).....	66	63	3	14	14	—	11	11	—	41	38	3

Real Estate Tax

Acquired before 1980.....	949	886	63	242	239	3	126	117	9	581	529	52
Less than \$100.....	6	3	3	—	—	—	—	—	—	6	3	3
\$100 to \$199.....	24	24	—	18	18	—	—	—	—	6	6	—
\$200 to \$299.....	47	47	—	17	17	—	6	6	—	24	24	—
\$300 to \$399.....	103	97	6	28	28	—	23	20	3	51	48	3
\$400 to \$499.....	104	86	18	36	36	—	20	14	6	49	36	12
\$500 to \$599.....	80	80	—	30	30	—	6	6	—	44	44	—
\$600 to \$699.....	96	96	—	36	36	—	9	9	—	51	51	—
\$700 to \$799.....	91	91	—	22	22	—	19	19	—	49	49	—
\$800 to \$899.....	93	78	15	27	25	3	14	14	—	51	39	12
\$900 to \$999.....	83	80	3	3	3	—	16	16	—	65	62	3
\$1,000 to \$1,499.....	144	135	9	22	22	—	14	14	—	108	99	9
\$1,500 or more.....	70	64	6	3	3	—	—	—	—	68	61	6
Not reported.....	10	7	3	—	—	—	—	—	—	10	7	3
Median.....	\$712	\$709	...	\$573	\$569	...	...	...	...	\$812	\$801	...
Acquired 1980 and 1981 (part).....	66	63	3	14	14	—	11	11	—	41	38	3

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal.....	1 015	949	66	256	253	3	137	129	9	622	567	55
Less than 5 percent.....	211	208	3	78	78	—	28	28	—	105	102	3
5 to 9 percent.....	342	318	24	78	76	3	42	39	3	222	203	18
10 to 14 percent.....	156	144	12	39	39	—	23	20	3	95	85	9
15 to 19 percent.....	101	95	6	22	22	—	20	20	—	59	53	6
20 to 24 percent.....	34	31	3	5	5	—	3	3	—	26	23	3
25 to 29 percent.....	29	23	6	9	9	—	3	3	—	17	11	6
30 to 34 percent.....	13	10	3	3	3	—	—	—	—	10	7	3
35 to 39 percent.....	9	9	—	—	—	—	—	—	—	9	9	—
40 to 49 percent.....	8	8	—	8	8	—	—	—	—	—	—	—
50 percent or more.....	14	14	—	3	3	—	3	3	—	8	8	—
Not reported or not computed.....	98	89	9	11	11	—	16	13	3	71	65	6
Median.....	9	8	...	8	8	...	...	...	...	9	9	...
No regular payments required.....	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980.....	949	886	63	242	239	3	126	117	9	581	529	52
Less than \$10.....	331	288	43	36	36	—	38	35	3	256	216	40
\$10 to \$14.....	196	190	6	39	39	—	22	20	3	135	132	3
\$15 to \$19.....	165	159	6	55	55	—	22	19	3	88	85	3
\$20 to \$24.....	68	66	3	27	24	3	15	15	—	26	26	—
\$25 to \$29.....	33	33	—	5	5	—	8	8	—	19	19	—
\$30 to \$39.....	65	65	—	38	38	—	8	8	—	19	19	—
\$40 to \$49.....	25	25	—	16	16	—	—	—	—	8	8	—
\$50 to \$59.....	8	8	—	8	8	—	—	—	—	—	—	—
\$60 or more.....	8	8	—	8	8	—	—	—	—	—	—	—
Not reported or not computed.....	49	43	6	8	8	—	11	11	—	30	23	6
Median.....	\$13	\$14	...	\$19	\$19	...	...	...	...	\$11	\$11	...
Acquired 1980 and 1981 (part).....	66	63	3	14	14	—	11	11	—	41	38	3

Real Estate Tax as Percent of Income

Acquired before 1980.....	949	886	63	242	239	3	126	117	9	581	529	52
Less than 1.0 percent.....	36	33	3	—	—	—	3	3	—	33	30	3
1.0 to 1.9 percent.....	246	221	24	63	63	—	28	26	3	150	133	21
2.0 to 2.9 percent.....	190	176	15	61	58	3	20	17	3	110	101	9
3.0 to 3.9 percent.....	130	130	—	24	24	—	20	20	—	86	86	—
4.0 to 4.9 percent.....	73	67	6	14	14	—	14	14	—	45	39	6
5.0 to 7.4 percent.....	96	93	3	33	33	—	8	8	—	48	45	3
7.5 to 9.9 percent.....	33	33	—	14	14	—	3	3	—	17	17	—
10.0 percent or more.....	44	44	—	24	24	—	16	13	3	78	69	9
Not reported or not computed.....	102	90	12	8	8	—	—	—	—	—	—	—
Median.....	2.7	2.8	...	2.9	2.9	...	...	...	...	2.6	2.7	...
Acquired 1980 and 1981 (part).....	66	63	3	14	14	—	11	11	—	41	38	3

Table 2i.

[Number of
see text]

Inside SMSA's, Places of 1,000,000 or More	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Selected Annual Owner Costs as Percent of Income												
Acquired before 1980.....	949	886	63	242	239	3	126	117	9	581	529	52
Less than 5 percent.....	12	12	—	—	—	—	—	—	—	12	12	—
5 to 9 percent.....	87	87	—	14	14	—	17	17	—	56	56	—
10 to 14 percent.....	181	169	12	60	60	—	14	14	—	107	95	12
15 to 19 percent.....	189	177	12	42	42	—	22	19	3	125	116	9
20 to 24 percent.....	113	108	6	33	30	3	14	14	—	66	63	3
25 to 29 percent.....	54	48	6	11	5	—	9	9	—	34	28	6
30 to 34 percent.....	48	39	9	5	5	—	6	3	3	37	31	6
35 to 39 percent.....	36	36	—	14	14	—	8	8	—	14	14	—
40 to 49 percent.....	31	28	3	5	5	—	8	8	—	18	15	3
50 percent or more.....	83	80	3	47	47	—	11	11	—	25	22	3
Not reported or not computed.....	114	102	12	11	11	—	16	13	3	87	78	9
Median.....	19	19	...	20	20	...	...	...	...	18	18	...
Acquired 1980 and 1981 (part).....	66	63	3	14	14	—	11	11	—	41	38	3
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's.....	1 015	949	66	256	253	3	137	129	9	622	567	55
1,000,000 or more.....	1 015	949	66	256	253	3	137	129	9	622	567	55
250,000 to 999,999.....	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999.....	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999.....	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural.....	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's.....	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999.....	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural.....	—	—	—	—	—	—	—	—	—	—	—	—
Manner of Acquisition												
By purchase.....	1 007	941	66	256	253	3	136	127	9	616	561	55
Placed one new mortgage.....	871	838	33	235	233	3	101	95	6	535	510	25
Placed two or more new mortgages.....	22	6	15	—	—	—	—	—	—	22	6	15
Assumed mortgage(s) already on property.....	100	88	12	20	20	—	32	29	3	48	39	9
Assumed mortgage already on property and placed new mortgage.....	15	9	6	—	—	—	3	3	—	12	6	6
All cash.....	—	—	—	—	—	—	—	—	—	—	—	—
Borrowed other than with mortgage.....	—	—	—	—	—	—	—	—	—	—	—	—
Inheritance or gift.....	4	4	—	—	—	—	1	1	—	3	3	—
Other.....	—	—	—	—	—	—	—	—	—	—	—	—
Not reported.....	3	3	—	—	—	—	—	—	—	3	3	—
Source of Downpayment												
Purchased 1975 to 1981 (part).....	393	348	45	64	61	3	59	51	9	270	236	34
Sale of previous home.....	68	55	12	3	3	—	6	3	3	59	50	9
Sale of other real property or other investment.....	5	5	—	—	—	—	—	—	—	5	5	—
Savings.....	237	213	24	47	45	3	25	23	3	164	146	18
Borrowing other than mortgage on this property.....	11	11	—	—	—	—	—	—	—	11	11	—
Gift.....	12	9	3	—	—	—	3	3	—	9	6	3
Land on which structure was built.....	—	—	—	—	—	—	—	—	—	—	—	—
Other.....	3	3	—	3	3	—	—	—	—	—	—	—
No downpayment required.....	26	23	3	3	3	—	17	14	3	6	6	—
Not reported.....	32	29	3	8	8	—	8	8	—	15	12	3
Other properties.....	622	601	21	192	192	—	78	78	—	353	331	21
Land and Building Acquisition												
During some 12-month period.....	951	887	63	231	228	3	124	116	9	596	543	52
Acquired land previously.....	5	5	—	3	3	—	—	—	—	3	3	—
Land not owned by building owner.....	39	39	—	22	22	—	9	9	—	8	8	—
Not reported.....	20	17	3	—	—	—	4	4	—	16	13	3
Year Property Acquired												
1979 to 1981 (part).....	115	106	9	22	22	—	14	14	—	79	70	9
1977 and 1978.....	160	142	18	22	22	—	21	18	3	117	101	15
1975 and 1976.....	119	102	18	20	17	3	26	20	6	74	65	9
1970 to 1974.....	249	231	18	81	81	—	37	37	—	132	114	18
1965 to 1969.....	204	204	—	75	75	—	11	11	—	117	117	—
1960 to 1964.....	90	87	3	14	14	—	14	14	—	62	59	3
1959 or earlier.....	78	78	—	22	22	—	14	14	—	42	42	—
Year Structure Built												
1979 to March 1980.....	10	10	—	—	—	—	—	—	—	10	10	—
1977 and 1978.....	13	10	3	—	—	—	—	—	—	13	10	3
1975 and 1976.....	13	13	—	—	—	—	—	—	—	13	13	—
1970 to 1974.....	29	26	3	9	9	—	3	3	—	17	14	3
1960 to 1969.....	161	149	12	23	21	3	35	32	3	102	96	6
1950 to 1959.....	231	209	21	50	50	—	38	38	—	143	122	21
1940 to 1949.....	192	183	9	55	55	—	25	22	3	112	106	6
1939 or earlier.....	342	324	18	113	113	—	33	30	3	196	181	15
Not reported.....	24	24	—	5	5	—	4	4	—	15	15	—
Rooms												
4 or less rooms.....	37	37	—	9	9	—	8	8	—	20	20	—
5 rooms.....	129	123	6	22	19	3	9	9	—	98	95	3
6 rooms.....	302	287	15	112	112	—	48	48	—	142	127	15
7 rooms.....	167	150	18	44	44	—	31	26	6	92	80	12
8 or more rooms.....	199	181	18	33	33	—	14	14	—	152	134	18
Not reported.....	180	171	9	36	36	—	27	24	3	117	111	6
Median.....	6.3	6.3	...	6.2	6.2	...	...	...	...	6.4	6.4	...

Table 2j. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More**PROPERTY CHARACTERISTICS—Con.****Purchase Price**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) -----	273	246	27	44	44	—	34	31	3	196	171	25
Less than \$5,000 -----	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999 -----	5	5	—	3	3	—	—	—	—	3	3	—
\$10,000 to \$14,999 -----	16	16	—	11	11	—	—	—	—	5	5	—
\$15,000 to \$19,999 -----	47	47	—	25	25	—	5	5	—	16	16	—
\$20,000 to \$24,999 -----	16	14	3	—	—	—	8	5	3	8	8	—
\$25,000 to \$29,999 -----	17	17	—	—	—	—	3	3	—	14	14	—
\$30,000 to \$34,999 -----	9	9	—	3	3	—	—	—	—	6	6	—
\$35,000 to \$39,999 -----	17	17	—	3	3	—	—	—	—	14	14	—
\$40,000 to \$49,999 -----	34	31	3	—	—	—	9	9	—	25	22	3
\$50,000 to \$59,999 -----	16	16	—	—	—	—	3	3	—	14	14	—
\$60,000 to \$79,999 -----	52	49	3	—	—	—	3	3	—	49	46	3
\$80,000 to \$99,999 -----	15	3	12	—	—	—	—	—	—	15	3	12
\$100,000 to \$149,999 -----	12	12	—	—	—	—	3	3	—	9	9	—
\$150,000 or more -----	16	10	6	—	—	—	—	—	—	16	10	6
Not reported -----	—	—	—	—	—	—	—	—	—	—	—	—
Median -----	\$42700	\$39500	...	...	...	...	...	...	...	\$54000	...	...
Other properties -----	742	702	39	211	209	3	104	98	6	427	396	31

Value

Less than \$5,000 -----	6	3	3	3	3	—	—	—	—	3	—	3
\$5,000 to \$9,999 -----	3	3	—	3	3	—	—	—	—	—	—	—
\$10,000 to \$14,999 -----	20	20	—	11	11	—	3	3	—	6	6	—
\$15,000 to \$19,999 -----	60	60	—	46	46	—	3	3	—	11	11	—
\$20,000 to \$24,999 -----	55	55	—	41	41	—	5	5	—	8	8	—
\$25,000 to \$29,999 -----	53	50	3	27	27	—	14	11	3	12	12	—
\$30,000 to \$34,999 -----	57	57	—	28	28	—	5	5	—	24	24	—
\$35,000 to \$39,999 -----	47	47	—	17	17	—	8	8	—	22	22	—
\$40,000 to \$49,999 -----	109	104	6	17	14	3	24	21	3	69	69	—
\$50,000 to \$59,999 -----	73	73	—	17	17	—	14	14	—	42	42	—
\$60,000 to \$79,999 -----	175	172	3	28	28	—	20	20	—	126	123	3
\$80,000 to \$99,999 -----	85	78	6	6	6	—	12	9	3	67	64	3
\$100,000 to \$149,999 -----	99	78	21	3	3	—	18	18	—	78	57	21
\$150,000 or more -----	137	112	25	—	—	—	—	—	—	137	112	25
Not reported -----	37	37	—	8	8	—	11	11	—	17	17	—
Median -----	\$60700	\$57900	...	\$28600	\$28300	...	...	...	...	\$76700	\$73100	...
Mean -----	\$91200	\$86900	...	\$33500	\$33400	...	...	...	...	\$122100	\$117200	...

Purchase Price as Percent of Value

Acquired by purchase -----	1 007	941	66	256	253	3	136	127	9	616	561	55
Purchased 1977 to 1981 (part) -----	273	246	27	44	44	—	34	31	3	196	171	25
Less than 80 percent -----	161	140	21	19	19	—	17	17	—	125	103	21
80 to 89 percent -----	62	59	3	8	8	—	11	8	3	43	43	—
90 to 94 percent -----	17	14	3	5	5	—	3	3	—	9	5	3
95 to 99 percent -----	6	6	—	3	3	—	—	—	—	3	3	—
100 percent or more -----	26	26	—	8	8	—	3	3	—	14	14	—
Not reported -----	3	3	—	—	—	—	—	—	—	3	3	—
Median -----	80—	80—	...	...	...	...	...	...	...	80—	...	...
Purchased 1970 to 1976 -----	362	326	36	100	98	3	62	56	6	200	172	27
Less than 60 percent -----	208	177	31	46	46	—	37	34	3	125	98	27
60 to 79 percent -----	94	88	6	30	27	3	11	8	3	53	53	—
80 to 89 percent -----	25	25	—	11	11	—	3	3	—	11	11	—
90 to 99 percent -----	8	8	—	3	3	—	3	3	—	3	3	—
100 percent or more -----	6	6	—	3	3	—	—	—	—	3	3	—
Not reported -----	22	22	—	8	8	—	9	9	—	5	5	—
Median -----	60—	60—	...	...	...	...	...	...	...	60—	...	...
Purchased 1969 or earlier -----	371	368	3	111	111	—	40	40	—	221	218	3
Less than 40 percent -----	196	196	—	31	31	—	21	21	—	145	145	—
40 to 59 percent -----	94	94	—	42	42	—	11	11	—	41	41	—
60 to 79 percent -----	41	41	—	25	25	—	5	5	—	11	11	—
80 to 99 percent -----	6	6	—	3	3	—	—	—	—	4	4	—
100 percent or more -----	6	3	3	3	3	—	—	—	—	—	—	3
Not reported -----	28	28	—	8	8	—	3	3	—	17	17	—
Median -----	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase -----	8	8	—	—	—	—	1	1	—	6	6	—

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) -----	273	246	27	44	44	—	34	31	3	196	171	25
Less than 1.0 -----	56	54	3	11	11	—	14	11	3	32	32	—
1.0 to 1.4 -----	65	59	6	11	11	—	5	5	—	49	42	6
1.5 to 1.9 -----	44	38	6	9	9	—	6	6	—	29	23	6
2.0 to 2.4 -----	34	31	3	3	3	—	3	3	—	29	25	3
2.5 to 2.9 -----	17	14	3	3	3	—	—	—	—	14	11	3
3.0 to 3.4 -----	6	6	—	—	—	—	—	—	—	6	6	—
3.5 to 3.9 -----	22	15	6	—	—	—	—	—	—	22	15	6
4.0 or more -----	9	9	—	5	5	—	3	3	—	—	—	—
Not reported or not computed -----	21	21	—	3	3	—	3	3	—	16	16	—
Median -----	1.6	1.5	...	...	...	...	...	...	...	1.7	...	...
Other properties -----	742	702	39	211	209	3	104	98	6	427	396	31

OWNER CHARACTERISTICS**Ownership Status**

1 owner -----	382	348	33	122	122	—	64	59	6	195	168	28
2 owners -----	626	593	33	131	128	3	73	70	3	423	395	27
3 or more owners -----	6	6	—	3	3	—	—	—	—	3	3	—
Not reported -----	1	1	—	—	—	—	—	—	—	1	1	—

Table 2j. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

OWNER CHARACTERISTICS—Con.

Age of Owner

Less than 25 years	17	17	—	5	5	—	—	—	—	12	12	—
25 to 34 years	175	159	15	41	41	—	23	23	—	111	95	15
35 to 44 years	283	250	33	93	90	3	31	31	—	160	129	31
45 to 54 years	256	244	12	69	69	—	37	34	3	150	141	9
55 to 64 years	192	186	6	36	36	—	40	34	6	117	117	—
65 years or over	79	79	—	11	11	—	6	6	—	62	62	—
Not reported	12	12	—	—	—	—	1	1	—	11	11	—
Median	46	47	...	44	44	...	...	...	...	47	48	...

Race of Owner

White	647	601	46	60	60	—	74	71	3	513	470	43
Black	309	298	11	182	179	3	59	53	6	69	66	3
Asian and Pacific Islander	36	27	9	6	6	—	—	—	—	30	21	9
American Indian, Eskimo, and Aleut	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	20	20	—	5	5	—	4	4	—	10	10	—

Sex of Owner

Male	247	223	24	59	59	—	43	41	3	145	124	21
Female	173	164	9	69	69	—	26	22	3	78	72	6
Male and female co-owners	590	557	33	128	125	3	67	64	3	395	367	27
Not reported	5	5	—	—	—	—	1	1	—	4	4	—

Spanish Origin

Spanish	61	52	9	17	17	—	12	12	—	33	24	9
Not Spanish	901	847	54	228	225	3	121	113	9	552	510	43
Not reported	52	49	3	11	11	—	4	4	—	37	34	3

Veteran Status

Veteran	415	406	9	81	81	—	90	84	6	244	241	3
Vietnam conflict	96	93	3	18	18	—	25	22	3	54	54	—
Korean conflict	75	72	3	16	16	—	11	11	—	47	44	3
Korean conflict and World War II	14	11	3	3	3	—	8	5	3	3	3	—
World War II	150	150	—	28	28	—	26	26	—	97	97	—
World War I	—	—	—	—	—	—	—	—	—	—	—	—
Other	78	78	—	17	17	—	17	17	—	44	44	—
Not reported	3	3	—	—	—	—	3	3	—	—	—	—
Nonveteran	573	518	55	172	169	3	46	43	3	355	306	49
Not reported	27	24	3	3	3	—	1	1	—	23	20	3

Persons in Household

1 person	77	74	3	19	19	—	12	12	—	46	43	3
2 persons	277	253	25	53	53	—	37	33	3	188	166	21
3 persons	227	212	15	47	47	—	28	28	—	152	137	15
4 persons	223	209	14	73	70	3	36	34	3	115	106	9
5 persons	101	99	3	25	25	—	11	8	3	65	65	—
6 or more persons	97	94	3	39	39	—	12	12	—	46	43	3
Not reported	12	9	3	—	—	—	1	1	—	10	7	3
Missing	3.1	3.2	...	3.6	3.6	...	...	...	...	3.0	3.0	...

Income

Less than \$5,000	53	53	—	33	33	—	3	3	—	17	17	—
\$5,000 to \$7,499	37	37	—	19	19	—	6	6	—	12	12	—
\$7,500 to \$9,999	40	40	—	19	19	—	9	9	—	12	12	—
\$10,000 to \$12,499	53	53	—	17	17	—	11	11	—	25	25	—
\$12,500 to \$14,999	33	33	—	20	20	—	3	3	—	11	11	—
\$15,000 to \$19,999	111	102	9	28	28	—	22	20	3	61	54	6
\$20,000 to \$24,999	118	112	6	31	31	—	20	20	—	67	61	6
\$25,000 to \$29,999	101	101	—	19	19	—	11	11	—	70	70	—
\$30,000 to \$34,999	113	104	9	30	30	—	17	14	3	66	60	6
\$35,000 to \$49,999	126	115	12	31	28	3	8	8	—	87	78	9
\$50,000 or more	148	127	21	5	5	—	11	11	—	132	110	21
Not reported	81	72	9	3	3	—	16	13	3	62	56	6
Median	\$26100	\$25400	...	\$18300	\$18100	...	...	...	...	\$30300	\$29400	...
Mean	\$34000	\$33200	...	\$19300	\$19100	...	...	...	...	\$42800	\$42200	...

Table 4j. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More	Total first and junior mortgage debt on—				Inside SMSA's, Places of 1,000,000 or More	Total first and junior mortgage debt on—			
	Total properties	Properties with—				Total properties	Properties with—		
		FHA first mortgage	VA first mortgage	Conventional first mortgage			FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1-housing unit properties -----	24 141	3 167	2 740	18 233	MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Average total mortgage debt -----	23 800	12 400	20 000	29 300					
MORTGAGE CHARACTERISTICS					Selected Annual Owner Costs as Percent of Income				
Total Mortgage Loan -----					Acquired before 1980 -----				
Less than \$5,000 -----	14	8	—	6	Less than 5 percent -----	21 287	2 961	2 354	15 972
\$5,000 to \$9,999 -----	358	230	26	102	5 to 9 percent -----	514	—	—	514
\$10,000 to \$14,999 -----	1 532	809	189	534	10 to 14 percent -----	1 039	114	134	791
\$15,000 to \$19,999 -----	2 789	1 003	449	1 337	15 to 19 percent -----	4 301	817	159	3 324
\$20,000 to \$24,999 -----	1 705	458	261	986	20 to 24 percent -----	4 574	569	561	3 444
\$25,000 to \$29,999 -----	2 379	320	525	1 533	25 to 29 percent -----	2 327	428	370	1 529
\$30,000 to \$34,999 -----	1 795	235	319	1 241	30 to 34 percent -----	1 562	203	162	1 197
\$35,000 to \$39,999 -----	1 799	104	360	1 334	35 to 39 percent -----	1 860	63	83	1 714
\$40,000 to \$49,999 -----	2 439	—	122	2 317	40 to 49 percent -----	691	167	171	354
\$50,000 to \$59,999 -----	1 383	—	312	1 071	50 percent or more -----	544	52	125	368
\$60,000 to \$79,999 -----	3 354	—	178	3 176	Not reported or not computed -----	1 141	499	172	470
\$80,000 to \$99,999 -----	1 172	—	—	1 172	Acquired 1980 and 1981 (part) -----	2 733	50	417	2 265
\$100,000 to \$149,999 -----	2 135	—	—	2 135	PROPERTY CHARACTERISTICS				
\$150,000 or more -----	1 287	—	—	1 287	Year Structure Built -----				
Total Mortgage Outstanding Debt					1979 to March 1980 -----				
Less than \$5,000 -----	383	165	50	168	1977 and 1978 -----	1 333	—	—	1 333
\$5,000 to \$9,999 -----	1 365	498	75	792	1975 and 1976 -----	675	—	—	675
\$10,000 to \$14,999 -----	1 978	841	378	758	1970 to 1974 -----	551	—	—	551
\$15,000 to \$19,999 -----	2 414	764	341	1 310	1960 to 1969 -----	1 224	187	106	932
\$20,000 to \$24,999 -----	2 349	561	457	1 331	1950 to 1959 -----	3 812	329	747	2 737
\$25,000 to \$29,999 -----	2 167	142	370	1 656	1940 to 1949 -----	5 438	538	557	4 343
\$30,000 to \$34,999 -----	1 373	197	96	1 079	1939 or earlier -----	4 106	852	728	2 526
\$35,000 to \$39,999 -----	1 754	—	482	1 271	Not reported -----	6 755	1 243	475	5 037
\$40,000 to \$49,999 -----	1 893	—	—	1 893	Value -----	248	19	128	101
\$50,000 to \$59,999 -----	1 261	—	312	949	Less than \$5,000 -----	42	11	—	30
\$60,000 to \$79,999 -----	2 961	—	178	2 784	\$5,000 to \$9,999 -----	9	9	—	—
\$80,000 to \$99,999 -----	1 107	—	—	1 107	\$10,000 to \$14,999 -----	109	44	8	57
\$100,000 to \$149,999 -----	1 848	—	—	1 848	\$15,000 to \$19,999 -----	530	424	9	97
\$150,000 or more -----	1 287	—	—	1 287	\$20,000 to \$24,999 -----	609	437	88	84
Total Outstanding Debt as Percent of Value					\$25,000 to \$29,999 -----	769	353	234	182
Less than 20 percent -----	3 804	288	225	3 292	\$30,000 to \$34,999 -----	805	374	95	337
20 to 29 percent -----	3 760	383	247	3 129	\$35,000 to \$39,999 -----	608	229	116	263
30 to 39 percent -----	3 362	760	147	2 454	\$40,000 to \$49,999 -----	1 861	315	441	1 105
40 to 49 percent -----	3 858	221	260	3 377	\$50,000 to \$59,999 -----	1 150	233	336	581
50 to 59 percent -----	4 130	414	709	3 007	\$60,000 to \$79,999 -----	3 535	439	489	2 607
60 to 69 percent -----	2 609	311	651	1 647	\$80,000 to \$99,999 -----	2 573	156	333	2 085
70 to 79 percent -----	801	225	172	404	\$100,000 to \$149,999 -----	3 098	31	444	2 623
80 to 89 percent -----	744	252	62	430	\$150,000 or more -----	7 849	—	—	7 849
90 to 99 percent -----	265	109	119	38	Not reported -----	594	113	148	334
100 percent or more -----	213	93	—	119	OWNER CHARACTERISTICS				
Not reported -----	594	113	148	334	Age of Owner -----				
MORTGAGE PAYMENTS AND OTHER EXPENSES					Less than 25 years -----				
Monthly Interest and Principal Payments on Total Mortgages					25 to 34 years -----				
Regular monthly payments of interest and/or principal -----	24 141	3 167	2 740	18 233	35 to 44 years -----				
Less than \$60 -----	205	139	26	40	45 to 54 years -----				
\$60 to \$79 -----	458	356	16	86	55 to 64 years -----				
\$80 to \$99 -----	727	249	149	329	65 years or over -----				
\$100 to \$149 -----	2 932	1 195	507	1 230	Not reported -----				
\$150 to \$199 -----	2 554	568	547	1 439	Race of Owner -----				
\$200 to \$249 -----	2 700	321	286	2 093	White -----				
\$250 to \$299 -----	2 163	272	472	1 419	Black -----				
\$300 to \$399 -----	3 147	68	248	2 831	Asian and Pacific Islander -----				
\$400 to \$499 -----	1 783	—	337	1 446	American Indian, Eskimo, and Aleut -----				
\$500 to \$599 -----	1 609	—	153	1 456	Not reported -----				
\$600 to \$699 -----	949	—	—	949	Sex of Owner -----				
\$700 to \$799 -----	714	—	—	714	Male -----				
\$800 or more -----	4 201	—	—	4 201	Female -----				
No regular payments required -----	—	—	—	—	Male and female co-owners -----				
Interest and Principal Payments on Total Mortgages as Percent of Income					Not reported -----				
Regular payments of interest and/or principal -----	24 141	3 167	2 740	18 233	Spanish Origin -----				
Less than 5 percent -----	2 539	728	258	1 554	Spanish -----				
5 to 9 percent -----	7 184	1 086	717	5 381	Not Spanish -----				
10 to 14 percent -----	4 168	603	517	3 049	Not reported -----				
15 to 19 percent -----	3 098	252	616	2 230	Veteran Status -----				
20 to 24 percent -----	1 227	103	32	1 092	Veteran -----				
25 to 29 percent -----	2 069	123	61	1 884	Vietnam conflict -----				
30 to 34 percent -----	925	36	—	889	Korean conflict -----				
35 to 39 percent -----	318	—	—	318	Korean conflict and World War II -----				
40 to 49 percent -----	289	96	—	193	World War II -----				
50 percent or more -----	239	41	122	77	World War I -----				
Not reported or not computed -----	2 083	100	417	1 566	Other -----				
No regular payments required -----	—	—	—	—	Not reported -----				
					Nonveteran -----				
					Not reported -----				

Table 4j. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More**OWNER CHARACTERISTICS—Con.****Income**

	Total first and junior mortgage debt on—			
	Total properties	Properties with—		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000	726	323	8	395
\$5,000 to \$7,499	460	200	154	105
\$7,500 to \$9,999	375	136	79	160
\$10,000 to \$12,499	755	203	165	387
\$12,500 to \$14,999	389	181	32	176
\$15,000 to \$19,999	2 044	345	426	1 273
\$20,000 to \$24,999	2 100	412	398	1 290

Inside SMSA's, Places of 1,000,000 or More**OWNER CHARACTERISTICS—Con.****Income—Con.**

	Total first and junior mortgage debt on—			
	Total properties	Properties with—		
		FHA first mortgage	VA first mortgage	Conventional first mortgage
\$25,000 to \$29,999	1 905	312	144	1 448
\$30,000 to \$34,999	2 613	359	343	1 911
\$35,000 to \$49,999	3 373	607	185	2 581
\$50,000 or more	7 713	66	388	7 259
Not reported	1 688	23	417	1 248

Table 1k. Mortgage Status, 1-Unit Homeowner Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

1-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	3 932	1 423	2 509
1,000,000 or more	3 932	1 423	2 509
250,000 to 999,999			
50,000 to 249,999			
10,000 to 49,999			
Less than 10,000 and rural			
Outside SMSA's			
10,000 or more			
2,500 to 9,999			
Less than 2,500 and rural			

Manner of Acquisition

By purchase	3 689	1 207	2 482
Placed one new mortgage	2 620	668	1 952
Placed two or more new mortgages	58	23	35
Assumed mortgage(s) already on property	554	119	435
Assumed mortgage already on property and placed new mortgage	49	9	40
All cash	333	316	17
Borrowed other than with mortgage	75	72	3
Inheritance or gift	163	148	14
Other	6	6	
Not reported	74	62	12

Source of Downpayment

Purchased 1975 to 1981 (part)	1 371	92	1 279
Sale of previous home	326	32	294
Sale of other real property or other investment	57	6	52
Savings	603	46	558
Borrowing other than mortgage on this property	51		51
Gift	39	3	36
Land on which structure was built			
Other	14		
No downpayment required	183	6	177
Not reported	96		96
Other properties	2 562	1 332	1 230

Land and Building Acquisition

During same 12-month period	3 685	1 291	2 393
Acquired land previously	99	65	34
Land not owned by building owner	91	36	55
Not reported	58	31	27

Year Property Acquired

1979 to 1981 (part)	616	78	538
1977 and 1978	478	29	450
1975 and 1976	340	34	305
1970 to 1974	636	142	493
1965 to 1969	470	127	343
1960 to 1964	445	212	234
1959 or earlier	947	802	146

Year Structure Built

1979 to March 1980	69	3	66
1977 and 1978	69	3	66
1975 and 1976	92	9	83
1970 to 1974	262	12	251
1960 to 1969	618	69	549
1950 to 1959	830	305	525
1940 to 1949	531	244	287
1939 or earlier	1 241	685	556
Not reported	220	94	126

Rooms

4 or less rooms	253	143	110
5 rooms	802	274	528
6 rooms	944	352	593
7 rooms	509	155	353
8 or more rooms	649	163	486
Not reported	777	337	439
Median	6.1	5.9	6.2

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	1 042	68	974
Less than \$5,000	9	3	6
\$5,000 to \$9,999	34	11	23
\$10,000 to \$14,999	18		18
\$15,000 to \$19,999	48		48
\$20,000 to \$24,999	55	6	49
\$25,000 to \$29,999	78	9	69
\$30,000 to \$34,999	79		79
\$35,000 to \$39,999	95	3	92
\$40,000 to \$49,999	135	6	129
\$50,000 to \$59,999	138	6	133
\$60,000 to \$79,999	153	12	141
\$80,000 to \$99,999	76	6	70
\$100,000 to \$149,999	65		65
\$150,000 or more	13	3	10
Not reported	47	6	41
Median	\$46100		\$46400

Other properties

Value

Less than \$5,000	38	29	9
\$5,000 to \$9,999	49	43	6
\$10,000 to \$14,999	100	71	28
\$15,000 to \$19,999	129	85	44
\$20,000 to \$24,999	156	82	74
\$25,000 to \$29,999	220	89	131
\$30,000 to \$34,999	277	114	163
\$35,000 to \$39,999	244	111	133
\$40,000 to \$49,999	509	175	334
\$50,000 to \$59,999	379	115	263
\$60,000 to \$79,999	595	157	438
\$80,000 to \$99,999	335	78	258
\$100,000 to \$149,999	353	84	269
\$150,000 or more	273	65	208
Not reported	275	124	151
Median	\$52800	\$41400	\$59800
Mean	\$64600	\$51900	\$71600

Purchase Price as Percent of Value

Acquired by purchase	3 689	1 207	2 482
Purchased 1977 to 1981 (part)	1 042	68	974
Less than 80 percent	549	29	521
80 to 89 percent	242	9	233
90 to 94 percent	102	9	94
95 to 99 percent	47	6	41
100 percent or more	40	11	29
Not reported	62	6	56
Median	80—		80—
Purchased 1970 to 1976	929	133	795
Less than 60 percent	652	102	550
60 to 79 percent	157	14	144
80 to 89 percent	20	3	18
90 to 99 percent	12	3	9
100 percent or more	23	6	18
Not reported	64	6	58
Median	60—		60—
Purchased 1969 or earlier	1 719	1 005	713
Less than 40 percent	1 045	610	435
40 to 59 percent	308	170	138
60 to 79 percent	70	39	31
80 to 99 percent	12	12	
100 percent or more	29	23	6
Not reported	254	150	104
Median	40—	40—	40—
Not acquired by purchase	243	217	27

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)	1 042	68	974
Less than 1.0	114	14	100
1.0 to 1.4	248	6	243
1.5 to 1.9	247	9	238
2.0 to 2.4	137	9	128
2.5 to 2.9	64	3	61
3.0 to 3.4	39	3	36
3.5 to 3.9	28	3	25
4.0 or more	67	6	62
Not reported or not computed	97	17	81
Median	1.7		1.7

Other properties

Table 1k. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, Places of 250,000 to 999,999**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	3 640	1 368	2 272
Less than \$60	77	77	—
\$60 to \$79	124	121	3
\$80 to \$99	159	159	—
\$100 to \$149	438	399	38
\$150 to \$199	414	254	160
\$200 to \$249	349	106	243
\$250 to \$299	328	31	297
\$300 to \$349	280	26	254
\$350 to \$399	242	16	225
\$400 to \$449	174	3	171
\$450 to \$499	165	11	153
\$500 to \$599	259	6	254
\$600 to \$699	146	3	143
\$700 to \$799	48	—	48
\$800 or more	177	—	177
Not reported	260	156	104
Median	\$270	\$131	\$369

Acquired 1980 and 1981 (part)	292	55	237
--------------------------------------	------------	-----------	------------

Real Estate Tax

Acquired before 1980	3 640	1 368	2 272
Less than \$100	239	178	61
\$100 to \$199	319	167	152
\$200 to \$299	459	154	306
\$300 to \$399	523	176	348
\$400 to \$499	327	114	213
\$500 to \$599	344	112	232
\$600 to \$699	270	77	194
\$700 to \$799	183	57	126
\$800 to \$899	167	30	136
\$900 to \$999	129	34	95
\$1,000 to \$1,499	346	86	260
\$1,500 or more	135	38	97
Not reported	198	147	51
Median	\$455	\$364	\$513

Acquired 1980 and 1981 (part)	292	55	237
--------------------------------------	------------	-----------	------------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	3 640	1 368	2 272
Less than \$10	1 780	545	1 235
\$10 to \$14	673	199	474
\$15 to \$19	307	123	184
\$20 to \$24	171	77	94
\$25 to \$29	78	31	47
\$30 to \$39	55	33	22
\$40 to \$49	19	14	5
\$50 to \$59	9	3	6
\$60 or more	40	29	12
Not reported or not computed	507	314	194
Median	10—	10—	10—

Acquired 1980 and 1981 (part)	292	55	237
--------------------------------------	------------	-----------	------------

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	3 640	1 368	2 272
Less than 5 percent	149	131	18
5 to 9 percent	564	344	220
10 to 14 percent	623	215	408
15 to 19 percent	542	119	423
20 to 24 percent	437	83	354
25 to 29 percent	184	45	139
30 to 34 percent	144	25	119
35 to 39 percent	114	29	85
40 to 49 percent	121	21	100
50 percent or more	191	52	140
Not reported or not computed	570	304	265
Median	17	11	19

Acquired 1980 and 1981 (part)	292	55	237
--------------------------------------	------------	-----------	------------

Inside SMSA's, Places of 250,000 to 999,999**OWNER CHARACTERISTICS****Ownership Status**

1 owner	1 519	706	813
2 owners	2 348	698	1 651
3 or more owners	47	14	33
Not reported	18	6	12

Age of Owner

Less than 25 years	49	3	46
25 to 34 years	715	37	678
35 to 44 years	630	58	572
45 to 54 years	714	154	560
55 to 64 years	768	363	405
65 years or over	959	767	191
Not reported	97	40	57
Median	52	65+	44

Race of Owner

White	3 150	1 191	1 960
Black	596	186	410
Asian and Pacific Islander	73	6	67
American Indian, Eskimo, and Aleut	14	—	14
Not reported	99	41	58

Sex of Owner

Male	722	249	473
Female	919	502	418
Male and female co-owners	2 265	661	1 604
Not reported	26	12	15

Spanish Origin

Spanish	269	72	197
Not Spanish	3 368	1 208	2 160
Not reported	296	144	152

Veteran Status

Veteran	1 603	468	1 135
Vietnam conflict	476	20	456
Korean conflict	221	26	195
Korean conflict and World War II	46	14	32
World War II	633	326	306
World War I	48	42	6
Other	165	40	125
Not reported	15	—	15

Nonveteran	2 187	886	1 301
Not reported	142	69	73

Persons in Household

1 person	616	375	241
2 persons	1 352	654	698
3 persons	719	151	568
4 persons	641	103	538
5 persons	304	52	252
6 or more persons	191	41	150
Not reported	109	49	61
Median	2.5	2.0	3.0

Income

Less than \$5,000	243	177	67
\$5,000 to \$7,499	226	146	80
\$7,500 to \$9,999	229	144	84
\$10,000 to \$12,499	273	130	143
\$12,500 to \$14,999	168	57	111
\$15,000 to \$19,999	393	128	265
\$20,000 to \$24,999	470	143	327
\$25,000 to \$29,999	476	100	375
\$30,000 to \$34,999	352	29	323
\$35,000 to \$49,999	428	86	341
\$50,000 or more	254	60	194
Not reported	421	224	198
Median	\$22400	\$12700	\$26000
Mean	\$24600	\$18200	\$27900

Table 2k. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	2 191	2 191	—	579	579	—	452	452	—	1 159	1 159	—
2 mortgages.....	303	—	303	85	—	85	68	—	68	149	—	149
3 or more mortgages.....	16	—	16	—	—	—	10	—	10	6	—	6
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	2 417	2 108	310	664	579	85	524	445	78	1 230	1 083	147
Contract to purchase.....	92	83	9	—	—	—	7	7	—	85	76	9
Origin of First Mortgage												
Mortgage made at time property acquired.....	1 862	1 654	207	483	433	50	407	346	61	972	875	97
Mortgage assumed at time property acquired.....	439	349	90	164	129	35	115	97	17	161	123	38
Mortgage placed later than acquisition of property.....	208	187	21	17	17	—	9	9	—	182	161	21
Refinanced mortgage:												
Same lender.....	85	77	9	6	6	—	6	6	—	74	65	9
Different lender.....	47	38	9	3	3	—	—	—	—	44	35	9
Mortgage placed on property owned free and clear of debt.....	75	72	3	8	8	—	3	3	—	64	61	3
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	208	187	21	17	17	—	9	9	—	182	161	21
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	24	21	3	—	—	—	3	3	—	21	18	3
Secure better terms.....	15	9	6	—	—	—	3	3	—	12	6	6
Provide funds for additions, improvements, or repairs to this property.....	89	83	6	8	8	—	—	—	—	80	75	6
Provide funds for investment in other real estate.....	12	9	3	—	—	—	—	—	—	12	9	3
Provide funds for other types of investments.....	12	12	—	—	—	—	—	—	—	12	12	—
Provide funds for educational or medical expenses.....	3	3	—	—	—	—	—	—	—	3	3	—
Other reasons.....	29	26	3	—	—	—	—	—	—	29	26	3
Not reported.....	24	24	—	9	9	—	3	3	—	12	12	—
Other properties.....	2 301	2 004	298	647	562	85	521	443	78	1 133	998	135
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property.....	254	—	254	67	—	67	64	—	64	123	—	123
Provide funds for additions, improvements or repairs to this property.....	121	—	121	32	—	32	21	—	21	68	—	68
Provide funds for investment in other real estate.....	15	—	15	3	—	3	9	—	9	3	—	3
Provide funds for other types of investments.....	20	—	20	6	—	6	6	—	6	9	—	9
Provide funds for educational or medical expenses.....	18	—	18	3	—	3	6	—	6	9	—	9
Other reasons.....	53	—	53	15	—	15	15	—	15	23	—	23
Not reported.....	27	—	27	9	—	9	7	—	7	11	—	11
Other properties.....	64	—	64	18	—	18	15	—	15	32	—	32
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	581	525	56	135	124	12	90	82	8	356	320	36
1977 and 1978.....	528	475	53	91	73	18	124	106	18	313	296	17
1975 and 1976.....	292	223	68	66	43	23	79	68	11	146	112	34
1970 to 1974.....	509	414	94	147	133	15	124	98	26	238	184	54
1965 to 1969.....	302	276	26	96	87	9	57	52	6	149	137	12
1960 to 1964.....	217	199	17	94	86	9	30	24	6	93	90	3
1959 or earlier.....	81	78	3	34	34	—	26	23	3	21	21	—
First Mortgage Loan												
Less than \$5,000.....	20	20	—	3	3	—	3	3	—	15	15	—
\$5,000 to \$9,999.....	249	212	37	74	62	12	44	38	6	131	111	20
\$10,000 to \$14,999.....	426	385	41	181	158	23	90	81	9	155	147	9
\$15,000 to \$19,999.....	358	317	41	135	120	15	69	61	8	154	136	18
\$20,000 to \$24,999.....	284	252	33	80	71	9	69	56	13	136	125	11
\$25,000 to \$29,999.....	268	220	48	63	50	12	54	43	12	151	127	24
\$30,000 to \$34,999.....	194	174	19	35	29	6	40	37	3	119	108	11
\$35,000 to \$39,999.....	157	136	22	39	34	6	55	39	16	64	64	—
\$40,000 to \$49,999.....	240	213	27	31	31	—	47	44	3	163	139	24
\$50,000 to \$59,999.....	138	102	36	21	18	3	29	26	3	88	58	30
\$60,000 to \$79,999.....	104	92	12	3	3	—	15	12	3	85	77	9
\$80,000 to \$99,999.....	45	42	3	—	—	—	13	10	3	32	32	—
\$100,000 to \$149,999.....	23	23	—	—	—	—	3	3	—	20	20	—
\$150,000 or more.....	3	3	—	—	—	—	—	—	—	3	3	—
Median.....	\$23500	\$23200	\$25800	\$17800	\$17800	...	\$24300	\$23900	...	\$27200	\$26800	...
Mean.....	\$28400	\$28300	\$29000	\$21100	\$21200	...	\$28700	\$28500	...	\$32000	\$31800	...
First Mortgage Outstanding Debt												
Less than \$5,000.....	294	259	35	74	65	9	55	46	9	165	148	17
\$5,000 to \$9,999.....	383	358	25	169	155	14	53	53	—	162	150	11
\$10,000 to \$14,999.....	334	295	39	98	83	15	72	63	9	164	149	15
\$15,000 to \$19,999.....	274	239	35	91	80	12	68	53	15	115	107	8
\$20,000 to \$24,999.....	226	178	48	66	52	14	50	41	9	110	85	24
\$25,000 to \$29,999.....	201	166	35	43	36	6	45	37	9	113	93	20
\$30,000 to \$34,999.....	168	146	21	38	33	6	47	34	13	82	79	3
\$35,000 to \$39,999.....	158	144	14	36	30	6	44	41	3	79	73	6
\$40,000 to \$49,999.....	181	157	24	21	21	—	47	44	3	113	91	21
\$50,000 to \$59,999.....	121	93	27	24	21	3	18	15	3	79	58	21
\$60,000 to \$79,999.....	123	109	14	3	3	—	24	18	6	96	87	9
\$80,000 to \$99,999.....	23	23	—	—	—	—	4	4	—	19	19	—
\$100,000 to \$149,999.....	22	22	—	—	—	—	3	3	—	19	19	—
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$19400	\$18800	\$22600	\$14600	\$14200	...	\$21800	\$21400	...	\$22400	\$21500	...
Mean.....	\$25000	\$24900	\$26000	\$18200	\$18100	...	\$26000	\$25900	...	\$28100	\$27900	...

Table 2k. Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	273	259	14	71	65	6	48	46	3	154	148	6
\$5,000 to \$9,999	369	358	11	157	155	3	53	53	—	159	150	8
\$10,000 to \$14,999	310	295	15	86	83	3	69	63	6	155	149	6
\$15,000 to \$19,999	256	239	17	88	80	9	53	53	—	115	107	9
\$20,000 to \$24,999	217	178	39	61	52	9	53	41	12	103	85	18
\$25,000 to \$29,999	190	166	24	48	36	12	43	37	6	99	93	6
\$30,000 to \$34,999	201	146	55	56	33	23	49	34	14	97	79	17
\$35,000 to \$39,999	162	144	18	42	30	12	47	41	6	73	73	—
\$40,000 to \$49,999	202	157	45	21	21	—	57	44	12	124	91	33
\$50,000 to \$59,999	121	93	28	24	21	3	21	15	6	76	58	18
\$60,000 to \$79,999	135	109	27	6	3	3	21	18	3	108	87	21
\$80,000 to \$99,999	38	23	15	3	—	3	7	4	3	28	19	9
\$100,000 to \$149,999	34	22	12	—	—	—	9	3	6	25	19	6
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$21100	\$18800	\$33600	\$16000	\$14200	...	\$23900	\$21400	...	\$23600	\$21500	...
Mean	\$26700	\$24900	\$39400	\$19800	\$18100	...	\$28100	\$25900	...	\$29700	\$27900	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	82	75	6	5	5	—	44	40	3	33	29	3
5.0 percent	6	6	—	6	6	—	—	—	—	—	—	—
5.1 to 5.9 percent	332	303	29	196	179	17	43	34	9	93	90	3
6.0 percent	133	121	12	26	20	6	20	20	—	87	81	6
6.1 to 6.9 percent	102	94	9	6	6	—	14	14	—	82	74	9
7.0 percent	200	161	39	93	75	18	72	63	9	35	23	12
7.1 to 7.4 percent	47	32	15	3	3	—	6	6	—	38	23	15
7.5 to 7.9 percent	166	130	36	38	35	3	36	21	15	92	74	18
8.0 percent	153	115	38	27	21	6	59	44	15	67	50	17
8.1 to 8.4 percent	23	20	3	—	—	—	3	—	3	20	20	—
8.5 to 8.9 percent	393	322	70	120	99	21	102	81	21	170	141	29
9.0 percent	141	129	12	18	9	9	33	33	—	90	87	3
9.1 to 9.9 percent	234	219	15	38	35	3	29	26	3	167	158	9
10.0 percent	97	91	6	17	15	3	20	20	—	59	56	3
10.1 to 11.9 percent	220	196	24	42	42	—	27	27	—	151	127	24
12.0 percent	48	48	—	12	12	—	12	12	—	24	24	—
12.1 to 13.9 percent	77	77	—	12	12	—	3	3	—	63	63	—
14.0 percent or more	56	50	6	6	6	—	6	6	—	44	38	6
Median	8.5	8.6	8.0	7.1	7.0	...	8.0	8.0	...	8.8	8.9	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	537	490	47	—	—	—	—	—	—	537	490	47
Rate higher now than when mortgage made	71	68	3	—	—	—	—	—	—	71	68	3
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	457	414	44	—	—	—	—	—	—	457	414	44
Not reported	9	9	—	—	—	—	—	—	—	9	9	—
No, interest rate cannot be changed	1 935	1 669	266	664	579	85	530	452	78	741	638	103
Not reported	37	31	6	—	—	—	—	—	—	37	31	6

Reason for Change in First Mortgage Rate

Interest rate can be changed	537	490	47	—	—	—	—	—	—	537	490	47
Rate renegotiated periodically	23	20	3	—	—	—	—	—	—	23	20	3
Rate changes tied to market index	25	18	6	—	—	—	—	—	—	25	18	6
When mortgage is assumed	412	382	29	—	—	—	—	—	—	412	382	29
When payments become delinquent	76	68	9	—	—	—	—	—	—	76	68	9
Other reason	74	71	3	—	—	—	—	—	—	74	71	3
Not reported	9	9	—	—	—	—	—	—	—	9	9	—
Interest rate cannot be changed	1 935	1 669	266	664	579	85	530	452	78	741	638	103

Term of First Mortgage

Less than 8 years	55	55	—	3	3	—	—	—	—	52	52	—
8 to 12 years	81	70	11	3	3	—	—	—	—	78	67	11
13 to 17 years	74	69	5	—	—	—	3	3	—	71	66	5
18 to 22 years	163	145	18	11	11	—	9	6	3	143	128	15
23 to 27 years	426	380	46	87	73	14	40	35	6	299	273	26
28 to 32 years	1 677	1 448	229	555	484	70	478	408	70	645	556	89
33 to 37 years	6	3	3	3	3	—	—	—	—	3	—	3
38 or more years	3	3	—	3	3	—	—	—	—	—	—	—
No stated term	23	18	6	—	—	—	—	—	—	23	18	6
Median	29.3	29.3	29.7	30.1	30.1	...	30.2	30.2	...	28.0	27.7	...

Unexpired Term of First Mortgage

Less than 4 years	133	127	6	20	20	—	17	14	3	96	93	3
4 to 7 years	147	133	14	23	17	6	11	11	—	113	105	8
8 to 12 years	265	235	29	66	60	6	29	20	9	170	154	15
13 to 17 years	244	223	20	65	62	3	40	37	3	138	124	14
18 to 22 years	341	290	52	118	107	11	71	55	16	152	127	24
23 to 27 years	563	486	77	113	89	24	182	152	30	268	245	23
28 to 32 years	345	321	24	95	95	—	64	64	—	185	162	24
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	472	375	96	164	129	35	115	97	17	193	149	44
Median	21.4	21.3	22.0	21.2	21.1	...	24.1	24.3	...	19.5	19.1	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	142	127	15	30	27	3	9	9	—	103	92	12
Payments increase yearly for first five years of mortgage	24	21	3	21	18	3	3	3	—	—	—	—
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	3	3	—	—	—	—
Payments change in some other way	103	92	12	6	6	—	3	3	—	94	83	12
Not reported	12	12	—	3	3	—	—	—	—	9	9	—
No, monthly payments cannot change	2 313	2 018	295	634	552	82	516	440	75	1 163	1 025	138
Not reported	54	46	9	—	—	—	6	3	3	48	43	6

†Detail does not add to total because lenders reported more than one reason.

Table 2k. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 250,000 to 999,999**MORTGAGE CHARACTERISTICS—Con.****Holder of First Mortgage**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	240	213	27	63	57	6	26	23	3	151	133	18
Mutual savings bank	197	180	17	87	75	12	69	63	6	41	41	—
Savings and loan association	949	835	114	120	108	12	130	109	20	700	618	82
Life insurance company	164	143	21	68	63	6	29	26	3	66	55	12
Mortgage company	94	82	12	27	21	6	38	38	—	28	23	6
Federal agency	115	104	12	73	65	8	31	27	3	11	11	—
Federally-secured pool	267	201	65	108	79	29	120	90	30	39	32	6
Federal National Mortgage Association	207	179	28	103	97	6	64	51	13	40	31	9
Real estate or construction company	11	11	—	—	—	—	—	—	—	11	11	—
Individual or individual's estate	113	101	11	—	—	—	—	—	—	113	101	11
Other	153	141	12	14	14	—	24	24	—	115	104	12

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	60	55	6	22	19	3	8	8	—	30	27	3
Lender in North Central	55	49	6	16	14	3	8	8	—	30	27	3
Lender in South	5	5	—	5	5	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	542	476	66	133	125	8	102	91	11	307	260	47
Lender in North Central	50	47	3	22	22	—	14	14	—	14	11	3
Lender in South	393	340	52	64	61	3	44	39	6	285	241	44
Lender in West	97	86	11	47	42	5	42	36	5	8	8	—
Lender in West	3	3	—	—	—	—	3	3	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region												
Lender in Northeast	1 074	971	103	311	272	40	264	235	30	498	464	34
Lender in North Central	160	145	14	66	60	6	70	62	8	23	23	—
Lender in South	51	49	3	23	20	3	11	11	—	17	17	—
Lender in West	857	771	87	220	189	31	180	159	21	458	423	34
Lender in West	6	6	—	3	3	—	3	3	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region												
Lender in Northeast	833	690	143	198	164	34	155	118	38	479	408	71
Lender in North Central	83	67	15	37	30	6	33	24	9	13	13	—
Lender in South	37	28	9	16	10	6	6	6	—	16	12	3
Lender in West	200	150	51	97	84	13	66	41	26	37	25	12
Lender outside United States	509	441	68	49	40	9	50	47	3	410	355	56
Not reported	3	3	—	—	—	—	—	—	—	3	3	—

Servicing of First Mortgage

Holder	1 431	1 277	154	164	141	23	183	168	15	1 085	968	117
Agent	1 078	913	164	500	438	62	347	284	64	230	192	39

Holder's Acquisition of First Mortgage

Originated by holder	1 506	1 325	181	227	198	29	191	171	20	1 087	956	131
Purchased from present servicer	596	506	90	282	235	47	191	160	31	123	111	12
Purchased from someone else	314	281	33	135	132	3	124	102	21	55	46	9
Not reported	93	79	14	20	14	6	24	18	6	49	47	3

Mortgage Assumption

Lender's permission needed for assumption	848	778	70	52	50	3	23	20	3	773	708	64
Lender's permission not needed for assumption	1 353	1 161	192	545	473	73	438	372	67	369	317	52
Not reported	308	251	57	67	57	9	69	60	9	173	134	39

Prepayment Penalties

Yes	482	429	53	57	51	6	—	—	—	425	378	48
No	1 917	1 673	244	596	520	76	515	440	75	806	713	93
Not reported	110	89	21	11	8	3	15	12	3	84	69	15

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	2 299	2 004	295	647	562	85	521	443	78	1 130	998	132
40 to 49 percent	60	43	17	15	6	9	14	8	6	31	28	3
50 to 59 percent	41	35	6	6	6	—	8	8	—	26	20	6
60 to 69 percent	115	94	21	30	24	6	12	9	3	73	61	12
70 to 79 percent	201	165	36	41	26	15	23	23	—	137	116	21
80 to 89 percent	342	289	54	43	34	9	35	26	9	264	228	36
90 to 94 percent	509	457	52	116	110	6	67	58	9	326	289	38
95 to 99 percent	250	236	14	98	90	9	53	50	3	99	96	3
100 percent or more	317	278	39	194	173	20	71	52	19	53	53	—
Not reported	360	315	45	70	64	6	218	188	30	72	63	9
Median	104	93	11	35	29	6	20	20	—	49	44	6
Other properties	87	87	82	93	93	...	98	98	...	80	81	...
Other properties	210	187	23	17	17	—	9	9	—	185	161	23

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	2 299	2 004	295	647	562	85	521	443	78	1 130	998	132
40 to 49 percent	43	43	—	6	6	—	8	8	—	28	28	—
50 to 59 percent	35	35	—	6	6	—	8	8	—	20	20	—
60 to 69 percent	100	94	6	24	24	—	12	9	3	64	61	3
70 to 79 percent	171	165	7	29	26	3	23	23	—	119	116	3
80 to 89 percent	309	289	20	43	34	9	29	26	3	237	228	9
90 to 94 percent	477	457	20	113	110	3	61	58	3	303	289	14
95 to 99 percent	256	236	21	99	90	9	53	50	3	105	96	9
100 percent or more	293	278	15	173	173	—	58	52	6	62	53	9
Not reported	510	315	195	119	64	55	249	188	61	142	63	79
Median	104	93	11	35	29	6	20	20	—	49	44	6
Other properties	89	87	100+	94	93	...	100	98	...	82	81	...
Other properties	210	187	23	17	17	—	9	9	—	185	161	23

Table 2k. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 250,000 to 999,999**MORTGAGE CHARACTERISTICS—Con.****Total Outstanding Debt as Percent of Value**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	600	580	20	154	148	6	72	69	3	374	363	12
20 to 29 percent	264	234	30	102	96	6	36	33	3	126	105	21
30 to 39 percent	278	226	52	53	44	9	60	53	7	164	129	36
40 to 49 percent	307	264	44	87	75	12	52	46	6	168	142	26
50 to 59 percent	270	219	51	64	47	18	67	55	12	139	117	21
60 to 69 percent	248	214	34	55	44	11	67	56	11	125	114	11
70 to 79 percent	182	150	33	54	42	12	48	35	12	81	73	9
80 to 89 percent	141	120	21	47	41	6	59	50	9	35	29	6
90 to 99 percent	51	40	12	8	8	—	26	20	6	17	11	6
100 percent or more	17	8	8	3	—	3	3	—	3	11	8	3
Not reported	151	137	14	38	35	3	40	34	6	73	68	6
Median	41	39	51	41	36	...	54	51	...	37	36	...

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
Interest and principal	2 495	2 179	315	664	579	85	530	452	78	1 300	1 148	152
Fully amortized	2 380	2 085	295	661	576	85	519	446	73	1 200	1 062	138
Partially amortized	115	94	20	3	3	—	11	6	6	101	86	15
Principal only	6	6	—	—	—	—	—	—	—	6	6	—
Fully amortized	6	6	—	—	—	—	—	—	—	6	6	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	9	6	3	—	—	—	—	—	—	9	6	3
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	2 495	2 179	315	664	579	85	530	452	78	1 300	1 148	152
Real estate taxes and property insurance	1 749	1 521	228	613	542	71	498	429	69	638	550	88
With no other items	840	715	125	82	74	9	359	307	52	399	334	65
With other items	908	806	102	530	468	62	139	122	18	239	216	23
Real estate taxes only	159	136	23	9	6	3	17	11	6	133	119	14
Property insurance only	9	9	—	—	—	—	3	3	—	6	6	—
Other combinations or no other items	578	513	65	43	32	12	12	9	3	523	473	50
No regular payments of interest and principal	14	11	3	—	—	—	—	—	—	14	11	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
Less than \$60	153	132	21	63	54	9	32	23	9	58	55	3
\$60 to \$79	239	222	17	109	98	11	55	55	—	75	69	6
\$80 to \$99	217	188	29	89	74	15	41	35	6	87	78	9
\$100 to \$149	430	378	52	139	124	15	99	90	9	191	163	29
\$150 to \$199	352	301	51	79	65	14	65	49	16	208	187	21
\$200 to \$249	262	215	47	59	50	9	55	43	12	148	122	26
\$250 to \$299	205	187	19	39	36	3	62	49	13	105	101	3
\$300 to \$399	272	245	27	48	45	3	64	58	6	160	142	18
\$400 to \$499	164	128	36	27	21	6	24	21	3	113	86	27
\$500 to \$599	68	59	9	12	12	—	6	3	3	50	44	6
\$600 to \$699	71	63	8	—	—	—	15	12	3	56	51	6
\$700 to \$799	25	22	3	—	—	—	3	3	—	22	19	3
\$800 or more	52	52	—	—	—	—	10	10	—	42	42	—
Median	\$181	\$179	\$190	\$126	\$126	...	\$180	\$173	...	\$213	\$211	...
Mean	\$237	\$238	\$230	\$164	\$164	...	\$224	\$224	...	\$279	\$280	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
Less than \$60	132	132	—	54	54	—	23	23	—	55	55	—
\$60 to \$79	225	222	3	101	98	3	55	55	—	69	69	—
\$80 to \$99	191	188	3	74	74	—	38	35	3	78	78	—
\$100 to \$149	389	378	11	127	124	3	93	90	3	169	163	6
\$150 to \$199	318	301	17	77	65	12	49	49	—	193	187	5
\$200 to \$249	238	215	23	62	50	12	43	43	—	133	122	11
\$250 to \$299	222	187	35	45	36	9	62	49	12	116	101	14
\$300 to \$399	319	245	74	71	45	26	81	58	23	166	142	24
\$400 to \$499	191	128	63	30	21	9	39	21	19	122	86	36
\$500 to \$599	83	59	23	15	12	3	6	3	3	62	44	17
\$600 to \$699	83	63	21	3	—	3	15	12	3	65	51	15
\$700 to \$799	34	22	12	—	—	—	6	3	3	28	19	9
\$800 or more	85	52	33	6	—	6	19	10	9	60	42	18
Median	\$200	\$179	\$390	\$141	\$126	...	\$208	\$173	...	\$235	\$211	...
Mean	\$264	\$238	\$446	\$189	\$164	...	\$258	\$224	...	\$305	\$280	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
Current or ahead of schedule	2 329	2 034	295	621	539	82	488	419	69	1 220	1 077	144
Delinquent (30 days or more)	111	93	18	35	32	3	30	24	6	46	37	9
1 to 3 payments	96	79	18	32	30	3	24	16	6	40	31	9
4 or more payments	14	14	—	3	3	—	6	6	—	6	6	—
Foreclosure in process	3	3	—	—	—	—	3	3	—	—	—	—
Foreclosure not in process	9	9	—	—	—	—	3	3	—	6	6	—
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	69	63	6	8	8	—	12	9	3	49	46	3
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2k. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base far derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Selected Monthly Owner Costs												
Acquired before 1980.....	2 272	1 976	295	608	526	82	478	408	70	1 186	1 042	144
Less than \$60.....	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79.....	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99.....	—	—	—	—	—	—	—	—	—	—	—	—
\$100 to \$149.....	38	38	—	21	21	—	3	3	—	15	15	—
\$150 to \$199.....	160	157	3	71	68	3	34	34	—	55	55	—
\$200 to \$249.....	243	240	3	89	89	—	61	58	3	93	93	—
\$250 to \$299.....	297	271	26	102	90	12	62	59	3	134	122	11
\$300 to \$349.....	254	252	3	76	76	—	51	51	—	127	124	3
\$350 to \$399.....	225	202	24	67	58	9	52	46	6	106	97	8
\$400 to \$449.....	171	153	18	32	26	6	33	30	3	106	97	9
\$450 to \$499.....	153	115	39	44	33	11	32	17	15	77	65	12
\$500 to \$599.....	254	195	58	56	33	23	55	43	12	143	120	23
\$600 to \$699.....	143	101	42	15	9	6	28	16	13	100	77	24
\$700 to \$799.....	48	39	9	—	—	—	9	9	—	39	30	9
\$800 or more.....	177	109	68	14	6	9	31	16	15	131	87	44
Not reported.....	104	101	3	20	18	3	27	27	—	57	57	—
Median.....	\$369	\$345	\$554	\$307	\$293	...	\$364	\$336	...	\$415	\$391	...
Acquired 1980 and 1981 (part).....	237	214	23	57	54	3	52	43	8	129	117	12
Real Estate Tax												
Acquired before 1980.....	2 272	1 976	295	608	526	82	478	408	70	1 186	1 042	144
Less than \$100.....	61	46	15	14	9	6	3	3	—	44	35	9
\$100 to \$199.....	152	138	14	58	52	6	28	28	—	66	58	8
\$200 to \$299.....	306	269	36	118	110	8	79	66	13	108	93	15
\$300 to \$399.....	348	303	45	120	111	9	101	80	21	127	113	14
\$400 to \$499.....	213	189	24	73	62	12	58	55	3	82	73	9
\$500 to \$599.....	232	193	39	70	52	18	56	47	9	105	93	12
\$600 to \$699.....	194	158	36	38	33	6	27	20	6	129	105	24
\$700 to \$799.....	126	114	12	23	23	—	31	28	3	71	62	9
\$800 to \$899.....	136	116	20	34	26	8	27	24	3	75	66	9
\$900 to \$999.....	95	92	3	18	18	—	22	18	3	55	55	—
\$1,000 to \$1,499.....	260	219	41	28	22	6	33	24	9	199	173	26
\$1,500 or more.....	97	89	9	6	6	—	9	9	—	83	75	9
Not reported.....	51	48	3	6	3	3	6	6	—	40	40	—
Median.....	\$513	\$509	\$533	\$392	\$382	...	\$444	\$444	...	\$631	\$634	...
Acquired 1980 and 1981 (part).....	237	214	23	57	54	3	52	43	8	129	117	12
Interest and Principal Payments on First Mortgage as Percent of Income												
Regular payments of interest and/or principal.....	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
Less than 5 percent.....	423	374	49	147	133	14	94	82	12	182	159	23
5 to 9 percent.....	750	632	118	202	176	26	159	129	30	389	328	62
10 to 14 percent.....	481	407	75	117	85	33	109	87	22	255	235	20
15 to 19 percent.....	268	238	30	90	84	6	54	50	3	124	104	20
20 to 24 percent.....	148	127	21	30	27	3	23	20	3	95	80	15
25 to 29 percent.....	83	83	—	9	9	—	15	15	—	59	59	—
30 to 34 percent.....	65	62	3	9	9	—	14	12	3	42	42	—
35 to 39 percent.....	25	22	3	3	3	—	13	12	—	9	6	3
40 to 49 percent.....	21	21	—	3	3	—	3	3	—	15	15	—
50 percent or more.....	37	34	3	3	3	—	9	9	—	25	22	3
Not reported or not computed.....	209	191	17	53	50	3	38	32	6	118	110	8
Median.....	10	10	9	9	9	...	10	10	...	11	11	...
No regular payments required.....	—	—	—	—	—	—	—	—	—	—	—	—
Real Estate Tax Per \$1,000 Value												
Acquired before 1980.....	2 272	1 976	295	608	526	82	478	408	70	1 186	1 042	144
Less than \$10.....	1 235	1 031	204	326	279	47	263	214	49	645	538	107
\$10 to \$14.....	474	425	49	128	113	15	79	70	9	267	241	25
\$15 to \$19.....	184	167	17	48	39	8	52	49	3	84	79	6
\$20 to \$24.....	94	88	6	31	28	3	14	11	3	49	49	—
\$25 to \$29.....	47	47	—	15	15	—	16	16	—	17	17	—
\$30 to \$39.....	22	22	—	14	14	—	3	3	—	5	5	—
\$40 to \$49.....	5	5	—	3	3	—	3	3	—	—	—	—
\$50 to \$59.....	6	6	—	—	—	—	—	—	—	6	6	—
\$60 or more.....	12	12	—	—	—	—	3	3	—	9	9	—
Not reported or not computed.....	194	174	20	43	35	8	46	40	6	104	99	6
Median.....	10—	10—	10—	10—	10—	...	10—	10—	...	10—	10—	...
Acquired 1980 and 1981 (part).....	237	214	23	57	54	3	52	43	8	129	117	12
Real Estate Tax as Percent of Income												
Acquired before 1980.....	2 272	1 976	295	608	526	82	478	408	70	1 186	1 042	144
Less than 1.0 percent.....	276	240	36	87	81	6	71	68	3	118	91	27
1.0 to 1.9 percent.....	645	534	111	163	139	23	155	119	37	327	277	50
2.0 to 2.9 percent.....	516	433	83	137	111	27	122	101	21	257	222	35
3.0 to 3.9 percent.....	232	217	15	50	47	3	39	39	—	143	131	12
4.0 to 4.9 percent.....	124	118	6	47	44	3	14	14	—	63	60	3
5.0 to 7.4 percent.....	139	128	11	40	37	3	15	12	3	84	79	6
7.5 to 9.9 percent.....	51	42	9	12	6	6	6	6	—	33	31	3
10.0 percent or more.....	38	38	—	8	8	—	12	12	—	18	18	—
Not reported or not computed.....	250	224	26	64	52	11	44	38	6	142	134	8
Median.....	2.2	2.2	1.9	2.2	2.1	...	1.9	2.0	...	2.3	2.4	...
Acquired 1980 and 1981 (part).....	237	214	23	57	54	3	52	43	8	129	117	12

Table 2k. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Annual Owner Costs as Percent of Income**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	2 272	1 976	295	608	526	82	478	408	70	1 186	1 042	144
Less than 5 percent	18	18	—	3	3	—	3	3	—	12	12	—
5 to 9 percent	220	220	—	64	64	—	62	62	—	93	93	—
10 to 14 percent	408	379	29	108	103	6	83	80	3	216	196	20
15 to 19 percent	423	373	50	90	84	6	79	65	15	253	224	29
20 to 24 percent	354	304	51	108	91	18	84	68	16	162	145	17
25 to 29 percent	139	103	36	44	38	6	29	24	6	66	42	24
30 to 34 percent	119	81	38	32	15	17	20	11	9	67	55	12
35 to 39 percent	85	68	18	29	29	—	15	12	3	42	27	15
40 to 49 percent	100	67	33	26	17	9	22	10	12	52	40	12
50 percent or more	140	119	20	41	26	14	23	23	—	75	69	6
Not reported or not computed	265	245	20	61	55	6	56	50	6	148	139	8
Median	19	18	26	20	19	...	19	18	...	19	18	...
Acquired 1980 and 1981 (part)	237	214	23	57	54	3	52	43	8	129	117	12

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	2 509	2 191	318	664	579	85	530	452	78	1 315	1 159	155
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Manner of Acquisition

By purchase	2 482	2 167	316	664	579	85	527	449	78	1 291	1 139	153
Placed one new mortgage	1 952	1 747	205	492	442	50	412	352	61	1 048	954	94
Placed two or more new mortgages	35	15	20	—	—	—	—	—	—	35	15	20
Assumed mortgage(s) already on property	435	382	53	150	129	21	103	97	6	182	156	27
Assumed mortgage already on property and placed new mortgage	40	3	38	17	3	14	12	—	12	11	—	11
All cash	17	17	—	6	6	—	—	—	—	11	11	—
Borrowed other than with mortgage	3	3	—	—	—	—	—	—	—	3	3	—
Inheritance or gift	14	12	3	—	—	—	—	—	—	14	12	3
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	12	12	—	—	—	—	3	3	—	9	9	—

Source of Downpayment

Purchased 1975 to 1981 (part)	1 279	1 115	164	283	234	49	291	250	41	705	632	73
Sale of previous home	294	249	45	46	31	15	40	34	6	208	184	24
Sale of other real property or other investment	52	49	3	12	12	—	16	13	3	24	24	—
Savings	558	497	60	146	120	26	92	89	3	319	288	32
Borrowing other than mortgage on this property	51	40	11	12	9	3	11	6	6	29	26	3
Gift	36	30	6	6	6	—	6	6	—	24	18	6
Land on which structure was built	—	—	—	—	—	—	—	—	—	—	—	—
Other	14	6	8	3	—	3	—	—	—	11	6	6
No downpayment required	177	150	27	29	26	3	113	89	24	35	35	—
Not reported	96	93	3	29	29	—	13	13	—	55	52	3
Other properties	1 230	1 075	155	381	346	35	239	202	37	610	527	82

Land and Building Acquisition

During same 12-month period	2 393	2 092	301	640	558	82	524	448	75	1 229	1 086	144
Acquired land previously	34	28	6	3	—	3	—	—	—	31	28	3
Land not owned by building owner	55	46	9	9	9	—	6	4	3	39	34	6
Not reported	27	24	3	12	12	—	—	—	—	15	12	3

Year Property Acquired

1979 to 1981 (part)	538	483	56	139	124	15	96	85	12	303	273	30
1977 and 1978	450	402	48	64	52	12	115	100	15	270	250	21
1975 and 1976	305	242	63	80	57	23	83	68	14	143	117	26
1970 to 1974	493	406	88	145	127	18	117	95	22	231	183	47
1965 to 1969	343	314	29	96	88	9	63	57	6	184	169	15
1960 to 1964	234	210	24	97	88	9	30	24	6	107	98	9
1959 or earlier	146	134	12	43	43	—	26	23	3	76	68	9

Year Structure Built

1979 to March 1980	66	57	9	22	22	—	6	6	—	38	30	9
1977 and 1978	66	57	10	12	6	6	18	15	3	36	36	—
1975 and 1976	83	81	3	18	16	3	26	26	—	39	39	—
1970 to 1974	251	202	48	57	51	6	53	31	22	141	120	21
1960 to 1969	549	459	89	143	114	30	141	123	18	265	223	42
1950 to 1959	525	458	68	173	155	18	137	116	21	216	187	29
1940 to 1949	287	243	44	97	83	14	38	26	12	152	134	18
1939 or earlier	556	513	43	108	99	8	79	76	3	369	338	31
Not reported	126	120	5	35	35	—	32	32	—	59	53	5

Rooms

4 or less rooms	110	101	9	36	33	3	17	14	3	57	53	3
5 rooms	528	471	57	185	165	20	104	87	17	239	219	20
6 rooms	593	535	57	181	163	18	146	133	13	266	239	27
7 rooms	353	292	62	87	66	20	70	56	14	197	170	27
8 or more rooms	486	394	92	68	56	12	96	71	25	322	267	55
Not reported	439	398	41	108	96	11	97	91	6	235	212	23
Median	6.2	6.1	6.7	5.8	5.8	...	6.2	6.1	...	6.4	6.3	...

Table 2k. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.												
Purchase Price												
Properties acquired by purchase 1977 to 1981 (part) ---												
Less than \$5,000	974	873	101	203	177	27	208	181	27	562	515	47
\$5,000 to \$9,999	6	6	—	—	—	—	—	—	—	6	6	—
\$10,000 to \$14,999	23	21	3	—	—	—	—	—	—	23	21	3
\$15,000 to \$19,999	18	18	—	—	—	—	6	6	—	11	11	—
\$20,000 to \$24,999	48	45	3	12	9	3	8	8	—	28	28	—
\$25,000 to \$29,999	49	46	3	26	23	3	—	—	—	23	23	—
\$30,000 to \$34,999	69	66	3	23	23	—	17	14	3	29	29	—
\$35,000 to \$39,999	79	73	6	23	20	3	31	31	—	25	22	3
\$40,000 to \$44,999	92	77	15	12	12	—	38	23	15	41	41	—
\$45,000 to \$49,999	129	118	11	30	24	6	44	39	6	55	55	—
\$50,000 to \$59,999	133	120	12	42	36	6	27	23	3	64	61	3
\$60,000 to \$79,999	141	118	24	24	18	6	11	11	—	106	88	18
\$80,000 to \$99,999	70	58	12	—	—	—	13	13	—	57	45	12
\$100,000 to \$149,999	65	56	9	—	—	—	3	3	—	62	53	9
\$150,000 or more	10	10	—	—	—	—	—	—	—	10	10	—
Not reported	41	41	—	12	12	—	9	9	—	21	21	—
Median	\$46400	\$45500	...	\$40200	...	...	\$39800	\$40900	...	\$54400	\$51700	...
Other properties	1 535	1 318	218	461	403	58	322	270	52	753	645	108
Value												
Less than \$5,000	9	9	—	—	—	—	—	—	—	9	9	—
\$5,000 to \$9,999	6	3	3	—	—	—	—	—	—	6	3	3
\$10,000 to \$14,999	28	28	—	11	11	—	3	3	—	15	15	—
\$15,000 to \$19,999	44	44	—	11	11	—	9	9	—	23	23	—
\$20,000 to \$24,999	74	71	3	25	25	—	12	9	3	36	36	—
\$25,000 to \$29,999	131	120	11	65	57	8	28	28	—	37	34	3
\$30,000 to \$34,999	163	152	11	75	72	3	40	37	3	49	43	6
\$35,000 to \$39,999	133	133	—	40	40	—	42	42	—	51	51	—
\$40,000 to \$49,999	334	299	35	112	97	14	95	86	9	128	116	12
\$50,000 to \$59,999	263	216	47	90	73	18	83	56	27	90	87	3
\$60,000 to \$79,999	438	383	55	125	105	20	74	65	9	239	214	25
\$80,000 to \$99,999	258	220	37	31	21	9	60	54	6	167	145	21
\$100,000 to \$149,999	269	210	59	31	22	9	28	25	3	210	163	47
\$150,000 or more	208	166	42	9	9	—	15	3	12	184	154	30
Not reported	151	137	14	38	35	3	40	34	6	73	68	6
Median	\$59800	\$57800	\$75100	\$47600	\$45700	...	\$51900	\$49300	...	\$74900	\$72100	...
Mean	\$71600	\$69000	\$89600	\$51100	\$49300	...	\$57600	\$54500	...	\$87500	\$84300	...
Purchase Price as Percent of Value												
Acquired by purchase												
Purchased 1977 to 1981 (part)	2 482	2 167	316	664	579	85	527	449	78	1 291	1 139	153
Less than 80 percent	974	873	101	203	177	27	208	181	27	562	515	47
80 to 89 percent	521	458	63	88	68	21	104	89	15	328	302	27
90 to 94 percent	233	215	18	62	59	3	59	53	6	112	103	9
95 to 99 percent	94	82	11	29	27	3	14	12	3	50	44	6
100 percent or more	41	35	6	3	3	—	11	11	—	27	21	6
Not reported	29	26	3	6	6	—	11	9	3	12	12	—
Median	56	56	—	15	15	—	9	9	—	33	33	—
Mean	80—	80—	...	81	...	...	80—	80—	...	80—	80—	...
Purchased 1970 to 1976	795	645	150	225	184	41	200	163	37	371	298	73
Less than 60 percent	550	419	131	158	120	38	128	97	31	263	202	62
60 to 79 percent	144	127	17	44	41	3	43	37	6	57	49	8
80 to 89 percent	18	18	—	—	—	—	6	6	—	12	12	—
90 to 99 percent	9	9	—	3	3	—	6	6	—	—	—	—
100 percent or more	18	18	—	6	6	—	6	6	—	6	6	—
Not reported	58	55	3	15	15	—	12	12	—	32	29	3
Median	60—	60—	...	60—	...	...	60—	...	...	60—	60—	...
Purchased 1969 or earlier	713	649	65	236	219	18	119	104	15	359	326	32
Less than 40 percent	435	393	41	134	122	12	53	47	6	248	224	24
40 to 59 percent	138	132	6	57	57	—	28	25	3	53	50	3
60 to 79 percent	31	31	—	14	14	—	6	6	—	11	11	—
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	6	6	—	3	3	—	—	—	—	3	3	—
Not reported	104	87	17	29	23	6	32	26	6	44	38	6
Median	40—	40—	...	40—	40—	...	...	...	...	40—	40—	...
Not acquired by purchase	27	24	3	—	—	—	3	3	—	23	21	3
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part) ---												
Less than 1.0	974	873	101	203	177	27	208	181	27	562	515	47
1.0 to 1.4	100	91	9	26	23	3	17	14	3	57	54	3
1.5 to 1.9	243	222	21	59	56	3	69	55	15	115	112	3
2.0 to 2.4	238	212	26	47	39	8	45	42	3	146	132	15
2.5 to 2.9	128	113	15	30	27	3	29	26	3	69	60	9
3.0 to 3.4	61	55	6	15	12	3	9	9	—	37	34	3
3.5 to 3.9	36	30	6	6	—	6	6	6	—	24	24	—
4.0 or more	25	19	6	3	3	—	12	9	3	9	6	3
Not reported or not computed	62	53	9	6	6	—	6	6	—	49	40	9
Median	81	78	3	12	12	—	14	14	—	54	52	3
Mean	1.7	1.7	...	1.6	...	...	1.6	...	...	1.8	1.7	...
Other properties	1 535	1 318	218	461	403	58	322	270	52	753	645	108
OWNER CHARACTERISTICS												
Ownership Status												
1 owner	813	745	69	257	233	24	118	106	13	438	406	32
2 owners	1 651	1 404	247	402	340	61	403	337	66	846	726	120
3 or more owners	33	30	3	—	—	—	3	3	—	30	27	3
Not reported	12	12	—	6	6	—	6	6	—	—	—	—
RESIDENTIAL FINANCE												

Table 2k. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 250,000 to 999,999**OWNER CHARACTERISTICS—Con.****Age of Owner**

Less than 25 years	46	43	3
25 to 34 years	678	576	103
35 to 44 years	572	481	91
45 to 54 years	560	497	62
55 to 64 years	405	360	45
65 years or over	191	180	12
Not reported	57	54	3
Median	44	44	41

Race of Owner

White	1 960	1 706	254
Black	410	361	50
Asian and Pacific Islander	67	58	9
American Indian, Eskimo, and Aleut	14	14	—
Not reported	58	52	6

Sex of Owner

Male	473	423	50
Female	418	391	27
Male and female co-owners	1 604	1 362	241
Not reported	15	15	—

Spanish Origin

Spanish	197	169	28
Not Spanish	2 160	1 884	276
Not reported	152	137	15

Veteran Status

Veteran	1 135	972	163
Vietnam conflict	456	370	86
Korean conflict	195	172	23
Korean conflict and World War II	32	32	—
World War II	306	267	39
World War I	6	6	—
Other	125	110	15
Not reported	15	15	—
Nonveteran	1 301	1 152	150
Not reported	73	67	6

Persons in Household

1 person	241	217	24
2 persons	698	628	70
3 persons	568	513	55
4 persons	538	451	88
5 persons	252	207	45
6 or more persons	150	120	30
Not reported	61	55	6
Median	3.0	2.9	3.6

Income

Less than \$5,000	67	61	6
\$5,000 to \$7,499	80	72	9
\$7,500 to \$9,999	84	76	8
\$10,000 to \$12,499	143	126	17
\$12,500 to \$14,999	111	101	10
\$15,000 to \$19,999	265	242	24
\$20,000 to \$24,999	327	286	41
\$25,000 to \$29,999	375	316	59
\$30,000 to \$34,999	323	269	54
\$35,000 to \$49,999	341	306	36
\$50,000 or more	194	153	41
Not reported	198	183	15
Median	\$26000	\$25600	\$28200
Mean	\$27900	\$27500	\$30300

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 25 years	46	43	3	26	26	—	9	9	—	12	9	3
25 to 34 years	678	576	103	151	122	29	170	143	27	358	311	47
35 to 44 years	572	481	91	144	123	21	132	112	21	296	246	50
45 to 54 years	560	497	62	170	152	18	113	95	18	276	250	27
55 to 64 years	405	360	45	98	87	12	64	51	13	243	222	21
65 years or over	191	180	12	61	55	6	32	32	—	98	92	6
Not reported	57	54	3	15	15	—	10	10	—	32	29	3
Median	44	44	41	45	46	...	41	41	...	44	45	...
White	1 960	1 706	254	461	402	59	424	363	61	1 075	940	134
Black	410	361	50	177	154	23	94	77	18	139	130	9
Asian and Pacific Islander	67	58	9	—	—	—	3	3	—	64	54	9
American Indian, Eskimo, and Aleut	14	14	—	3	3	—	3	3	—	8	8	—
Not reported	58	52	6	23	20	3	6	6	—	29	26	3
Male	473	423	50	103	91	12	98	85	13	272	246	26
Female	418	391	27	169	153	15	32	29	3	217	208	9
Male and female co-owners	1 604	1 362	241	387	329	58	394	331	63	822	702	120
Not reported	15	15	—	6	6	—	6	6	—	3	3	—
Spanish	197	169	28	63	50	12	40	37	3	95	82	13
Not Spanish	2 160	1 884	276	564	494	70	467	394	72	1 130	996	134
Not reported	152	137	15	38	35	3	24	21	3	91	82	9
Veteran	1 135	972	163	192	163	29	417	353	64	526	456	71
Vietnam conflict	456	370	86	50	38	11	233	193	40	173	138	35
Korean conflict	195	172	23	46	43	3	61	50	11	87	78	9
Korean conflict and World War II	32	32	—	9	9	—	14	14	—	9	9	—
World War II	306	267	39	46	40	6	68	55	12	193	172	21
World War I	6	6	—	—	—	—	—	—	—	6	6	—
Other	125	110	15	32	23	9	38	38	—	56	50	6
Not reported	15	15	—	9	9	—	3	3	—	3	3	—
Nonveteran	1 301	1 152	150	446	393	53	105	90	14	750	668	82
Not reported	73	67	6	26	23	3	9	9	—	38	35	3
1 person	241	217	24	70	67	3	33	24	9	138	126	12
2 persons	698	628	70	183	154	29	138	120	17	377	353	24
3 persons	568	513	55	147	141	6	124	106	18	298	266	32
4 persons	538	451	88	137	114	23	127	106	21	275	231	43
5 persons	252	207	45	75	61	15	65	56	10	111	91	21
6 or more persons	150	120	30	38	29	9	34	31	3	78	60	18
Not reported	61	55	6	14	14	—	9	9	—	38	32	6
Median	3.0	2.9	3.6	3.0	2.9	...	3.2	3.2	...	2.9	2.8	...
Less than \$5,000	67	61	6	17	17	—	12	12	—	38	32	6
\$5,000 to \$7,499	80	72	9	23	17	6	12	12	—	46	43	3
\$7,500 to \$9,999	84	76	8	32	29	3	12	12	—	40	35	5
\$10,000 to \$12,499	143	126	17	55	40	14	27	24	3	62	62	—
\$12,500 to \$14,999	111	101	10	47	44	3	17	14	3	46	43	3
\$15,000 to \$19,999	265	242	24	96	84	12	71	61	9	99	96	3
\$20,000 to \$24,999	327	286	41	102	84	17	90	79	11	135	122	12
\$25,000 to \$29,999	375	316	59	88	82	6	80	64	16	207	170	37
\$30,000 to \$34,999	323	269	54	96	81	15	90	73	18	137	115	21
\$35,000 to \$49,999	341	306	36	50	47	3	60	54	6	231	204	27
\$50,000 or more	194	153	41	9	6	3	21	15	6	164	132	32
Not reported	198	183	15	50	47	3	38	32	6	110	104	6
Median	\$26000	\$25600	\$28200	\$21900	\$22100	...	\$25300	\$24700	...	\$28300	\$27800	...
Mean	\$27900	\$27500	\$30300	\$22500	\$22700	...	\$26000	\$25100	...	\$31400	\$30900	...

Table 4k. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999	Total first and junior mortgage debt on—				Inside SMSA's, Places of 250,000 to 999,999	Total first and junior mortgage debt on—			
	Total properties	Properties with—				Total properties	Properties with—		
		FHA first mortgage	VA first mortgage	Conventional first mortgage			FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1-housing unit properties -----	67 028	13 126	14 871	39 031	MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Average total mortgage debt -----	26 700	19 800	28 100	29 700					
MORTGAGE CHARACTERISTICS					Selected Annual Owner Costs as Percent of Income				
Total Mortgage Loan					Acquired before 1980 -----				
Less than \$5,000 -----	31	6	5	20	Less than 5 percent -----	55 980	10 991	12 584	32 404
\$5,000 to \$9,999 -----	1 011	327	178	506	5 to 9 percent -----	253	124	21	108
\$10,000 to \$14,999 -----	3 301	1 234	701	1 367	10 to 14 percent -----	2 543	573	730	1 240
\$15,000 to \$19,999 -----	4 213	1 628	860	1 724	15 to 19 percent -----	7 505	1 279	1 771	4 455
\$20,000 to \$24,999 -----	4 964	1 573	1 246	2 145	20 to 24 percent -----	10 901	1 483	2 343	7 075
\$25,000 to \$29,999 -----	5 970	1 569	1 130	3 271	25 to 29 percent -----	10 867	2 647	2 832	5 389
\$30,000 to \$34,999 -----	6 144	1 404	1 629	3 112	30 to 34 percent -----	4 534	857	843	2 835
\$35,000 to \$39,999 -----	6 317	2 052	1 724	2 541	35 to 39 percent -----	3 594	966	548	2 080
\$40,000 to \$49,999 -----	10 432	1 408	2 541	6 483	40 to 49 percent -----	2 835	495	473	1 866
\$50,000 to \$59,999 -----	6 952	1 104	1 525	4 323	50 percent or more -----	4 158	799	1 557	1 802
\$60,000 to \$79,999 -----	8 666	534	1 244	6 889	Not reported or not computed -----	3 701	990	411	2 300
\$80,000 to \$99,999 -----	4 499	288	852	3 359		5 089	777	1 056	3 256
\$100,000 to \$149,999 -----	4 063	—	1 236	2 827	Acquired 1980 and 1981 (part) -----				
\$150,000 or more -----	465	—	—	465		11 049	2 135	2 287	6 626
Total Mortgage Outstanding Debt					PROPERTY CHARACTERISTICS				
Less than \$5,000 -----	706	193	118	395	Year Structure Built				
\$5,000 to \$9,999 -----	2 833	1 212	423	1 198	1979 to March 1980 -----	4 225	1 032	409	2 784
\$10,000 to \$14,999 -----	3 911	1 090	861	1 960	1977 and 1978 -----	2 821	361	691	1 768
\$15,000 to \$19,999 -----	4 452	1 540	929	1 983	1975 and 1976 -----	3 697	665	928	2 103
\$20,000 to \$24,999 -----	4 887	1 381	1 179	2 326	1970 to 1974 -----	8 959	1 590	2 613	4 757
\$25,000 to \$29,999 -----	5 239	1 327	1 181	2 731	1960 to 1969 -----	13 467	3 034	3 535	6 898
\$30,000 to \$34,999 -----	6 519	1 809	1 592	3 118	1950 to 1959 -----	11 454	2 397	3 364	5 692
\$35,000 to \$39,999 -----	6 078	1 573	1 751	2 754	1940 to 1949 -----	6 742	1 706	1 002	4 034
\$40,000 to \$49,999 -----	9 130	1 004	2 542	5 584	1939 or earlier -----	12 979	1 586	1 702	9 691
\$50,000 to \$59,999 -----	6 564	1 262	1 153	4 149	Not reported -----	2 685	755	626	1 303
\$60,000 to \$79,999 -----	9 343	447	1 539	7 357	Value				
\$80,000 to \$99,999 -----	3 454	288	639	2 528	Less than \$5,000 -----	44	—	—	44
\$100,000 to \$149,999 -----	3 912	—	965	2 948	\$5,000 to \$9,999 -----	18	—	—	18
\$150,000 or more -----	—	—	—	—	\$10,000 to \$14,999 -----	182	71	9	102
Total Outstanding Debt as Percent of Value					\$15,000 to \$19,999 -----	278	66	87	125
Less than 20 percent -----	5 334	1 021	527	3 787	\$20,000 to \$24,999 -----	771	239	195	337
20 to 29 percent -----	4 947	1 331	417	3 199	\$25,000 to \$29,999 -----	1 467	919	286	263
30 to 39 percent -----	7 475	1 004	1 202	5 270	\$30,000 to \$34,999 -----	2 750	993	936	821
40 to 49 percent -----	10 432	1 743	1 314	7 375	\$35,000 to \$39,999 -----	2 091	613	680	799
50 to 59 percent -----	9 546	1 624	1 991	5 931	\$40,000 to \$49,999 -----	5 798	1 929	1 784	2 086
60 to 69 percent -----	9 823	1 602	2 868	5 353	\$50,000 to \$59,999 -----	6 965	2 175	2 526	2 264
70 to 79 percent -----	8 104	2 153	2 136	3 814	\$60,000 to \$79,999 -----	13 074	3 683	2 748	6 643
80 to 89 percent -----	5 911	1 674	2 718	1 519	\$80,000 to \$99,999 -----	8 059	550	2 131	5 378
90 to 99 percent -----	2 033	359	1 067	608	\$100,000 to \$149,999 -----	12 282	1 181	1 824	9 277
100 percent or more -----	651	97	93	461	\$150,000 or more -----	10 478	189	1 128	9 161
Not reported -----	2 773	519	539	1 715	Not reported -----	2 773	519	539	1 715
MORTGAGE PAYMENTS AND OTHER EXPENSES					OWNER CHARACTERISTICS				
Monthly Interest and Principal Payments on Total Mortgages					Age of Owner				
Regular monthly payments of interest and/or principal -----					Less than 25 years -----	1 469	734	334	401
Less than \$60 -----	67 028	13 126	14 871	39 031	25 to 34 years -----	25 631	4 774	6 047	14 810
\$60 to \$79 -----	874	231	246	397	35 to 44 years -----	17 644	3 092	4 447	10 105
\$80 to \$99 -----	1 176	647	290	239	45 to 54 years -----	11 526	2 631	2 384	6 511
\$100 to \$149 -----	1 424	637	332	455	55 to 64 years -----	6 329	901	1 091	4 338
\$150 to \$199 -----	4 818	1 714	1 338	1 766	65 years or over -----	3 408	806	380	2 222
\$200 to \$249 -----	5 594	1 515	1 087	2 992	Not reported -----	1 022	189	188	645
\$250 to \$299 -----	5 826	1 639	1 176	3 011	Race of Owner				
\$300 to \$399 -----	6 754	1 426	2 004	3 323	White -----	54 607	9 482	11 725	33 400
\$400 to \$499 -----	11 569	2 506	3 007	6 056	Black -----	8 782	3 192	2 881	2 710
\$500 to \$599 -----	8 631	1 405	1 776	5 450	Asian and Pacific Islander -----	2 271	—	60	2 212
\$600 to \$699 -----	4 180	726	294	3 161	American Indian, Eskimo, and Aleut -----	254	36	80	138
\$700 to \$799 -----	5 612	157	1 025	4 431	Not reported -----	1 114	417	126	571
\$800 to \$899 -----	2 339	—	451	1 888	Sex of Owner				
\$900 or more -----	8 231	524	1 846	5 861	Male -----	12 136	1 927	2 543	7 666
No regular payments required -----					Female -----	7 221	2 727	435	4 059
Interest and Principal Payments on Total Mortgages as Percent of Income					Male and female co-owners -----	47 458	8 419	11 767	27 272
Regular payments of interest and/or principal -----					Not reported -----	213	53	126	34
Less than 5 percent -----	67 028	13 126	14 871	39 031	Spanish Origin				
5 to 9 percent -----	3 402	1 016	744	1 642	Spanish -----	4 902	1 330	993	2 579
10 to 14 percent -----	12 762	2 820	2 729	7 212	Not Spanish -----	58 889	11 199	13 435	34 256
15 to 19 percent -----	14 298	2 302	3 413	8 584	Not reported -----	3 237	598	444	2 195
20 to 24 percent -----	10 983	3 061	2 442	5 480	Veteran Status				
25 to 29 percent -----	7 352	1 123	1 313	4 915	Veteran -----	32 308	3 698	12 747	15 863
30 to 34 percent -----	4 631	817	518	3 296	Vietnam conflict -----	16 782	1 208	8 266	7 309
35 to 39 percent -----	4 564	636	1 256	2 672	Korean conflict -----	4 698	1 022	1 575	2 101
40 to 49 percent -----	2 241	486	1 093	662	Korean conflict and World War II -----	344	101	160	83
50 percent or more -----	1 444	262	301	881	World War II -----	6 170	591	1 196	4 384
Not reported or not computed -----	3 960	568	739	2 653	World War I -----	26	—	—	26
No regular payments required -----					Other -----	3 989	565	1 497	1 927
					Not reported -----	299	211	54	34
					Nonveteran -----	33 601	9 163	1 970	22 469
					Not reported -----	1 119	266	154	699

Table 4k. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999**OWNER CHARACTERISTICS—Con.****Income**

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
Less than \$5,000.....	960	107	130	723
\$5,000 to \$7,499.....	1 047	329	102	617
\$7,500 to \$9,999.....	1 122	409	222	492
\$10,000 to \$12,499.....	2 410	934	489	987
\$12,500 to \$14,999.....	1 798	688	458	652
\$15,000 to \$19,999.....	5 364	1 864	1 943	1 557
\$20,000 to \$24,999.....	8 129	2 220	2 050	3 859

Inside SMSA's, Places of 250,000 to 999,999**OWNER CHARACTERISTICS—Con.****Income—Con.**

Total first and junior mortgage debt on—				
Total properties	Properties with—			
	FHA first mortgage	VA first mortgage	Conventional first mortgage	
\$25,000 to \$29,999.....	10 280	1 658	2 608	6 014
\$30,000 to \$34,999.....	9 834	2 638	2 729	4 467
\$35,000 to \$49,999.....	12 939	1 309	2 224	9 406
\$50,000 or more.....	9 312	409	1 178	7 725
Not reported.....	3 833	562	739	2 532

Table 11. Mortgage Status, 1-Unit Homeowner Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

1-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	6 604	2 315	4 289
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	6 604	2 315	4 289
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	6 289	2 031	4 258
Placed one new mortgage	4 639	1 155	3 484
Placed two or more new mortgages	105	26	78
Assumed mortgage(s) already on property	768	166	602
Assumed mortgage already on property and placed new mortgage	86	31	55
All cash	548	521	27
Borrowed other than with mortgage	143	132	11
Inheritance or gift	228	206	22
Other	21	15	5
Not reported	67	64	3

Source of Downpayment

Purchased 1975 to 1981 (part)	2 320	193	2 126
Sale of previous home	819	76	743
Sale of other real property or other investment	60	6	54
Savings	913	73	839
Borrowing other than mortgage on this property	100	12	88
Gift	40	3	37
Land on which structure was built	3	—	3
Other	30	—	30
No downpayment required	157	3	154
Not reported	199	20	179

Land and Building Acquisition

During same 12-month period	6 197	2 047	4 150
Acquired land previously	261	187	74
Land not owned by building owner	61	34	27
Not reported	85	46	38

Year Property Acquired

1979 to 1981 (part)	897	86	811
1977 and 1978	886	88	797
1975 and 1976	613	81	532
1970 to 1974	1 025	213	813
1965 to 1969	934	288	646
1960 to 1964	721	296	425
1959 or earlier	1 528	1 263	2 65

Year Structure Built

1979 to March 1980	126	13	114
1977 and 1978	235	21	214
1975 and 1976	220	16	204
1970 to 1974	573	52	521
1960 to 1969	1 272	231	1 041
1950 to 1959	1 666	679	987
1940 to 1949	770	377	394
1939 or earlier	1 516	822	694
Not reported	226	105	121

Rooms

4 or less rooms	431	213	219
5 rooms	1 350	544	806
6 rooms	1 546	560	986
7 rooms	1 042	273	769
8 or more rooms	1 016	228	788
Not reported	1 218	497	721
Median	6.1	5.8	6.3

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	1 743	143	1 600
Less than \$5,000	16	14	3
\$5,000 to \$9,999	14	3	11
\$10,000 to \$14,999	40	3	36
\$15,000 to \$19,999	72	11	61
\$20,000 to \$24,999	73	11	62
\$25,000 to \$29,999	110	17	93
\$30,000 to \$34,999	120	7	114
\$35,000 to \$39,999	156	3	153
\$40,000 to \$49,999	222	9	214
\$50,000 to \$59,999	256	15	242
\$60,000 to \$79,999	325	21	304
\$80,000 to \$99,999	190	17	173
\$100,000 to \$149,999	60	12	68
\$150,000 or more	38	—	38
Not reported	30	—	30
Median	\$51300	...	\$51600

Other properties

Value

Less than \$5,000	25	22	3
\$5,000 to \$9,999	56	45	11
\$10,000 to \$14,999	83	66	17
\$15,000 to \$19,999	195	90	105
\$20,000 to \$24,999	282	173	108
\$25,000 to \$29,999	255	122	134
\$30,000 to \$34,999	338	172	166
\$35,000 to \$39,999	423	224	199
\$40,000 to \$49,999	874	299	575
\$50,000 to \$59,999	770	239	531
\$60,000 to \$79,999	1 175	310	865
\$80,000 to \$99,999	769	166	604
\$100,000 to \$149,999	693	138	554
\$150,000 or more	358	93	265
Not reported	308	156	152
Median	\$58000	\$45500	\$65100
Mean	\$67700	\$56200	\$73700

Purchase Price as Percent of Value

Acquired by purchase	6 289	2 031	4 258
Purchased 1977 to 1981 (part)	1 743	143	1 600
Less than 80 percent	897	85	812
80 to 89 percent	394	19	375
90 to 94 percent	173	18	154
95 to 99 percent	87	6	81
100 percent or more	127	11	115
Not reported	65	3	62
Median	80—	...	80—
Purchased 1970 to 1976	1 557	224	1 333
Less than 60 percent	993	120	874
60 to 79 percent	360	60	300
80 to 89 percent	48	6	41
90 to 99 percent	11	6	5
100 percent or more	15	3	12
Not reported	130	29	101
Median	60—	60—	60—
Purchased 1969 or earlier	2 989	1 663	1 325
Less than 40 percent	2 073	1 154	919
40 to 59 percent	533	277	256
60 to 79 percent	90	57	34
80 to 99 percent	26	17	9
100 percent or more	14	12	3
Not reported	253	147	106
Median	40—	40—	40—
Not acquired by purchase	315	284	30

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)	1 743	143	1 600
Less than 1.0	184	29	155
1.0 to 1.4	332	17	315
1.5 to 1.9	449	23	426
2.0 to 2.4	277	12	265
2.5 to 2.9	145	12	133
3.0 to 3.4	85	12	74
3.5 to 3.9	35	3	32
4.0 or more	93	19	74
Not reported or not computed	143	17	126
Median	1.8	...	1.8
Other properties	4 860	2 172	2 689

Table 11. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	6 193	2 275	3 919
Less than \$60	97	94	3
\$60 to \$79	105	105	—
\$80 to \$99	187	183	3
\$100 to \$149	725	665	61
\$150 to \$199	630	451	180
\$200 to \$249	627	272	355
\$250 to \$299	597	137	460
\$300 to \$349	491	60	431
\$350 to \$399	467	55	413
\$400 to \$449	376	20	356
\$450 to \$499	313	11	302
\$500 to \$599	488	8	480
\$600 to \$699	263	9	255
\$700 to \$799	196	—	196
\$800 or more	277	5	272
Not reported	353	201	152
Median	\$296	\$149	\$397

Acquired 1980 and 1981 (part)	410	40	370
--------------------------------------	------------	-----------	------------

Real Estate Tax

Acquired before 1980	6 193	2 275	3 919
Less than \$100	349	213	136
\$100 to \$199	295	152	143
\$200 to \$299	473	239	234
\$300 to \$399	620	243	378
\$400 to \$499	657	251	407
\$500 to \$599	501	154	347
\$600 to \$699	500	141	359
\$700 to \$799	358	85	273
\$800 to \$899	354	112	243
\$900 to \$999	270	82	188
\$1,000 to \$1,499	954	246	707
\$1,500 or more	624	183	441
Not reported	238	174	64
Median	\$616	\$481	\$679

Acquired 1980 and 1981 (part)	410	40	370
--------------------------------------	------------	-----------	------------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	6 193	2 275	3 919
Less than \$10	2 414	788	1 626
\$10 to \$14	1 318	409	909
\$15 to \$19	702	273	429
\$20 to \$24	521	187	334
\$25 to \$29	274	92	182
\$30 to \$39	261	105	156
\$40 to \$49	62	28	34
\$50 to \$59	28	11	17
\$60 or more	69	40	29
Not reported or not computed	544	341	204
Median	\$12	\$12	\$11

Acquired 1980 and 1981 (part)	410	40	370
--------------------------------------	------------	-----------	------------

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	6 193	2 275	3 919
Less than 5 percent	248	216	32
5 to 9 percent	999	610	389
10 to 14 percent	1 222	385	837
15 to 19 percent	903	181	722
20 to 24 percent	661	141	520
25 to 29 percent	446	87	359
30 to 34 percent	281	60	221
35 to 39 percent	162	51	110
40 to 49 percent	147	34	113
50 percent or more	297	81	216
Not reported or not computed	828	430	398
Median	16	11	18

Acquired 1980 and 1981 (part)	410	40	370
--------------------------------------	------------	-----------	------------

Inside SMSA's, Places of 50,000 to 249,999**OWNER CHARACTERISTICS****Ownership Status**

1 owner	2 433	1 172	1 261
2 owners	4 041	1 100	2 941
3 or more owners	94	34	60
Not reported	35	9	27

Age of Owner

Less than 25 years	90	6	84
25 to 34 years	1 091	54	1 037
35 to 44 years	1 269	154	1 115
45 to 54 years	1 306	275	1 032
55 to 64 years	1 346	661	686
65 years or over	1 346	1 082	265
Not reported	155	84	72
Median	51	64	44

Race of Owner

White	5 775	2 055	3 720
Black	543	185	358
Asian and Pacific Islander	119	15	104
American Indian, Eskimo, and Aleut	14	3	11
Not reported	153	58	95

Sex of Owner

Male	1 253	423	831
Female	1 394	836	558
Male and female co-owners	3 880	1 030	2 850
Not reported	77	26	50

Spanish Origin

Spanish	317	113	204
Not Spanish	5 830	1 973	3 858
Not reported	457	230	227

Veteran Status

Veteran	2 745	738	2 006
Vietnam conflict	665	31	634
Korean conflict	435	61	374
Korean conflict and World War II	119	26	94
World War II	1 109	533	576
World War I	28	28	—
Other	336	48	287
Not reported	53	11	42

Nonveteran	3 658	1 466	2 192
Not reported	201	111	90

Persons in Household

1 person	967	590	377
2 persons	2 163	1 035	1 129
3 persons	1 228	299	930
4 persons	1 179	177	1 002
5 persons	543	71	472
6 or more persons	343	51	292
Not reported	179	93	86
Median	2.6	2.0	3.1

Income

Less than \$5,000	395	274	122
\$5,000 to \$7,499	259	164	95
\$7,500 to \$9,999	262	159	103
\$10,000 to \$12,499	403	218	185
\$12,500 to \$14,999	252	134	118
\$15,000 to \$19,999	658	200	459
\$20,000 to \$24,999	822	247	575
\$25,000 to \$29,999	707	171	536
\$30,000 to \$34,999	592	127	465
\$35,000 to \$49,999	1 059	195	864
\$50,000 or more	546	101	445
Not reported	648	326	322
Median	\$24500	\$16100	\$28000
Mean	\$27000	\$20000	\$30500

Table 21. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties	4 289	3 833	456	934	830	104	744	658	86	2 612	2 345	267
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	3 833	3 833	—	830	830	—	658	658	—	2 345	2 345	—
2 mortgages	432	—	432	98	—	98	83	—	83	252	—	252
3 or more mortgages	24	—	24	6	—	6	3	—	3	15	—	15
Form of Debt of First Mortgage												
Mortgage or deed of trust	4 166	3 721	445	934	830	104	737	651	86	2 495	2 240	255
Contract to purchase	123	112	11	—	—	—	7	7	—	116	105	11
Origin of First Mortgage												
Mortgage made at time property acquired	3 257	2 915	342	722	647	74	547	481	65	1 988	1 786	202
Mortgage assumed at time property acquired	640	562	77	195	168	27	171	153	17	274	241	33
Mortgage placed later than acquisition of property	393	356	37	17	14	3	26	23	3	349	318	31
Refinanced mortgage:												
Some lender	155	135	20	3	3	—	8	6	3	143	127	17
Different lender	134	119	15	3	3	—	15	15	—	116	102	15
Mortgage placed on property owned free and clear of debt	104	101	3	11	9	3	3	3	—	90	90	—
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	393	356	37	17	14	3	26	23	3	349	318	31
Renew or extend loan that had fallen due, without increasing the outstanding balance	17	14	3	—	—	—	—	—	—	17	14	3
Secure better terms	49	46	3	3	3	—	3	3	—	43	40	3
Provide funds for additions, improvements, or repairs to this property	144	115	28	8	6	3	5	3	3	130	107	23
Provide funds for investment in other real estate	36	36	—	—	—	—	3	3	—	34	34	—
Provide funds for other types of investments	26	23	3	—	—	—	6	6	—	20	17	3
Provide funds for educational or medical expenses	15	15	—	—	—	—	—	—	—	15	15	—
Other reasons	49	49	—	3	3	—	3	3	—	44	44	—
Not reported	56	56	—	3	3	—	6	6	—	47	47	—
Other properties	3 896	3 477	419	916	816	101	717	634	83	2 262	2 027	235
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	372	—	372	88	—	88	71	—	71	212	—	212
Provide funds for additions, improvements or repairs to this property	190	—	190	60	—	60	35	—	35	95	—	95
Provide funds for investment in other real estate	37	—	37	—	—	—	9	—	9	28	—	28
Provide funds for other types of investments	36	—	36	9	—	9	3	—	3	25	—	25
Provide funds for educational or medical expenses	9	—	9	—	—	—	—	—	—	9	—	9
Other reasons	79	—	79	14	—	14	21	—	21	44	—	44
Not reported	21	—	21	6	—	6	3	—	3	12	—	12
Other properties	84	—	84	15	—	15	15	—	15	54	—	54
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	881	810	72	169	148	21	151	137	15	561	525	36
1977 and 1978	958	826	132	132	123	9	120	96	24	706	607	99
1975 and 1976	571	444	77	83	62	21	85	74	11	353	308	45
1970 to 1974	810	722	88	211	191	20	127	118	9	472	413	59
1965 to 1969	562	521	41	151	131	20	112	103	8	299	286	13
1960 to 1964	412	372	40	135	122	13	86	74	12	191	176	15
1959 or earlier	144	138	6	53	53	—	62	56	6	29	29	—
First Mortgage Loan												
Less than \$5,000	41	39	3	6	6	—	5	5	—	31	28	3
\$5,000 to \$9,999	252	242	10	92	86	6	19	19	—	140	137	3
\$10,000 to \$14,999	690	633	57	246	216	29	148	137	11	297	280	17
\$15,000 to \$19,999	693	613	80	188	167	20	168	143	24	337	302	35
\$20,000 to \$24,999	531	477	54	95	83	12	81	78	3	355	316	39
\$25,000 to \$29,999	437	385	52	86	77	9	66	51	14	286	256	30
\$30,000 to \$34,999	364	329	35	68	62	6	48	42	6	248	225	23
\$35,000 to \$39,999	245	233	12	43	40	3	24	21	3	179	172	6
\$40,000 to \$49,999	391	352	39	34	31	3	61	55	6	296	266	30
\$50,000 to \$59,999	277	225	52	65	56	9	57	54	3	155	115	40
\$60,000 to \$79,999	270	230	40	12	6	6	53	41	12	204	183	22
\$80,000 to \$99,999	50	34	16	—	—	—	3	3	—	46	31	16
\$100,000 to \$149,999	35	29	6	—	—	—	9	7	3	26	23	3
\$150,000 or more	12	12	—	—	—	—	—	—	—	12	12	—
Median	\$24400	\$24100	\$27300	\$18300	\$18200	...	\$21900	\$21500	...	\$27600	\$27200	\$31300
Mean	\$30000	\$29400	\$34800	\$22800	\$22500	...	\$29400	\$28800	...	\$32700	\$32000	\$38700
First Mortgage Outstanding Debt												
Less than \$5,000	477	459	18	119	116	3	94	87	6	265	256	9
\$5,000 to \$9,999	580	524	56	190	156	33	106	94	11	285	273	11
\$10,000 to \$14,999	566	515	50	173	161	12	111	96	15	282	259	23
\$15,000 to \$19,999	462	401	61	105	88	17	82	79	3	275	234	41
\$20,000 to \$24,999	388	352	36	78	73	6	67	61	6	242	217	24
\$25,000 to \$29,999	402	346	56	65	59	6	55	43	11	282	244	39
\$30,000 to \$34,999	267	246	21	51	45	6	36	27	9	180	174	6
\$35,000 to \$39,999	234	219	15	39	36	3	28	25	3	167	158	9
\$40,000 to \$49,999	346	308	37	49	46	3	54	51	3	242	210	31
\$50,000 to \$59,999	235	187	48	55	47	9	48	45	3	131	95	36
\$60,000 to \$79,999	239	199	40	9	3	6	50	38	12	179	158	22
\$80,000 to \$99,999	52	37	15	—	—	—	6	3	3	46	34	12
\$100,000 to \$149,999	33	30	3	—	—	—	7	7	—	26	23	3
\$150,000 or more	9	9	—	—	—	—	—	—	—	9	9	—
Median	\$20800	\$20200	\$25700	\$14600	\$14400	...	\$18800	\$18300	...	\$24100	\$23500	\$28100
Mean	\$26200	\$25500	\$32000	\$19500	\$19100	...	\$25400	\$24700	...	\$28900	\$28000	\$36100

Table 21. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	462	459	3	116	116	—	87	87	—	259	256	3
\$5,000 to \$9,999	545	524	21	169	156	12	97	94	3	279	273	6
\$10,000 to \$14,999	535	515	19	164	161	3	101	96	6	270	259	11
\$15,000 to \$19,999	457	401	56	105	88	17	91	79	12	261	234	27
\$20,000 to \$24,999	390	352	38	81	73	9	71	61	9	238	217	21
\$25,000 to \$29,999	398	346	52	77	59	18	55	43	11	267	244	23
\$30,000 to \$34,999	283	246	37	52	45	7	32	27	6	199	174	25
\$35,000 to \$39,999	243	219	24	44	36	9	28	25	3	170	158	12
\$40,000 to \$49,999	356	308	48	58	46	12	67	51	15	231	210	20
\$50,000 to \$59,999	206	187	19	47	47	—	45	45	—	114	95	19
\$60,000 to \$79,999	280	199	82	15	3	12	53	38	15	212	158	55
\$80,000 to \$99,999	61	37	24	3	—	3	7	3	3	52	34	18
\$100,000 to \$149,999	54	30	24	3	—	3	7	7	—	44	23	21
\$150,000 or more	18	9	9	—	—	—	3	—	3	16	9	6
Median	\$21900	\$20200	\$35300	\$15900	\$14400	...	\$19700	\$18300	...	\$25000	\$23500	\$42900
Mean	\$27800	\$25500	\$46400	\$20900	\$19100	...	\$26700	\$24700	...	\$30500	\$28000	\$52400

Current Interest Rate on First Mortgage

Less than 5.0 percent	129	120	9	12	12	—	87	81	6	31	28	3
5.0 percent	20	20	—	11	11	—	—	—	—	9	9	—
5.1 to 5.9 percent	586	546	39	285	261	24	143	131	12	158	155	3
6.0 percent	240	211	29	46	38	9	44	35	8	149	138	12
6.1 to 6.9 percent	218	202	15	20	17	3	22	22	—	176	163	12
7.0 percent	256	221	35	108	88	20	90	84	6	58	49	9
7.1 to 7.4 percent	70	61	9	3	3	—	—	—	—	67	58	9
7.5 to 7.9 percent	270	236	34	53	43	9	31	28	3	186	165	21
8.0 percent	233	210	23	47	41	6	44	35	8	142	134	9
8.1 to 8.4 percent	69	58	11	5	5	—	7	4	3	57	49	8
8.5 to 8.9 percent	664	596	67	142	125	17	107	80	27	416	392	24
9.0 percent	236	194	41	15	15	—	17	17	—	203	162	41
9.1 to 9.9 percent	541	464	77	75	66	10	71	65	6	394	333	61
10.0 percent	139	124	15	48	48	—	29	26	3	62	50	12
10.1 to 11.9 percent	373	324	49	34	28	6	25	22	3	315	275	40
12.0 percent	60	60	—	12	12	—	13	13	—	35	35	—
12.1 to 13.9 percent	113	110	3	14	14	—	14	14	—	84	81	3
14.0 percent or more	74	74	—	3	3	—	—	—	—	71	71	—
Median	8.5	8.5	8.7	7.0	7.0	...	7.0	7.0	...	8.8	8.8	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	991	879	112	—	—	—	—	—	—	991	879	112
Rate higher now than when mortgage made	125	101	24	—	—	—	—	—	—	125	101	24
Rate lower now than when mortgage made	8	8	—	—	—	—	—	—	—	8	8	—
Rate unchanged or same now as when mortgage made	846	758	88	—	—	—	—	—	—	846	758	88
Not reported	11	11	—	—	—	—	—	—	—	11	11	—
No, interest rate cannot be changed	3 259	2 922	338	934	830	104	744	658	86	1 582	1 434	148
Not reported	39	32	6	—	—	—	—	—	—	39	32	6

Reason for Change in First Mortgage Rate

Interest rate can be changed	991	879	112	—	—	—	—	—	—	991	879	112
Rate renegotiated periodically	52	52	—	—	—	—	—	—	—	52	52	—
Rate changes tied to market index	69	53	15	—	—	—	—	—	—	69	53	15
When mortgage is assumed	728	649	80	—	—	—	—	—	—	728	649	80
When payments became delinquent	157	142	14	—	—	—	—	—	—	157	142	14
Other reason	154	129	24	—	—	—	—	—	—	154	129	24
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	3 259	2 922	338	934	830	104	744	658	86	1 582	1 434	148

Term of First Mortgage

Less than 8 years	80	77	3	6	6	—	—	—	—	74	72	3
8 to 12 years	118	101	17	3	3	—	3	—	3	112	98	14
13 to 17 years	112	109	3	9	9	—	3	—	—	101	98	3
18 to 22 years	373	343	29	39	33	6	11	11	—	323	299	24
23 to 27 years	768	725	43	88	85	3	46	44	3	634	596	38
28 to 32 years	2 746	2 396	349	754	661	92	680	600	80	1 312	1 135	177
33 to 37 years	42	39	3	33	30	3	—	—	—	9	9	—
38 or more years	9	9	—	3	3	—	—	—	—	6	6	—
No stated term	42	33	9	—	—	—	—	—	—	42	33	9
Median	29.2	29.1	29.8	30.1	30.1	...	30.3	30.3	...	28.2	27.9	29.4

Unexpired Term of First Mortgage

Less than 4 years	212	209	3	43	43	—	14	14	—	154	151	3
4 to 7 years	286	263	23	38	35	3	50	44	6	198	184	14
8 to 12 years	422	380	42	93	81	13	50	38	12	278	261	17
13 to 17 years	531	469	62	119	108	12	104	92	12	308	270	38
18 to 22 years	636	571	66	151	133	18	81	75	6	404	362	42
23 to 27 years	1 023	869	154	173	150	23	185	158	26	665	561	104
28 to 32 years	480	459	21	121	112	9	89	83	6	270	264	6
33 or more years	6	6	—	—	—	—	—	—	—	6	6	—
No stated term or not computed	693	607	86	195	168	27	171	153	17	328	286	42
Median	20.7	20.6	22.2	20.5	20.4	...	22.2	22.3	...	20.5	20.3	22.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	332	293	39	81	72	9	15	12	3	236	210	27
Payments increase yearly for first five years of mortgage	52	43	9	52	43	9	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	257	228	29	—	—	—	11	9	3	222	196	27
Not reported	23	23	—	6	6	—	3	3	—	14	14	—
No, monthly payments cannot change	3 919	3 513	405	847	755	91	729	646	83	2 343	2 112	231
Not reported	38	26	12	6	3	3	—	—	—	33	23	9

¹Detail does not add to total because lenders reported more than one reason.

Table 2l. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Commercial bank or trust company	493	461	32	79	68	11	72	69	3	341	324	17
Mutual savings bank	429	391	38	122	106	16	119	101	17	189	183	6
Savings and loan association	1 796	1 565	230	146	128	17	143	130	12	1 507	1 306	201
Life insurance company	253	240	12	85	82	3	59	56	3	108	102	6
Mortgage company	121	100	21	51	45	6	42	30	12	28	26	3
Federal agency	142	127	15	59	59	—	59	47	12	23	20	3
Federally-secured pool	391	353	38	171	156	15	172	155	17	49	42	6
Federal National Mortgage Association	290	244	46	164	134	30	52	46	6	74	64	10
Real estate or construction company	9	9	—	—	—	—	—	—	—	9	9	—
Individual or individual's estate	165	153	12	—	—	—	—	—	—	165	153	12
Other	201	189	12	57	51	6	25	22	3	119	116	3

Location of First Mortgage Holder

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	635	601	34	102	97	6	84	79	5	448	426	23
Lender in Northeast	598	567	31	91	85	6	70	67	3	437	415	23
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	34	31	3	9	9	—	14	11	3	11	11	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Property in North Central Region	1 088	1 040	49	186	181	6	129	124	6	773	736	37
Lender in Northeast	49	46	3	17	14	3	9	9	—	23	23	—
Lender in North Central	865	825	40	77	75	3	69	69	—	718	681	37
Lender in South	169	164	6	92	92	—	52	46	6	26	26	—
Lender in West	3	3	—	—	—	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Property in South Region	1 142	1 047	94	321	284	38	196	183	13	624	581	43
Lender in Northeast	133	123	9	73	67	7	37	34	3	23	23	—
Lender in North Central	45	45	—	15	15	—	10	10	—	20	20	—
Lender in South	952	867	85	227	196	31	147	136	11	578	535	43
Lender in West	9	9	—	6	6	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	—	—	—	3	3	—	—	—	—
Property in West Region	1 424	1 145	280	324	269	55	334	273	61	766	603	164
Lender in Northeast	164	143	21	59	53	6	79	64	15	25	25	—
Lender in North Central	40	31	9	12	9	3	9	6	3	19	16	3
Lender in South	391	319	71	160	136	25	137	116	21	93	67	26
Lender in West	814	640	175	92	71	21	108	87	21	614	482	132
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	15	12	3	—	—	—	—	—	—	15	12	3

Servicing of First Mortgage

Holder	2 801	2 515	286	297	262	35	276	256	20	2 229	1 997	231
Agent	1 488	1 318	170	637	568	69	468	402	65	383	348	35

Holder's Acquisition of First Mortgage

Originated by holder	2 740	2 488	252	314	290	23	264	232	33	2 162	1 966	196
Purchased from present servicer	890	768	122	369	321	48	254	230	24	266	216	50
Purchased from someone else	517	458	59	208	184	24	196	169	27	113	104	9
Not reported	143	120	23	43	34	9	29	27	3	71	59	12

Mortgage Assumption

Lender's permission needed for assumption	1 791	1 603	189	67	61	6	66	60	6	1 659	1 482	177
Lender's permission not needed for assumption	2 052	1 832	220	772	686	86	592	530	62	688	616	72
Not reported	446	398	48	95	84	12	85	67	18	265	247	18

Prepayment Penalties

Yes	820	687	133	64	56	8	9	6	3	747	625	122
No	3 323	3 021	302	835	751	84	717	634	83	1 771	1 636	136
Not reported	146	125	21	34	23	12	18	18	—	94	84	9

First Mortgage Loan as Percent of Purchase Price

	Properties acquired by purchase with first mortgage made or assumed at time of purchase			Properties acquired by purchase with first mortgage made or assumed at time of purchase						Properties acquired by purchase with first mortgage made or assumed at time of purchase		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 40 percent	3 885	3 466	419	914	813	101	712	629	83	2 259	2 024	235
40 to 49 percent	120	105	15	22	15	6	8	8	—	90	82	9
50 to 59 percent	103	98	6	17	17	—	3	3	—	83	78	6
60 to 69 percent	197	178	19	8	8	—	18	15	3	171	155	16
70 to 79 percent	325	292	33	42	26	15	29	24	6	254	242	12
80 to 89 percent	748	664	84	77	71	6	76	65	12	595	528	66
90 to 94 percent	790	680	110	167	149	17	92	74	18	532	457	75
95 to 99 percent	519	484	35	201	192	9	73	70	3	245	222	23
100 percent or more	446	391	55	227	197	30	115	105	9	105	89	16
Not reported	514	460	54	131	113	18	258	229	29	125	119	6
Median	123	114	9	24	24	—	39	36	3	60	54	6
Other properties	85	85	84	93	93	...	97	97	...	78	78	81

Total Mortgage Loan as Percent of Purchase Price

	Properties acquired by purchase with first mortgage made or assumed at time of purchase			Properties acquired by purchase with first mortgage made or assumed at time of purchase						Properties acquired by purchase with first mortgage made or assumed at time of purchase		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 40 percent	3 885	3 466	419	914	813	101	712	629	83	2 259	2 024	235
40 to 49 percent	105	105	—	15	15	—	8	8	—	82	82	—
50 to 59 percent	104	98	6	17	17	—	3	3	—	84	78	6
60 to 69 percent	181	178	3	8	8	—	15	15	—	158	155	3
70 to 79 percent	301	292	9	26	26	—	24	24	—	251	242	9
80 to 89 percent	682	664	19	74	71	3	71	65	6	538	528	10
90 to 94 percent	722	680	42	162	149	13	80	74	6	480	457	24
95 to 99 percent	502	484	18	195	192	3	70	70	—	237	222	15
100 percent or more	418	391	27	202	197	5	111	105	5	105	89	16
Not reported	747	460	286	190	113	77	291	229	63	265	119	147
Median	123	114	9	24	24	—	39	36	3	60	54	6
Other properties	87	85	100+	94	93	...	98	97	...	80	78	100+

Table 21. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 110	1 077	33	247	244	3	205	196	9	658	637	21
20 to 29 percent	557	506	50	129	120	9	88	71	17	340	316	24
30 to 39 percent	519	472	47	124	107	17	63	57	6	332	308	24
40 to 49 percent	463	392	72	71	56	15	65	62	3	327	273	54
50 to 59 percent	488	425	63	79	70	9	83	74	9	326	281	45
60 to 69 percent	367	313	53	70	61	9	62	47	15	235	205	30
70 to 79 percent	341	275	66	89	71	18	62	54	9	190	151	40
80 to 89 percent	200	158	42	64	49	15	68	56	12	68	53	15
90 to 99 percent	65	48	17	20	14	6	23	17	6	23	17	6
100 percent or more	26	24	3	3	3	—	4	4	—	19	17	3
Not reported	152	142	10	39	35	4	20	20	—	93	87	6
Median	38	36	53	36	33	...	41	39	...	38	36	52

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	4 280	3 827	453	934	830	104	744	658	86	2 603	2 339	264
Interest and principal	4 266	3 813	453	934	830	104	744	658	86	2 589	2 325	264
Fully amortized	4 127	3 694	433	928	824	104	723	643	80	2 476	2 227	249
Partially amortized	140	119	21	6	6	—	21	15	6	113	98	15
Principal only	5	5	—	—	—	—	—	—	—	5	5	—
Fully amortized	3	3	—	—	—	—	—	—	—	3	3	—
Partially amortized	3	3	—	—	—	—	—	—	—	3	3	—
Interest only	8	8	—	—	—	—	—	—	—	8	8	—
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Items Included in First Mortgage Payment

Regular payments of both interest and principal	4 266	3 813	453	934	830	104	744	658	86	2 589	2 325	264
Real estate taxes and property insurance	2 474	2 215	260	876	778	98	651	574	77	948	863	85
With no other items	1 192	1 078	114	119	104	15	457	407	51	616	568	48
With other items	1 283	1 137	146	757	674	83	193	167	26	332	295	37
Real estate taxes only	565	514	51	17	17	—	63	54	9	486	444	42
Property insurance only	29	23	6	—	—	—	2	2	—	26	20	6
Other combinations or no other items	1 198	1 061	137	41	35	6	28	28	—	1 130	998	131
No regular payments of interest and principal	23	20	3	—	—	—	—	—	—	23	20	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	4 280	3 827	453	934	830	104	744	658	86	2 603	2 339	264
Less than \$60	175	160	15	78	69	9	43	40	3	55	51	3
\$60 to \$79	285	267	18	115	102	13	80	75	5	90	90	—
\$80 to \$99	429	388	41	172	155	17	106	94	12	151	139	12
\$100 to \$149	813	742	70	200	174	26	146	133	12	467	435	32
\$150 to \$199	564	508	56	97	89	9	79	73	6	388	346	41
\$200 to \$249	477	415	62	73	64	9	63	46	17	341	305	36
\$250 to \$299	328	304	24	52	49	3	39	33	6	237	222	15
\$300 to \$399	455	410	44	58	55	3	57	51	6	340	305	35
\$400 to \$499	332	274	58	67	54	12	59	56	3	206	164	43
\$500 to \$599	208	177	31	21	19	3	41	32	9	145	127	19
\$600 to \$699	83	71	12	—	—	—	12	12	—	72	60	12
\$700 to \$799	55	46	9	—	—	—	10	6	3	46	40	6
\$800 or more	76	63	12	—	—	—	9	7	3	66	57	9
Median	\$189	\$185	\$221	\$125	\$126	...	\$149	\$145	...	\$222	\$218	\$274
Mean	\$247	\$242	\$284	\$172	\$170	...	\$227	\$222	...	\$279	\$273	\$329
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	4 280	3 827	453	934	830	104	744	658	86	2 603	2 339	264
Less than \$60	160	160	—	69	69	—	40	40	—	51	51	—
\$60 to \$79	271	267	3	102	102	—	75	75	—	93	90	3
\$80 to \$99	388	388	—	155	155	—	94	94	—	139	139	—
\$100 to \$149	751	742	9	179	174	6	133	133	—	438	435	3
\$150 to \$199	534	508	26	100	89	11	78	73	5	356	346	9
\$200 to \$249	455	415	40	78	64	14	49	46	3	328	305	23
\$250 to \$299	339	304	35	60	49	11	42	33	9	237	222	15
\$300 to \$399	515	410	105	80	55	26	74	51	23	361	305	56
\$400 to \$499	343	274	68	70	54	15	74	56	18	198	164	35
\$500 to \$599	220	177	43	25	19	6	47	32	15	148	127	22
\$600 to \$699	103	71	31	6	—	6	15	12	3	82	60	22
\$700 to \$799	61	46	15	3	—	3	10	6	3	49	40	9
\$800 or more	141	63	78	6	—	6	13	7	6	123	57	66
Median	\$204	\$185	\$414	\$139	\$126	...	\$169	\$145	...	\$234	\$218	\$464
Mean	\$273	\$242	\$531	\$194	\$170	...	\$250	\$222	...	\$308	\$273	\$612
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	4 280	3 827	453	934	830	104	744	658	86	2 603	2 339	264
Current or ahead of schedule	4 002	3 617	385	859	773	86	708	631	77	2 435	2 213	222
Delinquent (30 days or more)	188	141	47	52	43	9	29	21	8	108	78	30
1 to 3 payments	157	116	41	49	40	9	24	15	8	84	61	24
4 or more payments	31	25	6	3	3	—	5	5	—	23	17	6
Foreclosure in process	11	11	—	3	3	—	—	—	—	9	9	—
Foreclosure not in process	20	14	6	—	—	—	5	5	—	14	9	6
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	90	69	21	23	14	9	6	6	—	61	49	12
No regular payments required	9	6	3	—	—	—	—	—	—	9	6	3

Table 21. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980.....	3 919	3 498	421	878	782	95	668	591	77	2 373	2 124	249
Less than \$60.....	3	3	—	—	—	—	—	—	—	3	3	—
\$60 to \$79.....	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99.....	3	3	—	3	3	—	—	—	—	—	—	—
\$100 to \$149.....	61	61	—	23	23	—	20	20	—	17	17	—
\$150 to \$199.....	180	173	6	74	74	—	32	32	—	74	67	6
\$200 to \$249.....	355	355	—	132	132	—	103	103	—	119	119	—
\$250 to \$299.....	460	445	15	143	134	8	85	85	—	233	227	6
\$300 to \$349.....	431	407	24	111	99	13	89	89	—	231	219	12
\$350 to \$399.....	413	392	21	99	93	6	44	41	3	269	258	11
\$400 to \$449.....	356	330	26	56	47	8	55	47	9	245	236	9

\$450 to \$499.....	302	255	47	68	56	11	40	34	6	194	164	29
\$500 to \$599.....	480	398	82	63	40	23	68	39	29	349	319	30
\$600 to \$699.....	255	213	41	46	37	9	44	38	6	165	138	26
\$700 to \$799.....	196	151	45	16	9	6	42	27	15	139	115	24
\$800 or more.....	272	168	104	14	6	9	22	16	6	236	147	89
Not reported.....	152	143	9	30	30	—	23	20	3	100	93	6
Median.....	\$397	\$379	\$581	\$322	\$305	...	\$346	\$325	...	\$439	\$422	\$667

Acquired 1980 and 1981 (part).....	370	335	35	56	47	9	75	66	9	239	221	18
------------------------------------	-----	-----	----	----	----	---	----	----	---	-----	-----	----

Real Estate Tax

Acquired before 1980.....	3 919	3 498	421	878	782	95	668	591	77	2 373	2 124	249
Less than \$100.....	136	118	18	34	24	9	25	25	—	77	69	9
\$100 to \$199.....	143	125	18	56	44	12	21	21	—	66	60	6
\$200 to \$299.....	234	210	24	89	80	9	47	44	3	97	86	12
\$300 to \$399.....	378	322	55	138	117	21	94	86	8	146	119	26
\$400 to \$499.....	407	352	55	133	118	15	93	75	18	180	159	21
\$500 to \$599.....	347	308	39	63	60	3	97	85	12	187	163	24
\$600 to \$699.....	359	318	42	100	89	11	58	46	12	201	183	19
\$700 to \$799.....	273	236	37	66	60	6	45	43	3	162	134	28
\$800 to \$899.....	243	219	24	46	43	3	44	44	—	153	132	21
\$900 to \$999.....	188	174	15	36	36	—	18	14	3	135	123	12
\$1,000 to \$1,499.....	707	650	57	82	76	6	98	84	14	527	491	36
\$1,500 or more.....	441	405	36	37	37	—	25	22	3	379	347	33
Not reported.....	64	61	3	—	—	—	3	3	—	61	58	3
Median.....	\$679	\$689	\$601	\$492	\$514	...	\$554	\$551	...	\$825	\$845	\$723

Acquired 1980 and 1981 (part).....	370	335	35	56	47	9	75	66	9	239	221	18
------------------------------------	-----	-----	----	----	----	---	----	----	---	-----	-----	----

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal.....	4 280	3 827	453	934	830	104	744	658	86	2 603	2 339	264
Less than 5 percent.....	936	849	87	261	228	33	218	197	21	458	424	34
5 to 9 percent.....	1 170	1 062	108	266	237	29	177	153	24	727	671	56
10 to 14 percent.....	742	651	91	119	107	12	99	81	18	524	463	61
15 to 19 percent.....	527	472	55	101	92	9	87	74	12	340	306	34
20 to 24 percent.....	239	212	27	55	49	6	60	60	—	124	103	21
25 to 29 percent.....	125	104	21	30	22	9	19	19	—	76	64	12
30 to 34 percent.....	54	45	9	3	3	—	12	9	3	39	33	6
35 to 39 percent.....	44	38	6	15	15	—	6	3	3	24	21	3
40 to 49 percent.....	45	42	3	6	6	—	3	3	—	37	34	3
50 percent or more.....	46	43	3	9	9	—	6	6	—	31	28	3
Not reported or not computed.....	350	308	43	68	62	7	58	52	6	225	194	30
Median.....	9	9	11	8	8	...	9	8	...	10	10	12

No regular payments required.....	9	6	3	—	—	—	—	—	—	9	6	3
-----------------------------------	---	---	---	---	---	---	---	---	---	---	---	---

Real Estate Tax Per \$1,000 Value

Acquired before 1980.....	3 919	3 498	421	878	782	95	668	591	77	2 373	2 124	249
Less than \$10.....	1 626	1 352	274	415	349	66	315	267	48	896	736	161
\$10 to \$14.....	909	837	71	198	181	17	185	164	21	525	492	33
\$15 to \$19.....	429	398	31	60	54	5	60	57	3	310	287	23
\$20 to \$24.....	334	322	11	54	54	—	38	38	—	242	231	11
\$25 to \$29.....	182	179	3	41	41	—	24	24	—	117	114	3
\$30 to \$39.....	156	154	3	51	51	—	17	14	3	88	88	—
\$40 to \$49.....	34	28	6	12	9	3	3	3	—	20	17	3
\$50 to \$59.....	17	11	6	6	6	—	—	—	—	11	6	6
\$60 or more.....	29	26	3	3	3	—	10	7	3	17	17	—
Not reported or not computed.....	204	191	13	39	35	4	17	17	—	148	139	9
Median.....	\$11	\$12	10—	\$10	\$11	...	\$10	\$11	...	\$12	\$13	10—

Acquired 1980 and 1981 (part).....	370	335	35	56	47	9	75	66	9	239	221	18
------------------------------------	-----	-----	----	----	----	---	----	----	---	-----	-----	----

Real Estate Tax as Percent of Income

Acquired before 1980.....	3 919	3 498	421	878	782	95	668	591	77	2 373	2 124	249
Less than 1.0 percent.....	359	311	49	114	96	18	82	76	6	163	138	25
1.0 to 1.9 percent.....	922	798	125	228	196	32	223	188	36	471	415	56
2.0 to 2.9 percent.....	842	745	97	184	165	20	130	112	18	528	469	59
3.0 to 3.9 percent.....	535	486	49	112	97	15	73	73	—	350	316	34
4.0 to 4.9 percent.....	305	293	12	43	40	3	49	49	—	213	203	10
5.0 to 7.4 percent.....	343	308	35	63	63	—	37	29	9	242	216	26
7.5 to 9.9 percent.....	100	98	3	30	30	—	3	3	—	68	65	3
10.0 percent or more.....	149	134	15	34	34	—	16	13	3	99	87	12
Not reported or not computed.....	362	326	37	68	62	7	54	49	6	240	215	24
Median.....	2.6	2.6	2.2	2.3	2.4	...	2.0	2.1	...	2.8	2.9	2.5

Acquired 1980 and 1981 (part).....	370	335	35	56	47	9	75	66	9	239	221	18
------------------------------------	-----	-----	----	----	----	---	----	----	---	-----	-----	----

Table 21. **Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	3 919	3 498	421
Less than 5 percent	32	28	4
5 to 9 percent	389	377	12
10 to 14 percent	837	809	29
15 to 19 percent	722	663	59
20 to 24 percent	520	466	54
25 to 29 percent	359	286	72
30 to 34 percent	221	169	52
35 to 39 percent	110	99	12
40 to 49 percent	113	92	21
50 percent or more	216	152	64
Not reported or not computed	398	358	40
Median	18	18	27
Acquired 1980 and 1981 (part)	370	335	35

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	4 289	3 833	456
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	4 289	3 833	456
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	4 258	3 802	456
Placed one new mortgage	3 484	3 168	316
Placed two or more new mortgages	78	30	48
Assumed mortgage(s) already on property	602	549	53
Assumed mortgage already on property and placed new mortgage	55	20	36
All cash	27	27	—
Borrowed other than with mortgage	11	8	3
Inheritance or gift	22	22	—
Other	5	5	—
Not reported	3	—	—

Source of Downpayment

Purchased 1975 to 1981 (part)	2 126	1 885	241
Sale of previous home	743	649	94
Sale of other real property or other investment	54	42	12
Savings	839	755	85
Borrowing other than mortgage on this property	88	73	15
Gift	37	34	3
Land on which structure was built	3	3	—
Other	30	24	6
No downpayment required	154	142	12
Not reported	179	164	14
Other properties	2 163	1 948	215

Land and Building Acquisition

During some 12-month period	4 150	3 699	450
Acquired land previously	74	74	—
Land not owned by building owner	27	21	6
Not reported	38	38	—

Year Property Acquired

1979 to 1981 (part)	811	739	72
1977 and 1978	797	698	100
1975 and 1976	532	463	69
1970 to 1974	813	711	102
1965 to 1969	646	596	50
1960 to 1964	425	376	49
1959 or earlier	265	251	14

Year Structure Built

1979 to March 1980	114	104	9
1977 and 1978	214	177	36
1975 and 1976	204	167	37
1970 to 1974	521	455	66
1960 to 1969	1 041	950	91
1950 to 1959	987	875	113
1940 to 1949	394	358	35
1939 or earlier	694	630	63
Not reported	121	115	6

Rooms

4 or less rooms	219	194	24
5 rooms	806	767	39
6 rooms	986	871	115
7 rooms	769	684	86
8 or more rooms	788	665	123
Not reported	721	652	69
Median	6.3	6.2	6.7

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
2 373	2 124	249	878	782	95	668	591	77	2 373	2 124	249
32	28	4	9	9	—	8	8	—	15	11	4
389	377	12	81	78	3	110	110	—	198	189	9
837	809	29	207	201	6	140	131	9	491	477	14
722	663	59	151	132	18	106	91	15	466	439	27
520	466	54	86	74	12	91	70	21	344	323	21
359	286	72	104	81	23	51	42	9	203	163	40
221	169	52	36	30	6	33	30	3	152	108	44
110	99	12	31	28	3	29	29	—	51	42	9
113	92	21	33	30	3	13	10	3	67	52	15
216	152	64	58	44	14	24	15	9	135	93	41
398	358	40	83	76	7	63	54	9	252	228	24
18	18	27	18	17	—	17	16	—	19	18	30
370	335	35	56	47	9	75	66	9	239	221	18
4 289	3 833	456	934	830	104	744	658	86	2 612	2 345	267
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
4 289	3 833	456	934	830	104	744	658	86	2 612	2 345	267
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
4 258	3 802	456	928	824	104	738	652	86	2 593	2 326	267
3 484	3 168	316	730	659	71	564	499	65	2 190	2 010	180
78	30	48	3	—	—	6	3	—	70	28	42
602	549	53	174	157	17	160	148	12	268	244	24
55	20	36	21	9	12	8	2	6	27	9	18
27	27	—	—	—	—	—	—	—	27	27	—
11	8	3	—	—	—	—	—	—	11	8	3
22	22	—	3	3	—	6	6	—	14	14	—
5	5	—	3	3	—	—	—	—	3	3	—
3	—	—	—	—	—	—	—	—	3	3	—
2 126	1 885	241	381	333	48	337	289	47	1 409	1 263	146
743	649	94	93	79	14	71	54	17	578	516	62
54	42	12	18	12	6	12	12	—	23	17	6
839	755	85	201	177	24	90	77	12	548	500	48
88	73	15	15	15	—	6	3	3	67	55	12
37	34	3	11	11	—	6	3	3	20	20	—
3	3	—	—	—	—	—	—	—	3	3	—
30	24	6	3	3	—	4	—	—	23	17	6
154	142	12	18	18	—	104	95	9	32	29	3
179	164	14	21	18	3	44	41	3	114	106	9
2 163	1 948	215	553	497	56	407	369	38	1 203	1 082	121
4 150	3 699	450	913	810	104	722	636	86	2 515	2 254	261
74	74	—	—	—	—	3	3	—	71	71	—
27	21	6	9	9	—	3	3	—	15	9	6
38	38	—	11	11	—	15	15	—	12	12	—
811	739	72	161	142	18	152	137	15	499	460	39
797	698	100	126	117	9	98	80	18	573	500	73
532	463	69	97	76	21	92	78	14	343	308	34
813	711	102	200	177	23	122	110	11	491	424	68
646	596	50	160	140	20	126	118	8	361	339	22
425	376	49	134	121	13	86	74	12	204	180	24
265	251	14	56	56	—	67	61	6	141	133	8
114	104	9	23	20	3	14	11	3	76	73	3
214	177	36	31	24	6	22	10	12	161	143	18
204	167	37	24	19	6	18	13	5	161	136	25
521	455	66	109	103	6	79	70	9	332	282	51
1 041	950	91	218	200	18	196	181	15	626	568	58
987	875	113	284	257	26	237	202	35	466	416	51
394	358	35	96	78	18	61	61	—	237	219	18
694	630	63	116	99	17	91	86	6	486	446	40
121	115	6	32	29	3	24	24	—	65	62	3
219	194	24	61	52	9	20	20	—	138	123	15
806	767	39	244	227	17	158	155	3	404	385	19
986	871	115	259	229	30	172	148	23	556	494	62
769	684	86	121	100	21	123	103	20	526	481	45
788	665	123	83	69	14	123	99	24	582	497	85
721	652	69	166	154	12	149	133	15	406	365	41
6.3	6.2	6.7	5.8	5.8	—	6.2	6.1	—	6.5	6.5	6.9

Table 21. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Properties acquired by purchase 1977 to 1981 (part) ---	1 600	1 428	172	287	260	27	247	214	33	1 066	955	111
Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	11	8	3	6	6	—	—	—	—	6	3	3
\$10,000 to \$14,999	36	36	—	8	8	—	3	3	—	25	25	—
\$15,000 to \$19,999	61	58	3	11	8	3	20	20	—	30	30	—
\$20,000 to \$24,999	62	59	3	17	17	—	15	15	—	30	27	3
\$25,000 to \$29,999	93	86	6	27	24	4	11	8	3	54	54	—
\$30,000 to \$34,999	114	105	9	38	38	—	12	8	3	64	58	6
\$35,000 to \$39,999	153	147	6	48	48	—	9	9	—	96	90	6
\$40,000 to \$49,999	214	187	26	31	25	6	33	27	6	150	136	14
\$50,000 to \$59,999	242	236	6	55	52	3	74	74	—	112	109	3
\$60,000 to \$79,999	304	254	49	37	31	6	37	28	9	230	196	34
\$80,000 to \$99,999	173	140	33	3	—	3	18	9	9	152	131	21
\$100,000 to \$149,999	68	49	19	6	3	3	3	3	—	59	43	15
\$150,000 or more	38	32	6	—	—	—	4	4	—	34	28	6
Not reported	30	27	3	—	—	—	9	6	3	21	21	—
Median	\$51600	\$50400	...	\$38800	\$38100	...	\$52300	\$51900	...	\$55700	\$53700	...
Other properties	2 689	2 405	284	647	570	77	496	444	52	1 546	1 391	155

Value

Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	11	11	—	3	3	—	—	—	—	8	8	—
\$10,000 to \$14,999	17	14	3	6	6	—	—	—	—	11	8	3
\$15,000 to \$19,999	105	99	6	38	35	3	13	13	—	54	51	3
\$20,000 to \$24,999	108	97	11	22	20	3	33	30	3	53	47	6
\$25,000 to \$29,999	134	125	8	54	46	8	23	23	—	57	57	—
\$30,000 to \$34,999	166	152	14	68	63	6	24	21	3	74	68	6
\$35,000 to \$39,999	199	182	17	66	57	9	66	61	5	67	64	3
\$40,000 to \$49,999	575	535	40	139	136	3	105	96	9	331	303	29
\$50,000 to \$59,999	531	484	47	149	141	9	75	66	8	307	277	30
\$60,000 to \$79,999	865	800	64	194	170	24	164	155	9	506	475	31
\$80,000 to \$99,999	604	522	81	84	66	18	103	79	24	417	378	39
\$100,000 to \$149,999	554	469	86	72	54	18	91	76	15	391	338	53
\$150,000 or more	265	198	67	—	—	—	25	16	9	240	182	58
Not reported	152	142	10	39	35	4	20	20	—	93	87	6
Median	\$65100	\$63600	\$82800	\$53400	\$52300	...	\$62700	\$61000	...	\$71600	\$70300	\$90100
Mean	\$73700	\$71700	\$90200	\$55000	\$53800	...	\$68200	\$66300	...	\$82000	\$79600	\$102500

Purchase Price as Percent of Value

Acquired by purchase	4 258	3 802	456	928	824	104	738	652	86	2 593	2 326	267
Purchased 1977 to 1981 (part) ---	1 600	1 428	172	287	260	27	247	214	33	1 066	955	111
Less than 80 percent	812	706	106	139	133	6	107	89	18	566	484	82
80 to 89 percent	375	345	30	95	85	10	69	60	9	211	199	11
90 to 94 percent	154	149	6	26	24	3	19	19	—	109	106	3
95 to 99 percent	81	75	6	12	9	3	15	12	3	53	53	—
100 percent or more	115	100	15	14	8	6	25	25	—	76	67	9
Not reported	62	53	9	—	—	—	12	9	3	51	44	6
Median	80—	80—	...	80	80—	...	82	82	...	80—	80—	...
Purchased 1970 to 1976	1 333	1 162	171	291	247	44	211	185	26	831	729	102
Less than 60 percent	874	749	125	201	166	35	120	103	17	553	480	72
60 to 79 percent	300	268	31	52	44	8	54	49	6	194	176	17
80 to 89 percent	41	32	10	9	9	—	9	9	—	24	14	10
90 to 99 percent	5	3	2	3	3	—	2	—	2	—	—	—
100 percent or more	12	12	—	6	6	—	3	3	—	3	3	—
Not reported	101	98	3	20	20	—	23	23	—	58	55	3
Median	60—	60—	...	60—	60—	...	60—	...	...	60—	60—	...
Purchased 1969 or earlier	1 325	1 212	113	350	317	33	280	253	27	695	642	53
Less than 40 percent	919	842	77	230	210	21	209	187	21	480	445	35
40 to 59 percent	256	233	23	79	70	8	40	38	3	137	125	12
60 to 79 percent	34	34	—	5	5	—	6	6	—	23	23	—
80 to 99 percent	9	6	3	—	—	—	6	3	3	3	3	—
100 percent or more	3	3	—	—	—	—	3	3	—	—	—	—
Not reported	106	96	10	36	32	4	17	17	—	53	47	6
Median	40—	40—	...	40—	40—	...	40—	40—	...	40—	40—	...
Not acquired by purchase	30	30	—	6	6	—	6	6	—	19	19	—

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) ---	1 600	1 428	172	287	260	27	247	214	33	1 066	955	111
Less than 1.0	155	147	8	52	49	3	23	20	3	81	78	3
1.0 to 1.4	315	276	40	56	50	7	37	28	9	222	198	24
1.5 to 1.9	426	384	42	68	60	9	74	68	6	284	256	27
2.0 to 2.4	265	238	27	43	37	6	56	50	6	165	150	15
2.5 to 2.9	133	118	15	24	24	—	16	13	3	93	81	12
3.0 to 3.4	74	61	12	13	13	—	12	12	—	49	36	12
3.5 to 3.9	32	32	—	9	9	—	3	3	—	20	20	—
4.0 or more	74	62	12	10	7	3	12	9	3	52	46	6
Not reported or not computed	126	111	15	12	12	—	15	12	3	100	87	12
Median	1.8	1.8	...	1.7	1.7	...	1.9	1.9	...	1.8	1.8	...
Other properties	2 689	2 405	284	647	570	77	496	444	52	1 546	1 391	155

OWNER CHARACTERISTICS

Ownership Status

1 owner	1 261	1 151	110	341	317	24	226	211	14	694	622	72
2 owners	2 941	2 607	333	572	495	77	509	438	71	1 860	1 675	185
3 or more owners	60	57	3	15	15	—	6	6	—	40	37	3
Not reported	27	18	9	6	3	3	3	3	—	18	12	6

Table 21. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

OWNER CHARACTERISTICS—Con.

Age of Owner

[illegible]

Race of Owner

White	3 720	3 334	386	758	676	83	649	577	72	2 312	2 081	231
Black	358	318	39	122	114	8	73	60	14	162	145	17
Asian and Pacific Islander	104	90	15	24	18	6	3	3	—	78	69	9
American Indian, Eskimo, and Aleut	11	8	3	6	6	—	—	—	—	6	3	3
Not reported	95	83	13	24	17	7	18	18	—	54	47	6

Sex of Owner

[illegible]

Spanish Origin

Spanish	204	163	41	49	42	7	39	33	6	116	88	28
Not Spanish	3 858	3 459	398	804	710	94	663	586	77	2 391	2 164	227
Not reported	227	211	17	81	78	3	41	39	2	105	93	11

Veteran Status

Veteran status												
Veteran	2 006	1 801	206	307	280	27	578	509	68	1 122	1 011	111
Vietnam conflict	634	548	86	75	57	18	274	240	35	285	252	33
Korean conflict	374	353	21	74	71	3	88	78	9	212	203	9
Korean conflict and World War II	94	84	9	13	13	—	35	26	9	45	45	—
World War II	576	535	41	102	99	3	101	92	9	373	344	29
World War I	—	—	—	—	—	—	—	—	—	—	—	—
Other	287	245	43	43	40	3	70	64	6	174	141	33
Not reported	42	35	6	—	—	—	10	10	—	32	26	6
Nonveteran	2 192	1 961	231	603	533	70	146	131	14	1 444	1 298	146
Not reported	90	71	19	24	17	7	20	17	3	46	36	10

Persons in Household

1 person	377	350	27	87	84	3	55	49	6	235	217	18	
2 persons	1 129	1 055	73	248	218	30	230	212	18	651	625	26	
3 persons		837	93	212	192	20	147	126	21	571	519	52	
4 persons	1 002	895	107	181	166	15	165	144	20	657	585	72	
5 persons		472	390	82	94	76	18	73	67	5	305	246	59
6 or more persons		292	238	54	96	85	11	59	47	12	137	106	31
Not reported		86	68	19	16	9	7	15	12	3	56	47	6
Median	3.1	3.1	3.7	3.1	3.1	...	3.0	3.0	...	3.2	3.1	4.0	

Income

Less than \$5,000	122	107	15	37	31	6	17	17	-	68	59
\$5,000 to \$7,499	95	92	3	43	43	-	11	11	-	41	38
\$7,500 to \$9,999	103	94	9	30	30	-	22	18	3	51	46
\$10,000 to \$12,499	185	167	18	51	45	6	27	24	3	107	98
\$12,500 to \$14,999	118	104	15	28	26	3	24	24	-	66	55
\$15,000 to \$19,999	459	419	39	106	104	3	101	92	9	251	224
\$20,000 to \$24,999	575	526	50	188	170	17	87	72	15	301	283
\$25,000 to \$29,999	536	465	72	140	119	21	96	87	9	301	259
\$30,000 to \$34,999	465	421	43	87	69	17	94	86	8	284	267
\$35,000 to \$49,999	864	775	89	120	99	21	165	141	24	579	534
\$50,000 or more	445	380	65	41	38	3	52	43	9	352	297
Not reported	322	283	39	62	56	7	49	44	6	210	183
Median	\$28000	\$27900	\$29200	\$23700	\$23200	...	\$28100	\$27800	...	\$30200	\$30400
Mean	\$30500	\$30100	\$33600	\$25200	\$24900	...	\$29700	\$29100	...	\$32700	\$32300

Table 41. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Total first and junior mortgage debt on—	Properties with—				Total first and junior mortgage debt on—	Properties with—			
	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage		Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Inside SMSA's, Places of 50,000 to 249,999					Inside SMSA's, Places of 50,000 to 249,999				
Total mortgage debt on 1-housing unit properties	119 039	19 494	19 815	79 731	MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Average total mortgage debt	27 800	20 900	26 700	30 500	Selected Annual Owner Costs as Percent of Income				
MORTGAGE CHARACTERISTICS					Acquired before 1980				
Total Mortgage Loan					Less than 5 percent	101 737	17 290	16 294	68 152
Less than \$5,000	103	14	13	77	5 to 9 percent	578	87	132	358
\$5,000 to \$9,999	882	328	90	464	10 to 14 percent	5 086	982	1 392	2 712
\$10,000 to \$14,999	4 724	1 910	818	1 996	15 to 19 percent	15 300	3 275	2 274	9 752
\$15,000 to \$19,999	7 413	2 107	1 768	3 538	20 to 24 percent	19 352	2 724	3 025	13 603
\$20,000 to \$24,999	9 524	1 968	1 578	5 978	25 to 29 percent	16 523	1 515	3 324	11 683
\$25,000 to \$29,999	10 087	2 112	1 467	6 508	30 to 34 percent	14 014	3 630	1 908	8 476
\$30,000 to \$34,999	10 968	2 369	1 488	7 110	35 to 39 percent	8 954	1 302	1 249	6 403
\$35,000 to \$39,999	9 547	1 826	1 048	6 672	40 to 49 percent	3 090	830	667	1 594
\$40,000 to \$49,999	16 298	1 887	2 789	11 622	50 percent or more	3 807	879	618	2 310
\$50,000 to \$59,999	13 619	3 164	3 200	7 255	Not reported or not computed	6 207	1 152	789	4 266
\$60,000 to \$79,999	19 451	972	3 755	14 724		8 826	914	917	6 995
\$80,000 to \$99,999	5 992	510	579	4 903	Acquired 1980 and 1981 (part)				
\$100,000 to \$149,999	6 771	324	801	5 646		17 303	2 203	3 520	11 579
\$150,000 or more	3 660	—	421	3 239	PROPERTY CHARACTERISTICS				
Total Mortgage Outstanding Debt					Year Structure Built				
Less than \$5,000	1 134	322	212	600	1979 to March 1980	6 677	1 100	1 065	4 511
\$5,000 to \$9,999	4 146	1 331	743	2 073	1977 and 1978	11 260	1 356	1 332	8 572
\$10,000 to \$14,999	6 630	1 971	1 238	3 421	1975 and 1976	9 110	1 000	806	7 304
\$15,000 to \$19,999	8 027	1 809	1 578	4 640	1970 to 1974	20 081	3 015	3 480	13 586
\$20,000 to \$24,999	8 642	1 797	1 555	5 290	1960 to 1969	25 216	4 906	4 749	15 560
\$25,000 to \$29,999	10 942	2 104	1 510	7 327	1950 to 1959	20 163	3 942	4 687	11 534
\$30,000 to \$34,999	9 148	1 656	1 049	6 442	1940 to 1949	8 941	1 735	1 595	5 611
\$35,000 to \$39,999	9 133	1 635	1 053	6 445	1939 or earlier	14 843	1 845	1 618	11 379
\$40,000 to \$49,999	15 965	2 660	2 972	10 332	Not reported	2 749	595	481	1 673
\$50,000 to \$59,999	11 370	2 578	2 534	6 258	Value				
\$60,000 to \$79,999	18 822	1 031	3 569	14 222	Less than \$5,000	22	—	—	22
\$80,000 to \$99,999	5 401	274	579	4 547	\$5,000 to \$9,999	60	21	—	40
\$100,000 to \$149,999	6 493	324	801	5 367	\$10,000 to \$14,999	128	41	—	87
\$150,000 or more	3 186	—	421	2 765	\$15,000 to \$19,999	886	273	174	439
Total Outstanding Debt as Percent of Value					\$20,000 to \$24,999	1 183	258	368	558
Less than 20 percent	9 416	1 674	1 616	6 127	\$25,000 to \$29,999	1 459	583	301	575
20 to 29 percent	10 911	1 690	1 346	7 876	\$30,000 to \$34,999	2 192	668	259	1 064
30 to 39 percent	14 301	2 146	1 226	10 929	\$35,000 to \$39,999	2 922	1 038	1 026	858
40 to 49 percent	15 549	1 656	2 036	11 858	\$40,000 to \$49,999	10 567	2 719	1 817	6 031
50 to 59 percent	18 353	2 448	2 696	13 208	\$50,000 to \$59,999	11 602	2 910	1 920	6 772
60 to 69 percent	15 727	2 312	2 547	10 869	\$60,000 to \$79,999	23 629	5 285	4 877	13 467
70 to 79 percent	17 754	3 475	3 249	11 031	\$80,000 to \$99,999	21 229	2 994	3 816	14 419
80 to 89 percent	10 209	2 780	3 806	3 622	\$100,000 to \$149,999	22 287	2 021	3 125	17 141
90 to 99 percent	2 542	809	892	841	\$150,000 or more	17 447	—	1 814	15 632
100 percent or more	849	21	85	744	Not reported	3 427	483	318	2 626
Not reported	3 427	483	318	2 626	OWNER CHARACTERISTICS				
MORTGAGE PAYMENTS AND OTHER EXPENSES					Age of Owner				
Monthly Interest and Principal Payments on Total Mortgages					Less than 25 years	2 618	1 410	218	990
Regular monthly payments of interest and/or principal	118 743	19 494	19 815	79 435	25 to 34 years	37 604	7 680	6 224	23 699
Less than \$60	478	251	125	101	35 to 44 years	36 955	5 073	5 947	25 935
\$60 to \$79	1 339	669	325	346	45 to 54 years	24 185	3 214	4 455	16 516
\$80 to \$99	3 234	1 430	891	914	55 to 64 years	13 469	1 360	2 068	10 040
\$100 to \$149	8 558	2 342	1 867	4 349	65 years or over	3 002	610	593	1 800
\$150 to \$199	9 505	2 036	1 633	5 836	Not reported	1 207	147	309	751
\$200 to \$249	11 271	2 028	1 311	7 932	Race of Owner				
\$250 to \$299	10 077	1 809	1 300	6 969	White	104 501	15 942	17 501	71 058
\$300 to \$399	18 858	3 059	2 721	13 079	Black	7 197	2 168	1 943	3 087
\$400 to \$499	16 011	3 351	3 554	9 105	Asian and Pacific Islander	5 042	934	6	4 102
\$500 to \$599	12 877	1 286	2 865	8 726	American Indian, Eskimo, and Aleut	—	42	—	172
\$600 to \$699	6 824	485	945	5 394	Not reported	2 085	409	365	1 311
\$700 to \$799	4 365	188	774	3 404	Sex of Owner				
\$800 or more	15 345	560	1 505	13 280	Male	20 709	3 844	3 880	12 984
No regular payments required	296	—	—	296	Female	10 336	2 450	1 295	6 591
Interest and Principal Payments on Total Mortgages as Percent of Income					Male and female co-owners	86 967	13 069	14 442	59 457
Regular payments of interest and/or principal	118 743	19 494	19 815	79 435	Not reported	1 027	131	198	698
Less than 5 percent	8 113	2 194	1 835	4 084	Spanish Origin				
5 to 9 percent	23 119	4 016	3 142	15 962	Spanish	5 891	1 406	811	3 674
10 to 14 percent	25 022	3 627	3 228	18 167	Not Spanish	109 268	17 166	18 183	73 919
15 to 19 percent	21 620	3 599	4 286	13 736	Not reported	3 880	921	820	2 139
20 to 24 percent	13 359	2 546	3 693	7 120	Veteran Status				
25 to 29 percent	7 048	1 058	835	5 155	Veteran	54 131	5 536	15 833	32 762
30 to 34 percent	2 353	44	585	1 724	Vietnam conflict	22 721	2 277	9 915	10 530
35 to 39 percent	2 226	681	498	1 047	Korean conflict	8 370	1 244	1 602	5 524
40 to 49 percent	2 746	258	407	2 080	Korean conflict and World War II	1 579	200	520	859
50 percent or more	3 283	701	428	2 153	World War II	10 863	975	1 485	8 404
Not reported or not computed	9 853	770	877	8 206	World War I	—	—	—	—
No regular payments required	296	—	—	296	Other	9 136	841	2 118	6 177
					Not reported	1 461	—	193	1 268
					Nonveteran	62 961	13 747	3 658	45 556
					Not reported	1 947	211	324	1 412

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000.....	2 129	358	192	1 579
\$5,000 to \$7,499.....	1 314	486	120	707
\$7,500 to \$9,999.....	1 481	262	413	806
\$10,000 to \$12,499.....	3 538	1 046	655	1 837
\$12,500 to \$14,999.....	1 959	226	403	1 331
\$15,000 to \$19,999.....	10 345	2 429	2 052	5 863
\$20,000 to \$24,999.....	12 580	3 968	2 581	6 031

Inside SMSA's, Places of 50,000 to 249,999

OWNER CHARACTERISTICS—Con.**Income—Con.**

☐ \$25,000 to \$29,999
☐ \$30,000 to \$34,999
☐ \$35,000 to \$49,999
☐ \$50,000 or more
☐ Not reported

Total first and junior mortgage debt on—			
Total properties	Properties with—		
	FHA first mortgage	VA first mortgage	Conventional first mortgage
14 921	3 357	2 674	8 889
13 318	2 317	2 682	8 319
27 479	3 092	4 904	19 483
21 108	1 230	2 344	17 534
8 867	722	793	7 352

Table 1m. Mortgage Status, 1-Unit Homeowner Properties: 1981

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of Less Than 50,000 and Rural

1-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	18 764	6 379	12 385
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	8 336	2 666	5 670
less than 10,000 and rural	10 428	3 712	6 715
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	17 875	5 564	12 311
Placed one new mortgage	13 406	2 944	10 462
Placed two or more new mortgages	315	110	205
Assumed mortgage(s) already on property	1 621	277	1 344
Assumed mortgage already on property and placed new mortgage	199	58	141
All cash	1 883	1 768	1 116
Borrowed other than with mortgage	452	408	44
Inheritance or gift	685	623	62
Other	49	40	9
Not reported	155	152	3

Source of Downpayment

Purchased 1975 to 1981 (part)	7 441	671	6 770
Sale of previous home	2 782	322	2 459
Sale of other real property or other investment	232	38	195
Savings	2 779	192	2 587
Borrowing other than mortgage on this property	303	36	267
Gift	142	8	134
Land on which structure was built	45	3	42
Other	96	3	73
No downpayment required	510	5	505
Not reported	552	64	489
Other properties	11 323	5 708	5 615

Land and Building Acquisition

During same 12-month period	16 961	5 332	11 630
Acquired land previously	1 462	877	585
Land not owned by building owner	152	64	89
Not reported	188	106	82

Year Property Acquired

1979 to 1981 (part)	3 159	332	2 827
1977 and 1978	2 712	259	2 453
1975 and 1976	1 765	248	1 517
1970 to 1974	3 067	699	2 367
1965 to 1969	2 358	805	1 553
1960 to 1964	1 972	839	1 133
1959 or earlier	3 731	3 195	536

Year Structure Built

1979 to March 1980	842	41	801
1977 and 1978	1 068	87	980
1975 and 1976	838	75	763
1970 to 1974	2 140	331	1 810
1960 to 1969	4 129	984	3 145
1950 to 1959	3 990	1 739	2 251
1940 to 1949	1 861	980	881
1939 or earlier	3 318	1 909	1 409
Not reported	577	232	345

Rooms

1 or less rooms	1 083	716	367
2 rooms	3 431	1 391	2 041
3 rooms	4 190	1 517	2 673
4 rooms	3 130	769	2 361
5 or more rooms	3 378	633	2 744
Not reported	3 553	1 353	2 200
Median	6.2	5.8	6.5

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	5 730	473	5 258
Less than \$5,000	23	11	12
\$5,000 to \$9,999	61	24	36
\$10,000 to \$14,999	62	11	51
\$15,000 to \$19,999	165	36	130
\$20,000 to \$24,999	200	24	176
\$25,000 to \$29,999	370	32	338
\$30,000 to \$34,999	321	42	279
\$35,000 to \$39,999	489	44	445
\$40,000 to \$49,999	952	35	917
\$50,000 to \$59,999	919	45	874
\$60,000 to \$79,999	1 091	79	1 012
\$80,000 to \$99,999	480	20	460
\$100,000 to \$149,999	339	29	310
\$150,000 or more	137	18	119
Not reported	121	23	98
Median	\$51800	\$40300	\$52200

Other properties

Value

Less than \$5,000	87	77	9
\$5,000 to \$9,999	154	134	19
\$10,000 to \$14,999	253	180	74
\$15,000 to \$19,999	306	220	85
\$20,000 to \$24,999	481	313	168
\$25,000 to \$29,999	637	367	270
\$30,000 to \$34,999	942	473	469
\$35,000 to \$39,999	1 182	503	679
\$40,000 to \$49,999	2 446	825	1 622
\$50,000 to \$59,999	2 304	751	1 553
\$60,000 to \$79,999	3 942	1 037	2 905
\$80,000 to \$99,999	2 166	432	1 734
\$100,000 to \$149,999	1 884	344	1 484
\$150,000 or more	1 065	252	813
Not reported	972	472	500
Median	\$60500	\$48300	\$66800
Mean	\$68900	\$56100	\$75300

Purchase Price as Percent of Value

Acquired by purchase	17 875	5 564	12 311
Purchased 1977 to 1981 (part)	5 730	473	5 258
Less than 80 percent	2 797	273	2 569
80 to 89 percent	1 372	89	1 283
90 to 94 percent	576	35	541
95 to 99 percent	360	31	329
100 percent or more	389	55	333
Not reported	237	35	202
Median	80—	80—	80—

Purchased 1970 to 1976	4 619	754	3 865
Less than 60 percent	2 930	471	2 459
60 to 79 percent	1 147	167	980
80 to 89 percent	163	26	137
90 to 99 percent	45	12	33
100 percent or more	37	10	27
Not reported	298	68	230
Median	60—	60—	60—

Purchased 1969 or earlier	7 526	4 337	3 188
Less than 40 percent	5 062	2 928	2 135
40 to 59 percent	1 240	630	610
60 to 79 percent	217	138	80
80 to 99 percent	54	33	20
100 percent or more	72	49	23
Not reported	880	560	321
Median	40—	40—	40—

Not acquired by purchase

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)	5 730	473	5 258
Less than 1.0	476	66	410
1.0 to 1.4	1 166	68	1 098
1.5 to 1.9	1 148	53	1 095
2.0 to 2.4	932	57	875
2.5 to 2.9	584	48	536
3.0 to 3.4	330	28	303
3.5 to 3.9	180	12	168
4.0 or more	404	73	331
Not reported or not computed	511	69	442
Median	1.9	2.1	1.9

Other properties

Table 1m. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, Places of Less Than 50,000 and Rural**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

Acquired before 1980	17 202	6 207	10 995
Less than \$60	297	297	—
\$60 to \$79	406	406	—
\$80 to \$99	487	480	7
\$100 to \$149	1 749	1 637	112
\$150 to \$199	1 568	1 197	372
\$200 to \$249	1 560	709	850
\$250 to \$299	1 491	401	1 090
\$300 to \$349	1 372	214	1 158
\$350 to \$399	1 323	139	1 184
\$400 to \$449	993	52	941
\$450 to \$499	993	57	936
\$500 to \$599	1 474	20	1 454
\$600 to \$699	1 001	43	958
\$700 to \$799	583	—	583
\$800 or more	979	30	949
Not reported	927	526	401
Median	\$321	\$151	\$428

Acquired 1980 and 1981 (part)**Real Estate Tax**

Acquired before 1980	17 202	6 207	10 995
Less than \$100	1 189	827	362
\$100 to \$199	1 163	555	609
\$200 to \$299	1 334	586	748
\$300 to \$399	1 464	507	958
\$400 to \$499	1 403	466	937
\$500 to \$599	1 220	353	868
\$600 to \$699	1 262	410	852
\$700 to \$799	948	275	673
\$800 to \$899	923	305	618
\$900 to \$999	734	203	531
\$1,000 to \$1,499	2 493	687	1 807
\$1,500 or more	2 385	544	1 841
Not reported	682	491	192
Median	\$638	\$482	\$710

Acquired 1980 and 1981 (part)**Real Estate Tax Per \$1,000 Value**

Acquired before 1980	17 202	6 207	10 995
Less than \$10	7 112	2 335	4 777
\$10 to \$14	3 240	988	2 252
\$15 to \$19	1 838	662	1 176
\$20 to \$24	1 344	469	876
\$25 to \$29	732	196	536
\$30 to \$39	660	248	412
\$40 to \$49	189	69	121
\$50 to \$59	100	31	68
\$60 or more	205	113	92
Not reported or not computed	1 782	1 096	686
Median	\$11	\$11	\$11

Acquired 1980 and 1981 (part)**Selected Annual Owner Costs as Percent of Income**

Acquired before 1980	17 202	6 207	10 995
Less than 5 percent	699	637	62
5 to 9 percent	2 638	1 589	1 049
10 to 14 percent	3 192	1 095	2 097
15 to 19 percent	2 721	582	2 139
20 to 24 percent	1 995	334	1 660
25 to 29 percent	1 253	225	1 028
30 to 34 percent	755	174	581
35 to 39 percent	481	110	371
40 to 49 percent	546	149	397
50 percent or more	727	233	494
Not reported or not computed	2 195	1 079	1 116
Median	17	12	19

Acquired 1980 and 1981 (part)**Inside SMSA's, Places of Less Than 50,000 and Rural****OWNER CHARACTERISTICS****Ownership Status**

1 owner	6 204	2 850	3 354
2 owners	12 178	3 373	8 805
3 or more owners	300	128	173
Not reported	81	28	54

Age of Owner

Less than 25 years	280	15	266
25 to 34 years	3 505	161	3 344
35 to 44 years	4 105	435	3 670
45 to 54 years	3 775	961	2 814
55 to 64 years	3 347	1 798	1 549
65 years or over	3 344	2 829	516
Not reported	407	180	227
Median	48	63	42

Race of Owner

White	17 443	5 982	11 461
Black	733	202	531
Asian and Pacific Islander	191	28	163
American Indian, Eskimo, and Aleut	52	21	31
Not reported	345	145	199

Sex of Owner

Male	3 610	1 214	2 396
Female	2 998	1 801	1 197
Male and female co-owners	11 979	3 301	8 677
Not reported	177	62	115

Spanish Origin

Spanish	644	202	442
Not Spanish	17 110	5 714	11 397
Not reported	1 009	463	547

Veteran Status

Veteran	8 159	2 335	5 824
Vietnam conflict	2 153	133	2 021
Korean conflict	1 473	335	1 138
Korean conflict and World War II	244	82	162
World War II	2 917	1 528	1 389
World War I	68	65	3
Other	1 191	153	1 038
Not reported	113	39	74
Nonveteran	10 052	3 765	6 287
Not reported	553	279	274

Persons in Household

1 person	2 047	1 378	669
2 persons	5 656	2 799	2 857
3 persons	3 583	901	2 682
4 persons	3 975	568	3 407
5 persons	1 940	280	1 660
6 or more persons	1 071	188	883
Not reported	493	265	227
Median	2.9	2.1	3.5

Income

Less than \$5,000	832	628	203
\$5,000 to \$7,499	823	607	216
\$7,500 to \$9,999	642	431	211
\$10,000 to \$12,499	1 062	538	524
\$12,500 to \$14,999	762	353	409
\$15,000 to \$19,999	1 933	701	1 232
\$20,000 to \$24,999	2 317	595	1 722
\$25,000 to \$29,999	2 164	462	1 702
\$30,000 to \$34,999	1 864	353	1 511
\$35,000 to \$49,999	2 867	557	2 310
\$50,000 or more	1 710	319	1 390
Not reported	1 789	834	954
Median	\$25300	\$16500	\$28500
Mean	\$27900	\$21000	\$31300

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage 11 176 11 176 -
2 mortgages 1 184 - 1 184
3 or more mortgages 24 - 24

Form of Debt of First Mortgage

Mortgage or deed of trust 12 045 10 845 1 200
Contract to purchase 340 331 9

Origin of First Mortgage

Mortgage made at time property acquired 9 758 8 899 859
Mortgage assumed at time property acquired 1 432 1 215 217
Mortgage placed later than acquisition of property 1 196 1 063 133
Refinanced mortgage:
Same lender 495 428 67
Different lender 346 310 37
Mortgage placed on property owned free and clear of debt 355 326 29

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property 1 196 1 063 133
Renew or extend loan that had fallen due, without increasing the
outstanding balance 81 75 6
Secure better terms 166 139 27
Provide funds for additions, improvements, or repairs to this property 459 414 45
Provide funds for investment in other real estate 118 112 6
Provide funds for other types of investments 55 49 6
Provide funds for educational or medical expenses 17 17 -
Other reasons 145 129 16
Not reported 153 127 27

Other properties 11 190 10 114 1 076

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property 953 - 953
Provide funds for additions, improvements or repairs to this property 419 - 419
Provide funds for investment in other real estate 81 - 81
Provide funds for other types of investments 70 - 70
Provide funds for educational or medical expenses 50 - 50
Other reasons 253 - 253
Not reported 80 - 80

Other properties 256 - 256

Year First Mortgage Made or Assumed

1979 to 1981 (part) 3 022 2 771 252
1977 and 1978 2 871 2 526 345
1975 and 1976 1 504 1 317 187
1970 to 1974 2 318 2 078 240
1965 to 1969 1 400 1 273 127
1960 to 1964 974 918 55
1959 or earlier 296 293 3

First Mortgage Loan

Less than \$5,000 57 54 3
\$5,000 to \$9,999 605 559 47
\$10,000 to \$14,999 1 657 1 546 111
\$15,000 to \$19,999 1 742 1 587 155
\$20,000 to \$24,999 1 466 1 337 129
\$25,000 to \$29,999 1 335 1 180 155
\$30,000 to \$34,999 1 140 1 016 124
\$35,000 to \$39,999 1 073 959 114
\$40,000 to \$49,999 1 406 1 276 130
\$50,000 to \$59,999 889 793 95
\$60,000 to \$79,999 695 613 82
\$80,000 to \$99,999 168 137 31
\$100,000 to \$149,999 119 95 24
\$150,000 or more 34 25 9
Median \$27500 \$27100 \$30200
Mean \$31600 \$31200 \$35800

First Mortgage Outstanding Debt

Less than \$5,000 1 178 1 119 59
\$5,000 to \$9,999 1 511 1 408 103
\$10,000 to \$14,999 1 250 1 132 118
\$15,000 to \$19,999 1 339 1 206 133
\$20,000 to \$24,999 1 149 1 045 105
\$25,000 to \$29,999 1 190 1 045 145
\$30,000 to \$34,999 1 009 872 137
\$35,000 to \$39,999 916 837 80
\$40,000 to \$49,999 1 169 1 052 117
\$50,000 to \$59,999 832 736 96
\$60,000 to \$79,999 546 494 53
\$80,000 to \$99,999 172 133 40
\$100,000 to \$149,999 95 80 15
\$150,000 or more 28 19 9
Median \$24000 \$23500 \$28000
Mean \$28000 \$27400 \$32900

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	12 385	11 176	1 209	1 631	1 466	165	1 655	1 492	163	9 100	8 219	881
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	11 176	11 176	-	1 466	1 466	-	1 492	1 492	-	8 219	8 219	-
2 mortgages	1 184	-	1 184	156	-	156	163	-	163	866	-	866
3 or more mortgages	24	-	24	9	-	9	-	-	-	15	-	15
Form of Debt of First Mortgage												
Mortgage or deed of trust	12 045	10 845	1 200	1 631	1 466	165	1 643	1 480	163	8 772	7 900	872
Contract to purchase	340	331	9	-	-	-	12	12	-	328	319	9
Origin of First Mortgage												
Mortgage made at time property acquired	9 758	8 899	859	1 259	1 132	127	1 266	1 170	97	7 232	6 597	635
Mortgage assumed at time property acquired	1 432	1 215	217	314	276	38	359	293	66	759	646	113
Mortgage placed later than acquisition of property	1 196	1 063	133	58	58	-	30	30	-	1 109	976	133
Refinanced mortgage:												
Same lender	495	428	67	16	16	-	3	3	-	476	409	67
Different lender	346	310	37	30	30	-	17	17	-	299	262	37
Mortgage placed on property owned free and clear of debt	355	326	29	12	12	-	9	9	-	334	304	29
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	1 196	1 063	133	58	58	-	30	30	-	1 109	976	133
Renew or extend loan that had fallen due, without increasing the outstanding balance	81	75	6	3	3	-	-	-	-	78	72	6
Secure better terms	166	139	27	24	24	-	-	-	-	142	115	27
Provide funds for additions, improvements, or repairs to this property	459	414	45	9	9	-	12	12	-	438	393	45
Provide funds for investment in other real estate	118	112	6	-	-	-	6	6	-	112	106	6
Provide funds for other types of investments	55	49	6	-	-	-	-	-	-	55	49	6
Provide funds for educational or medical expenses	17	17	-	3	3	-	-	-	-	14	14	-
Other reasons	145	129	16	9	9	-	6	6	-	130	114	16
Not reported	153	127	27	9	9	-	6	6	-	138	112	27
Other properties	11 190	10 114	1 076	1 573	1 408	165	1 625	1 462	163	7 991	7 243	748
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	953	-	953	140	-	140	127	-	127	686	-	686
Provide funds for additions, improvements or repairs to this property	419	-	419	59	-	59	55	-	55	305	-	305
Provide funds for investment in other real estate	81	-	81	18	-	18	6	-	6	56	-	56
Provide funds for other types of investments	70	-	70	9	-	9	12	-	12	49	-	49
Provide funds for educational or medical expenses	50	-	50	6	-	6	15	-	15	29	-	29
Other reasons	253	-	253	45	-	45	29	-	29	179	-	179
Not reported	80	-	80	3	-	3	9	-	9	68	-	68
Other properties	256	-	256	25	-	25	36	-	36	195	-	195
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	3 022	2 771	252	431	406	25	428	384	45	2 163	1 981	182
1977 and 1978	2 871	2 526	345	223	188	36	311	283	28	2 337	2 055	282
1975 and 1976	1 504	1 317	187	118	93	25	186	166	20	1 199	1 058	141
1970 to 1974	2 318	2 078	240	305	263	43	243	222	22	1 769	1 593	176
1965 to 1969	1 400	1 273	127	261	240	21	145	119	27	993	914	79
1960 to 1964	974	918	55	211	199	13	185	162	22	578	557	20
1959 or earlier	296	293	3	80	77	3	156	156	-	60	60	-
First Mortgage Loan												
Less than \$5,000	57	54	3	-	-	-	-	-	-	57	54	3
\$5,000 to \$9,999	605	559	47	83	77	6	66	57	9	457	425	32
\$10,000 to \$14,999	1 657	1 546	111	361	337	24	315	297	18	981	912	69
\$15,000 to \$19,999	1 742	1 587	155	322	291	31	220	195	25	1 201	1 101	100
\$20,000 to \$24,999	1 466	1 337	129	186	153	33	150	138	12	1 130	1 046	84
\$25,000 to \$29,999	1 335	1 180	155	151	127	24	113	103	30	971	870	101
\$30,000 to \$34,999	1 140	1 016	124	120	104	16	110	92	18	910	820	89
\$35,000 to \$39,999	1 073	959	114	85	82	3	153	141	12	835	736	99
\$40,000 to \$49,999	1 406	1 276	130	154	139	15	181	166	15	1 070	971	99
\$50,000 to \$59,999	889	793	95	112	106	6	122	111	12	654	577	77
\$60,000 to \$79,999	695	613	82	56	49	6	94	85	9	545	479	66
\$80,000 to \$99,999	168	137	31	-	-	-	24	21	3	144	116	28
\$100,000 to \$149,999	119	95	24	-	-	-	6	6	-	113	89	24
\$150,000 or more	34	25	9	-	-	-	-	-	-	34	25	9
Median	\$27500	\$27100	\$30200	\$21300	\$20900	...	\$26800	\$26600	...	\$28700	\$28300	\$32900
Mean	\$31600	\$31200	\$35800	\$26100	\$26000	...	\$30700	\$30700	...	\$32800	\$32200	\$38500
First Mortgage Outstanding Debt												
Less than \$5,000	1 178	1 119	59	106	100	7	198	183	15	874	837	37
\$5,000 to \$9,999	1 511	1 408	103	377	360	17	210	195	15	924	852	71
\$10,000 to \$14,999	1 250	1 132	118	217	189	28	138	119	19	895	824	72
\$15,000 to \$19,999	1 339	1 206	133	187	153	33	146	131	15	1 006	921	85
\$20,000 to \$24,999	1 149	1 045	105	107	90	17	144	128	15	898	827	72
\$25,000 to \$29,999	1 190	1 045	145	145	123	22	154	140	14	891	782	109
\$30,000 to \$34,999	1 009	872	137	104	95	9	116	89	27	788	687	101
\$35,000 to \$39,999	916	837	80	64	57	7	163	154	9	689	625	63
\$40,000 to \$49,999	1 169	1 052	117	149	137	12	151	142	9	869	773	96
\$50,000 to \$59,999	832	736	96	130	117	13	116	104	12	586	515	71
\$60,000 to \$79,999	546	494	53	44	44	-	92	82	9	411	368	43
\$80,000 to \$99,999	172	133	40	-	-	-	24	21	3	148	112	37
\$100,000 to \$149,999	95	80	15	-	-	-	3	3	-	92	77	15
\$150,000 or more	28	19	9	-	-	-	-	-	-	28	19	9
Median	\$24000	\$23500	\$28000	\$18100	\$17700	...	\$24700	\$24600	...	\$24700	\$24100	\$29800
Mean	\$28000	\$27400	\$32900	\$23200	\$23100	...	\$27500	\$27400	...	\$28900	\$28200	\$35600

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	1 128	1 119	8	100	100	—	183	183	—	846	837	8
\$5,000 to \$9,999	1 450	1 408	42	369	360	9	201	195	6	879	852	27
\$10,000 to \$14,999	1 179	1 132	47	192	189	3	122	119	3	865	824	41
\$15,000 to \$19,999	1 286	1 206	80	175	153	22	156	131	25	955	921	34
\$20,000 to \$24,999	1 139	1 045	95	105	90	16	134	128	6	900	827	73
\$25,000 to \$29,999	1 170	1 045	125	155	123	32	159	140	20	855	782	73
\$30,000 to \$34,999	993	872	121	110	95	15	106	89	17	776	687	89
\$35,000 to \$39,999	960	837	124	86	57	29	167	154	13	707	625	82
\$40,000 to \$49,999	1 205	1 052	152	144	137	6	173	142	31	887	773	115
\$50,000 to \$59,999	871	736	135	129	117	12	119	104	15	624	515	109
\$60,000 to \$79,999	644	494	150	59	44	16	100	82	18	484	368	117
\$80,000 to \$99,999	201	133	68	6	—	6	27	21	6	167	112	56
\$100,000 to \$149,999	132	80	52	—	—	—	6	3	3	126	77	49
\$150,000 or more	28	19	9	—	—	—	—	—	—	28	19	9
Median	\$25000	\$23500	\$38500	\$19400	\$17700	...	\$26000	\$24600	...	\$25600	\$24100	\$41200
Mean	\$29200	\$27400	\$46000	\$24300	\$23100	...	\$28700	\$27400	...	\$30200	\$28200	\$49100

Current Interest Rate on First Mortgage

Less than 5.0 percent	294	282	12	23	23	—	174	165	9	97	94	3
5.0 percent	53	53	—	3	3	—	—	—	—	50	50	—
5.1 to 5.9 percent	1 235	1 139	97	474	444	31	245	214	31	516	481	35
6.0 percent	615	569	47	56	53	3	58	49	9	501	466	35
6.1 to 6.9 percent	536	499	37	40	33	6	30	30	—	466	435	31
7.0 percent	701	598	103	154	127	26	163	135	28	385	335	49
7.1 to 7.4 percent	251	240	11	6	6	—	6	6	—	239	228	11
7.5 to 7.9 percent	810	728	82	61	52	9	53	38	15	696	638	57
8.0 percent	645	566	79	86	69	17	100	86	14	459	411	48
8.1 to 8.4 percent	232	217	15	9	9	—	6	6	—	217	203	15
8.5 to 8.9 percent	2 228	1 960	268	267	212	55	343	314	30	1 617	1 434	184
9.0 percent	845	736	109	30	27	3	65	65	—	749	644	106
9.1 to 9.9 percent	1 380	1 239	141	119	113	6	141	132	9	1 120	993	127
10.0 percent	443	402	41	55	52	3	94	86	9	294	265	29
10.1 to 11.9 percent	1 194	1 087	107	149	143	6	97	91	6	948	853	95
12.0 percent	196	191	5	28	28	—	27	27	—	141	135	5
12.1 to 13.9 percent	455	417	38	46	46	—	39	36	3	369	334	35
14.0 percent or more	273	254	18	25	25	—	12	12	—	236	218	18
Median	8.7	8.7	8.7	8.0	7.9	...	8.0	8.5	...	8.8	8.8	8.9

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	3 323	2 968	355	—	—	—	6	6	—	3 317	2 963	355
Rate higher now than when mortgage made	449	381	68	—	—	—	—	—	—	449	381	68
Rate lower now than when mortgage made	24	24	—	—	—	—	—	—	—	24	24	—
Rate unchanged or same now as when mortgage made	2 749	2 474	275	—	—	—	6	6	—	2 743	2 468	275
Not reported	101	90	12	—	—	—	—	—	—	101	90	12
No, interest rate cannot be changed	8 979	8 152	827	1 631	1 466	165	1 649	1 486	163	5 699	5 200	499
Not reported	83	56	28	—	—	—	—	—	—	83	56	28

Reason for Change in First Mortgage Rate

Interest rate can be changed	3 323	2 968	355	—	—	—	6	6	—	3 317	2 963	355
Rate renegotiated periodically	231	217	14	—	—	—	—	—	—	231	217	14
Rate changes tied to market index	168	138	30	—	—	—	—	—	—	168	138	30
When mortgage is assumed	2 460	2 193	267	—	—	—	6	6	—	2 454	2 187	267
When payments become delinquent	715	647	67	—	—	—	3	3	—	712	644	67
Other reason	435	384	50	—	—	—	—	—	—	435	384	50
Not reported	21	21	—	—	—	—	—	—	—	21	21	—
Interest rate cannot be changed	8 979	8 152	827	1 631	1 466	165	1 649	1 486	163	5 699	5 200	499

Term of First Mortgage

Less than 8 years	338	321	17	3	3	—	6	6	—	329	312	17
8 to 12 years	384	353	31	6	6	—	—	—	—	378	347	31
13 to 17 years	405	368	36	8	6	2	3	3	—	394	360	34
18 to 22 years	1 313	1 184	129	23	20	3	12	12	—	1 278	1 152	126
23 to 27 years	2 812	2 600	212	134	124	10	104	98	6	2 573	2 378	195
28 to 32 years	6 819	6 064	755	1 424	1 278	146	1 530	1 373	157	3 866	3 413	452
33 to 37 years	206	192	13	26	26	—	—	—	—	179	166	13
38 or more years	18	9	9	6	6	—	—	—	—	12	6	6
No stated term	91	85	6	—	—	—	—	—	—	91	85	6
Median	28.7	28.6	29.2	30.3	30.2	...	30.3	30.3	...	27.1	27.0	28.4

Unexpired Term of First Mortgage

Less than 4 years	598	578	21	44	44	—	46	46	—	508	488	21
4 to 7 years	955	900	55	66	61	5	116	116	—	772	723	49
8 to 12 years	1 268	1 157	111	135	128	7	136	120	16	997	909	88
13 to 17 years	1 605	1 478	127	185	170	15	108	91	18	1 311	1 217	94
18 to 22 years	1 828	1 620	208	249	215	33	164	145	19	1 416	1 260	156
23 to 27 years	2 841	2 485	356	299	244	55	431	402	29	2 111	1 839	272
28 to 32 years	1 726	1 622	103	339	327	12	293	278	15	1 094	1 018	76
33 or more years	14	8	6	—	—	—	—	—	—	14	8	6
No stated term or not computed	1 551	1 328	222	314	276	38	362	296	66	875	756	119
Median	20.7	20.5	22.3	22.6	22.5	...	23.9	24.0	...	19.8	19.6	22.1

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 036	972	64	175	167	8	40	38	2	821	768	53
Payments increase yearly for first five years of mortgage	123	118	6	115	109	6	—	—	—	8	8	—
Payments increase yearly for first ten years of mortgage	3	—	3	—	—	—	—	—	—	3	—	—
Payments change in some other way	833	778	56	51	48	3	34	32	2	748	698	50
Not reported	77	77	—	9	9	—	6	6	—	62	62	—
No, monthly payments cannot change	11 201	10 084	1 117	1 427	1 270	156	1 615	1 454	160	8 160	7 360	800
Not reported	148	120	28	29	29	—	—	—	—	119	91	28

¹Detail does not add to total because lenders reported more than one reason.

Table 2m. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	1 876	1 680	195	112	100	12	121	109	12	1 642	1 471	171
Mutual savings bank	1 391	1 300	91	238	226	11	258	240	18	895	833	62
Savings and loan association	5 207	4 663	543	251	215	36	297	266	31	4 659	4 182	477
Life insurance company	500	461	39	154	141	13	88	79	9	258	241	17
Mortgage company	286	252	35	62	56	6	114	90	24	110	106	4
Federal agency	348	316	33	136	121	15	138	123	15	75	72	3
Federally-secured pool	1 005	907	98	301	264	37	430	401	29	275	243	32
Federal National Mortgage Association	652	563	89	307	275	32	143	125	18	202	163	39
Real estate or construction company	24	21	3	—	—	—	—	—	—	24	21	3
Individual or individual's estate	527	489	38	—	—	—	—	—	—	527	489	38
Other	568	524	45	71	68	3	66	59	7	431	396	35

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	3 012	2 831	181	248	243	6	298	292	6	2 466	2 296	170
Lender in North Central	2 801	2 634	167	182	180	3	229	223	6	2 390	2 232	159
Lender in South	20	14	6	8	6	3	6	6	—	6	3	3
Lender in West	179	174	5	57	57	—	61	61	—	61	56	5
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	9	6	3	—	—	—	3	3	—	6	3	3
Property in North Central Region												
Lender in Northeast	3 236	3 027	209	290	270	20	314	291	23	2 632	2 466	166
Lender in North Central	144	138	6	43	40	3	45	42	3	56	56	—
Lender in South	2 719	2 545	174	125	120	5	125	119	6	2 469	2 305	163
Lender in West	356	330	26	121	110	11	138	127	12	96	93	3
Lender outside United States	3	3	—	—	—	—	3	—	3	—	—	—
Not reported	11	11	—	—	—	—	2	2	—	8	8	—
Property in South Region												
Lender in Northeast	3 778	3 391	387	640	579	61	726	645	81	2 412	2 167	245
Lender in North Central	366	333	33	155	139	15	129	117	12	83	77	6
Lender in South	119	100	19	33	23	10	29	24	6	57	54	3
Lender in West	3 257	2 922	335	446	411	35	561	498	64	2 249	2 013	236
Lender outside United States	19	19	—	3	3	—	6	6	—	10	10	—
Not reported	17	17	—	3	3	—	—	—	—	13	13	—
Property in West Region												
Lender in Northeast	2 360	1 929	432	453	374	79	317	264	53	1 590	1 290	300
Lender in North Central	191	147	43	74	58	16	71	53	18	46	36	9
Lender in South	56	41	15	6	6	—	6	6	—	44	28	15
Lender in West	634	515	119	284	234	50	179	155	24	170	126	44
Lender outside United States	1 467	1 216	251	89	75	13	61	51	10	1 318	1 090	227
Not reported	13	9	3	—	—	—	—	—	—	13	9	3

Servicing of First Mortgage

Holder	9 168	8 310	858	505	461	44	638	581	57	8 025	7 268	757
Agent	3 217	2 866	351	1 126	1 005	121	1 017	911	106	1 074	950	124

Holder's Acquisition of First Mortgage

Originated by holder	9 176	8 351	825	579	542	37	652	586	66	7 945	7 224	721
Purchased from present servicer	1 929	1 676	253	634	548	85	615	538	77	681	590	91
Purchased from someone else	1 047	953	94	359	323	37	354	336	17	334	294	41
Not reported	233	196	37	59	53	6	35	32	3	139	111	28

Mortgage Assumption

Lender's permission needed for assumption	5 799	5 178	620	138	132	6	148	120	28	5 512	4 926	586
Lender's permission not needed for assumption	5 180	4 728	452	1 259	1 131	128	1 372	1 247	125	2 549	2 350	199
Not reported	1 407	1 270	137	233	202	31	135	126	9	1 039	942	96

Prepayment Penalties

Yes	2 061	1 813	248	97	95	3	24	15	9	1 940	1 703	236
No	10 000	9 092	908	1 483	1 324	158	1 607	1 456	151	6 910	6 312	599
Not reported	324	271	53	51	47	4	24	21	3	249	203	46

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	11 174	10 098	1 076	1 573	1 408	165	1 625	1 462	163	7 975	7 227	748
40 to 49 percent	394	338	56	19	12	6	9	6	3	367	320	47
50 to 59 percent	411	387	24	22	22	—	24	18	6	365	347	18
60 to 69 percent	785	725	60	28	24	4	51	42	9	706	659	47
70 to 79 percent	1 335	1 216	119	67	64	3	84	72	12	1 183	1 080	104
80 to 89 percent	2 177	1 930	247	165	145	20	145	119	27	1 866	1 666	201
90 to 94 percent	2 396	2 159	237	397	374	23	230	212	18	1 769	1 573	195
95 to 99 percent	1 173	1 079	94	260	240	21	204	181	23	709	658	50
100 percent or more	927	829	98	400	344	55	246	231	15	281	253	28
Not reported	1 258	1 137	121	180	151	29	595	546	50	482	440	42
Median	318	298	20	35	32	3	36	36	—	247	230	17
Other properties	81	81	81	91	91	—	96	96	—	77	77	78
	1 211	1 078	133	58	58	—	30	30	—	1 124	991	133

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	11 174	10 098	1 076	1 573	1 408	165	1 625	1 462	163	7 975	7 227	748
40 to 49 percent	341	338	3	12	12	—	6	6	—	323	320	3
50 to 59 percent	403	387	16	22	22	—	18	18	—	363	347	16
60 to 69 percent	741	725	16	24	24	—	42	42	—	675	659	16
70 to 79 percent	1 245	1 216	29	67	64	3	75	72	3	1 103	1 080	23
80 to 89 percent	1 998	1 930	68	149	145	3	124	119	6	1 725	1 666	59
90 to 94 percent	2 280	2 159	121	383	374	9	230	212	18	1 666	1 573	93
95 to 99 percent	1 169	1 079	91	243	240	3	189	181	9	737	658	79
100 percent or more	889	829	60	344	344	—	240	231	9	304	253	51
Not reported	1 789	1 137	652	294	151	143	664	546	118	831	440	391
Median	318	298	20	35	32	3	36	36	—	247	230	17
Other properties	83	81	100+	92	91	—	97	96	—	78	77	100+
	1 211	1 078	133	58	58	—	30	30	—	1 124	991	133

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	2 789	2 718	71	411	401	9	366	350	16	2 013	1 967	45
20 to 29 percent	1 532	1 425	107	190	178	12	124	112	12	1 219	1 136	83
30 to 39 percent	1 516	1 395	121	160	139	22	127	115	12	1 229	1 142	88
40 to 49 percent	1 618	1 409	209	153	127	26	151	130	21	1 314	1 152	162
50 to 59 percent	1 489	1 284	205	140	118	22	183	166	17	1 167	1 000	166
60 to 69 percent	1 152	948	203	156	130	26	175	149	26	820	669	151
70 to 79 percent	1 006	864	142	185	164	21	224	192	32	597	508	89
80 to 89 percent	536	463	73	119	113	6	180	160	20	237	190	46
90 to 99 percent	170	140	30	37	28	10	55	55	—	78	57	21
100 percent or more	77	47	30	11	3	8	22	16	6	43	28	15
Not reported	500	483	17	68	65	3	49	49	—	383	369	14
Median	41	39	54	41	39	...	52	51	...	39	37	53

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	12 382	11 173	1 209	1 631	1 466	165	1 655	1 492	163	9 097	8 216	881
Interest and principal	12 324	11 118	1 206	1 631	1 466	165	1 655	1 492	163	9 038	8 160	878
Fully amortized	11 859	10 704	1 155	1 619	1 457	162	1 643	1 483	160	8 597	7 764	833
Partially amortized	465	414	51	12	9	3	12	9	3	441	396	45
Principal only	14	14	—	—	—	—	—	—	—	14	14	—
Fully amortized	8	8	—	—	—	—	—	—	—	8	8	—
Partially amortized	6	6	—	—	—	—	—	—	—	6	6	—
Interest only	44	41	3	—	—	—	—	—	—	44	41	3
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	12 324	11 118	1 206	1 631	1 466	165	1 655	1 492	163	9 038	8 160	878
Real estate taxes and property insurance	5 885	5 276	609	1 476	1 328	148	1 416	1 271	145	2 993	2 677	316
With no other items	3 261	2 912	349	219	196	24	1 008	906	101	2 034	1 809	224
With other items	2 624	2 364	260	1 256	1 132	124	408	364	44	959	868	91
Real estate taxes only	2 003	1 848	155	9	38	5	165	151	14	1 794	1 659	136
Property insurance only	85	79	5	9	6	3	10	10	—	66	64	2
Other combinations or no other items	4 352	3 916	436	102	94	9	65	61	3	4 185	3 761	424
No regular payments of interest and principal	61	58	3	—	—	—	—	—	—	61	58	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	12 382	11 173	1 209	1 631	1 466	165	1 655	1 492	163	9 097	8 216	881
Less than \$60	372	355	16	93	90	3	97	94	3	181	171	11
\$60 to \$79	833	790	43	222	210	12	191	176	15	420	404	16
\$80 to \$99	863	790	73	221	209	12	137	115	22	505	466	39
\$100 to \$149	1 982	1 808	173	292	246	46	215	197	18	1 475	1 366	110
\$150 to \$199	1 638	1 475	164	155	122	33	192	170	22	1 292	1 182	109
\$200 to \$249	1 501	1 327	173	161	139	22	169	145	24	1 170	1 043	127
\$250 to \$299	1 199	1 050	149	105	99	6	155	134	21	939	817	122
\$300 to \$399	1 694	1 543	151	165	146	18	205	195	9	1 325	1 202	123
\$400 to \$499	996	896	100	121	118	3	116	100	15	759	677	82
\$500 to \$599	611	530	80	71	62	9	101	89	12	438	380	59
\$600 to \$699	251	233	18	18	18	—	26	26	—	207	189	18
\$700 to \$799	152	134	18	7	7	—	24	21	3	122	107	15
\$800 or more	291	241	50	—	—	—	28	28	—	263	213	50
Median	\$217	\$214	\$239	\$148	\$145	...	\$199	\$198	...	\$229	\$225	\$261
Mean	\$266	\$263	\$300	\$204	\$204	...	\$247	\$248	...	\$281	\$276	\$331
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	12 382	11 173	1 209	1 631	1 466	165	1 655	1 492	163	9 097	8 216	881
Less than \$60	355	355	—	90	90	—	94	94	—	171	171	—
\$60 to \$79	790	790	—	210	210	—	176	176	—	404	404	—
\$80 to \$99	799	790	8	212	209	3	119	115	3	468	466	3
\$100 to \$149	1 823	1 808	15	246	246	—	197	197	—	1 380	1 366	15
\$150 to \$199	1 518	1 475	43	131	122	9	176	170	6	1 211	1 182	29
\$200 to \$249	1 419	1 327	91	154	139	15	170	145	25	1 094	1 043	52
\$250 to \$299	1 170	1 050	121	116	99	17	145	134	11	909	817	92
\$300 to \$399	1 804	1 543	261	207	146	61	225	195	29	1 372	1 202	170
\$400 to \$499	1 085	896	190	143	118	25	137	100	36	805	677	128
\$500 to \$599	668	530	138	74	62	12	114	89	25	480	380	100
\$600 to \$699	360	233	126	27	18	10	42	26	15	291	189	101
\$700 to \$799	204	134	70	19	7	13	27	21	6	158	107	51
\$800 or more	388	241	146	—	—	—	34	28	6	354	213	140
Median	\$232	\$214	\$434	\$172	\$145	...	\$219	\$198	...	\$242	\$225	\$463
Mean	\$288	\$263	\$519	\$224	\$204	...	\$267	\$248	...	\$303	\$276	\$557
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	12 382	11 173	1 209	1 631	1 466	165	1 655	1 492	163	9 097	8 216	881
Current or ahead of schedule	11 611	10 514	1 097	1 479	1 330	149	1 571	1 418	154	8 560	7 766	794
Delinquent (30 days or more)	522	441	81	109	97	12	69	59	9	344	285	59
1 to 3 payments	421	361	60	88	85	3	69	59	9	265	217	48
4 or more payments	101	80	20	21	12	9	—	—	—	79	68	11
Foreclosure in process	27	18	9	9	3	6	—	—	—	17	15	2
Foreclosure not in process	71	59	12	12	9	3	—	—	—	59	50	9
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	250	218	32	42	38	4	15	15	—	192	164	28
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980.....	10 995	9 919	1 076	1 400	1 250	149	1 450	1 313	136	8 145	7 355	791
Less than \$60.....	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79.....	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99.....	7	7	—	—	—	—	4	4	—	3	3	—
\$100 to \$149.....	112	112	—	31	31	—	24	24	—	57	57	—
\$150 to \$199.....	372	369	3	98	98	—	54	54	—	220	218	3
\$200 to \$249.....	850	839	12	206	204	3	163	157	6	481	478	3
\$250 to \$299.....	1 090	1 078	12	206	206	—	182	182	—	701	689	12
\$300 to \$349.....	1 158	1 118	40	159	157	3	178	169	10	820	793	27
\$350 to \$399.....	1 184	1 123	62	146	140	6	129	126	3	910	856	53
\$400 to \$449.....	941	871	70	113	92	21	124	100	24	704	678	25

\$450 to \$499.....	936	839	97	105	78	27	110	101	9	721	660	61
\$500 to \$599.....	1 454	1 275	179	152	112	40	174	150	24	1 129	1 014	115
\$600 to \$699.....	958	822	137	92	72	19	114	94	21	752	656	97
\$700 to \$799.....	583	458	125	26	18	9	85	60	26	471	381	90
\$800 or more.....	949	641	308	19	3	16	70	55	15	860	583	277
Not reported.....	401	369	32	46	40	6	38	38	—	317	290	27
Median.....	\$428	\$408	\$635	\$342	\$321	...	\$389	\$369	...	\$451	\$432	\$685
Acquired 1980 and 1981 (part).....	1 391	1 258	133	231	215	16	205	179	26	954	864	90

Real Estate Tax

Acquired before 1980.....	10 995	9 919	1 076	1 400	1 250	149	1 450	1 313	136	8 145	7 355	791
Less than \$100.....	362	328	34	53	47	6	39	36	3	269	244	25
\$100 to \$199.....	609	536	73	115	106	9	108	92	15	386	337	49
\$200 to \$299.....	748	669	78	177	155	22	147	130	18	424	385	39
\$300 to \$399.....	958	843	114	217	182	35	156	135	21	585	527	58
\$400 to \$499.....	937	834	103	140	126	14	199	175	23	598	533	65
\$500 to \$599.....	868	765	102	143	128	16	148	128	19	576	510	67
\$600 to \$699.....	852	752	100	97	78	19	112	100	12	643	575	69
\$700 to \$799.....	673	604	69	65	56	9	96	93	3	512	455	57
\$800 to \$899.....	618	548	70	73	67	6	68	61	6	478	420	58
\$900 to \$999.....	531	454	77	50	44	6	83	77	6	398	333	65
\$1,000 to \$1,499.....	1 807	1 655	152	157	151	6	171	165	6	1 479	1 339	140
\$1,500 or more.....	1 841	1 744	97	104	101	3	120	117	3	1 617	1 525	91
Not reported.....	192	186	6	10	10	—	3	3	—	179	173	6
Median.....	\$710	\$723	\$630	\$495	\$503	...	\$550	\$568	...	\$798	\$806	\$734
Acquired 1980 and 1981 (part).....	1 391	1 258	133	231	215	16	205	179	26	954	864	90

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal.....	12 382	11 173	1 209	1 631	1 466	165	1 655	1 492	163	9 097	8 216	881
Less than 5 percent.....	2 291	2 097	194	411	377	34	367	328	39	1 513	1 392	121
5 to 9 percent.....	3 442	3 093	348	392	323	69	395	366	29	2 655	2 404	251
10 to 14 percent.....	2 490	2 200	290	280	251	29	304	263	42	1 906	1 687	220
15 to 19 percent.....	1 393	1 241	152	172	154	19	186	165	21	1 035	922	113
20 to 24 percent.....	796	698	98	103	98	6	130	112	18	562	488	74
25 to 29 percent.....	333	314	19	57	54	3	76	76	—	200	185	16
30 to 34 percent.....	205	195	10	15	12	3	33	33	—	157	150	7
35 to 39 percent.....	135	123	12	12	12	—	18	18	—	105	93	12
40 to 49 percent.....	160	142	18	37	37	—	33	30	3	90	75	14
50 percent or more.....	146	137	9	26	26	—	7	7	—	112	103	9
Not reported or not computed.....	992	933	58	126	123	3	104	92	12	762	718	44
Median.....	10	10	11	9	10	...	10	10	...	10	10	11
No regular payments required.....	3	3	—	—	—	—	—	—	—	3	3	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980.....	10 995	9 919	1 076	1 400	1 250	149	1 450	1 313	136	8 145	7 355	791
Less than \$10.....	4 777	4 104	672	724	628	96	670	567	104	3 383	2 910	473
\$10 to \$14.....	2 252	2 042	210	240	207	33	351	327	24	1 662	1 509	153
\$15 to \$19.....	1 176	1 078	98	106	98	8	136	130	6	934	850	84
\$20 to \$24.....	876	829	47	91	88	3	77	74	3	707	666	41
\$25 to \$29.....	536	533	3	63	60	3	72	72	—	400	400	—
\$30 to \$39.....	412	401	12	52	52	—	58	58	—	302	291	12
\$40 to \$49.....	121	118	3	20	20	—	6	6	—	95	92	3
\$50 to \$59.....	68	68	—	11	11	—	8	8	—	48	48	—
\$60 or more.....	92	92	—	9	9	—	17	17	—	66	66	—
Not reported or not computed.....	686	654	32	83	77	6	55	55	—	548	522	26
Median.....	\$11	\$11	10—	10—	10—	...	\$10	\$11	...	\$11	\$12	10—
Acquired 1980 and 1981 (part).....	1 391	1 258	133	231	215	16	205	179	26	954	864	90

Real Estate Tax as Percent of Income

Acquired before 1980.....	10 995	9 919	1 076	1 400	1 250	149	1 450	1 313	136	8 145	7 355	791
Less than 1.0 percent.....	1 177	1 037	139	181	161	20	191	166	25	805	710	95
1.0 to 1.9 percent.....	2 492	2 176	316	415	349	66	427	377	50	1 650	1 450	200
2.0 to 2.9 percent.....	2 155	1 922	232	239	218	21	308	279	29	1 607	1 425	182
3.0 to 3.9 percent.....	1 379	1 204	176	145	118	27	149	143	6	1 086	943	142
4.0 to 4.9 percent.....	853	798	56	83	80	3	90	84	6	680	634	47
5.0 to 7.4 percent.....	1 038	972	67	111	108	3	98	86	12	829	777	51
7.5 to 9.9 percent.....	397	380	17	51	48	3	35	35	—	311	297	14
10.0 percent or more.....	424	409	15	48	48	—	45	45	—	330	315	15
Not reported or not computed.....	1 079	1 021	59	126	120	6	107	98	9	847	803	44
Median.....	2.6	2.6	2.2	2.2	2.3	...	2.2	2.2	...	2.7	2.8	2.4
Acquired 1980 and 1981 (part).....	1 391	1 258	133	231	215	16	205	179	26	954	864	90

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	10 995	9 919	1 076
Less than 5 percent	62	62	—
5 to 9 percent	1 049	1 031	17
10 to 14 percent	2 097	2 003	94
15 to 19 percent	2 139	1 986	153
20 to 24 percent	1 660	1 492	168
25 to 29 percent	1 028	836	191
30 to 34 percent	581	456	125
35 to 39 percent	371	307	64
40 to 49 percent	397	323	75
50 percent or more	494	373	121
Not reported or not computed	1 116	1 049	67
Median	19	18	27
Acquired 1980 and 1981 (part)	1 391	1 258	133

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	12 385	11 176	1 209
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	5 670	5 108	563
Less than 10,000 and rural	6 715	6 069	646
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	12 311	11 102	1 209
Placed one new mortgage	10 462	9 621	841
Placed two or more new mortgages	205	89	116
Assumed mortgage(s) already on property	1 344	1 210	134
Assumed mortgage already on property and placed new mortgage	141	50	91
All cash	116	93	23
Borrowed other than with mortgage	44	41	3
Inheritance or gift	62	62	—
Other	9	9	—
Not reported	3	3	—

Source of Downpayment

Purchased 1975 to 1981 (part)	6 770	6 046	724
Sale of previous home	2 459	2 193	267
Sale of other real property or other investment	195	181	14
Savings	2 587	2 333	255
Borrowing other than mortgage on this property	267	217	49
Gift	134	106	28
Land on which structure was built	42	33	9
Other	93	72	21
No downpayment required	505	462	43
Not reported	489	449	40
Other properties	5 615	5 130	485

Land and Building Acquisition

During same 12-month period	11 630	10 515	1 115
Acquired land previously	585	527	57
Land not owned by building owner	89	64	25
Not reported	82	70	12

Year Property Acquired

1979 to 1981 (part)	2 827	2 593	234
1977 and 1978	2 453	2 153	300
1975 and 1976	1 517	1 327	190
1970 to 1974	2 367	2 111	256
1965 to 1969	1 553	1 414	139
1960 to 1964	1 133	1 058	75
1959 or earlier	536	521	15

Year Structure Built

1979 to March 1980	801	745	56
1977 and 1978	980	862	119
1975 and 1976	763	661	102
1970 to 1974	1 810	1 620	190
1960 to 1969	3 145	2 825	320
1950 to 1959	2 251	2 066	185
1940 to 1949	881	786	95
1939 or earlier	1 409	1 299	110
Not reported	345	312	33

Rooms

4 or less rooms	367	340	27
5 rooms	2 041	1 874	167
6 rooms	2 673	2 438	235
7 rooms	2 361	2 071	290
8 or more rooms	2 744	2 429	315
Not reported	2 200	2 024	176
Median	6.5	6.5	6.8

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
10 995	9 919	1 076	1 400	1 250	149	1 450	1 313	136	8 145	7 355	791
62	62	—	12	12	—	6	6	—	44	44	—
1 049	1 031	17	164	158	6	176	173	3	709	700	9
2 097	2 003	94	261	249	12	270	255	15	1 566	1 498	68
2 139	1 986	153	239	218	21	259	249	10	1 641	1 519	122
1 660	1 492	168	214	189	25	216	204	12	1 230	1 099	131
1 028	836	191	111	92	19	142	104	38	774	640	134
581	456	125	104	79	24	107	83	23	371	294	77
371	307	64	26	23	3	48	42	6	298	243	55
397	323	75	66	53	12	45	30	15	287	239	48
494	373	121	66	48	18	55	49	6	374	277	97
1 116	1 049	67	137	129	9	127	119	9	851	802	49
19	18	27	19	18	...	19	18	...	19	18	27
1 391	1 258	133	231	215	16	205	179	26	954	864	90
12 385	11 176	1 209	1 631	1 466	165	1 655	1 492	163	9 100	8 219	881
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
5 670	5 108	563	1 015	922	92	920	824	96	3 735	3 361	374
6 715	6 069	646	616	543	73	735	668	67	5 365	4 857	507
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
12 311	11 102	1 209	1 628	1 463	165	1 655	1 492	163	9 029	8 148	881
10 462	9 621	841	1 292	1 168	124	1 287	1 193	94	7 883	7 260	624
205	89	116	9	6	4	3	—	3	192	83	110
1 344	1 210	134	308	280	28	323	283	40	713	646	67
141	50	91	15	6	9	36	10	27	89	34	55
116	93	23	—	—	—	3	3	—	113	89	23
44	41	3	3	3	—	3	3	—	38	35	3
62	62	—	3	3	—	—	—	—	59	59	—
9	9	—	—	—	—	—	—	—	9	9	—
3	3	—	—	—	—	—	—	—	3	3	—
6 770	6 046	724	755	669	86	909	816	92	5 107	4 561	546
2 459	2 193	267	142	129	12	169	141	28	2 149	1 922	227
195	181	14	29	27	2	15	12	3	150	142	8
2 587	2 333	255	435	379	56	297	270	27	1 855	1 683	172
267	217	49	33	33	—	30	24	6	204	160	43
134	106	28	28	28	—	3	—	3	103	79	25
42	33	9	—	—	—	6	3	3	36	30	6
93	72	21	3	—	3	30	22	8	60	51	10
505	462	43	24	24	—	300	285	14	181	152	28
489	449	40	61	49	12	59	59	—	369	341	27
5 615	5 130	485	876	797	79	746	676	71	3 993	3 658	335
11 630	10 515	1 115	1 595	1 436	159	1 585	1 441	143	8 450	7 638	812
585	527	57	17	17	—	24	21	3	543	489	54
89	64	25	12	6	6	35	21	14	42	36	5
82	70	12	6	6	—	12	9	3	65	56	9
2 827	2 593	234	429	405	25	417	372	45	1 980	1 817	164
2 453	2 153	300	193	160	33	293	266	28	1 967	1 727	240
1 517	1 327	190	133	105	28	199	179	20	1 186	1 044	142
2 367	2 111	256	305	262	43	239	218	22	1 823	1 632	191
1 553	1 414	139	274	253	21	146	119	27	1 133	1 042	92
1 133	1 058	75	209	196	13	196	174	22	728	688	40
536	521	15	89	86	3	165	165	—	282	270	12
801	745	56	169	157	12	81	72	9	552	517	35
980	862	119	65	60	6	96	87	9	819	715	104
763	661	102	30	23	7	98	85	12	635	553	82
1 810	1 620	190	200	179	22	202	184	17	1 408	1 257	151
3 145	2 825	320	487	442	45	434	375	59	2 224	2 008	217
2 251	2 066	185	402	363	39	425	401	23	1 424	1 302	122
881	786	95	109	93	16	131	122	9	641	572	69
1 409	1 299	110	109	101	9	146	131	15	1 154	1 067	87
345	312	33	59	50	9	43	34	9	242	228	14
367	340	27	47	47	—	35	29	6	285	265	20
2 041	1 874	167	380	358	22	328	304	24	1 333	1 212	121
2 673	2 438	235	455	403	52	438	396	42	1 780	1 639	140
2 361	2 071	290	307	271	37	306	251	55	1 747	1 549	198
2 744	2 429	315	175	160	16	262	248	14	2 307	2 022	285
2 200	2 024	176	266	228	39	285	264	21	1 648	1 532	116
6.5	6.5	6.8	6.1	6.0	...	6.2	6.2	...	6.7	6.6	7.0

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part)	5 258	4 724	534	622	564	58	710	638	72	3 926	3 522	404
Less than \$5,000	12	12	—	—	—	—	—	—	—	12	12	—
\$5,000 to \$9,999	36	36	—	—	—	—	—	—	—	36	36	—
\$10,000 to \$14,999	51	41	10	6	3	3	9	9	—	36	29	7
\$15,000 to \$19,999	130	121	9	24	17	6	18	18	—	88	85	3
\$20,000 to \$24,999	176	160	16	21	18	3	23	23	—	133	119	13
\$25,000 to \$29,999	338	299	39	60	54	6	72	66	6	207	180	27
\$30,000 to \$34,999	279	254	25	30	30	—	50	39	11	199	185	14
\$35,000 to \$39,999	445	418	27	73	67	6	79	79	—	293	272	21
\$40,000 to \$49,999	917	838	80	142	131	11	147	135	12	628	572	56
\$50,000 to \$59,999	874	785	89	140	134	6	115	97	18	619	554	65
\$60,000 to \$79,999	1 012	908	104	99	86	13	112	96	15	801	725	76
\$80,000 to \$99,999	460	412	48	18	18	—	53	47	6	389	347	42
\$100,000 to \$149,999	310	267	44	6	3	3	24	21	3	280	243	37
\$150,000 or more	119	85	34	—	—	—	—	—	—	119	85	34
Not reported	98	89	9	3	3	—	9	9	—	86	77	9
Median	\$52200	\$51800	\$56400	\$46800	\$47000	...	\$46800	\$46000	...	\$54700	\$54200	\$58800
Other properties	7 128	6 453	675	1 009	902	107	945	854	91	5 174	4 697	477

Value

Less than \$5,000	9	9	—	—	—	—	3	3	—	6	6	—
\$5,000 to \$9,999	19	19	—	—	—	—	—	—	—	19	19	—
\$10,000 to \$14,999	74	71	3	3	3	—	7	7	—	64	61	3
\$15,000 to \$19,999	85	74	11	12	6	6	8	8	—	66	60	6
\$20,000 to \$24,999	168	159	9	31	28	3	26	26	—	112	106	6
\$25,000 to \$29,999	270	252	18	50	46	3	53	50	3	167	155	12
\$30,000 to \$34,999	469	431	38	95	86	9	101	93	8	273	252	21
\$35,000 to \$39,999	679	639	40	142	140	2	156	145	11	381	355	26
\$40,000 to \$49,999	1 622	1 496	126	363	331	32	263	248	15	995	916	79
\$50,000 to \$59,999	1 553	1 425	129	261	246	15	272	245	27	1 020	933	86
\$60,000 to \$79,999	2 905	2 635	270	403	346	57	383	343	39	2 120	1 945	174
\$80,000 to \$99,999	1 734	1 549	185	142	120	22	196	163	34	1 396	1 267	129
\$100,000 to \$149,999	1 484	1 278	205	41	31	9	116	93	22	1 327	1 154	174
\$150,000 or more	813	656	158	21	18	3	21	18	3	771	619	151
Not reported	500	483	17	68	65	3	49	49	—	383	369	14
Median	\$66800	\$65900	\$76400	\$53300	\$52500	...	\$56800	\$55800	...	\$71800	\$70900	\$83200
Mean	\$75300	\$73500	\$91400	\$56000	\$55200	...	\$60800	\$59200	...	\$81400	\$79400	\$99800

Purchase Price as Percent of Value

Acquired by purchase	12 311	11 102	1 209	1 628	1 463	165	1 655	1 492	163	9 029	8 148	881
Purchased 1977 to 1981 (part)	5 258	4 724	534	622	564	58	710	638	72	3 926	3 522	404
Less than 80 percent	2 569	2 228	341	247	208	39	287	245	43	2 035	1 776	259
80 to 89 percent	1 283	1 198	85	195	189	6	211	199	12	877	811	67
90 to 94 percent	541	494	47	72	69	3	94	91	3	374	334	40
95 to 99 percent	329	303	27	45	42	3	51	40	12	233	221	12
100 percent or more	333	313	20	39	36	3	48	45	3	246	231	14
Not reported	202	188	14	24	21	3	18	18	—	160	149	11
Median	80—	80	80—	83	83	...	83	83	...	80—	80—	80—
Purchased 1970 to 1976	3 865	3 420	446	434	364	71	438	396	42	2 993	2 660	333
Less than 60 percent	2 459	2 135	323	303	239	64	243	216	28	1 912	1 680	232
60 to 79 percent	980	880	100	96	89	7	136	122	14	749	669	79
80 to 89 percent	137	131	6	3	3	—	29	29	—	105	99	6
90 to 99 percent	33	30	2	—	—	—	3	3	—	30	27	2
100 percent or more	27	27	—	—	—	—	3	3	—	24	24	—
Not reported	230	216	14	32	32	—	24	24	—	174	159	14
Median	60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—
Purchased 1969 or earlier	3 188	2 959	229	571	535	37	507	458	49	2 110	1 966	144
Less than 40 percent	2 135	1 965	170	376	353	24	366	329	37	1 392	1 283	109
40 to 59 percent	610	572	39	137	127	10	94	82	12	379	362	17
60 to 79 percent	80	80	—	14	14	—	6	6	—	60	60	—
80 to 99 percent	20	14	6	3	3	—	3	3	—	14	9	6
100 percent or more	23	20	3	—	—	—	9	9	—	15	12	3
Not reported	321	309	12	41	38	3	30	30	—	249	241	8
Median	40—	40—	40—	40—	40—	...	40—	40—	...	40—	40—	...
Not acquired by purchase	74	74	—	3	3	—	—	—	—	71	71	—

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	5 258	4 724	534	622	564	58	710	638	72	3 926	3 522	404
Less than 1.0	410	379	32	44	32	11	57	57	—	310	289	20
1.0 to 1.4	1 098	968	130	124	115	9	148	130	18	827	723	104
1.5 to 1.9	1 095	997	97	125	116	10	169	144	25	800	738	63
2.0 to 2.4	875	797	78	103	94	9	123	117	6	648	585	63
2.5 to 2.9	536	482	54	74	62	12	77	74	3	385	346	39
3.0 to 3.4	303	262	41	36	33	3	32	24	8	234	205	30
3.5 to 3.9	168	151	17	15	12	3	24	24	—	128	114	14
4.0 or more	331	283	48	51	51	—	44	35	9	236	197	39
Not reported or not computed	442	406	35	49	49	—	35	32	3	357	324	33
Median	1.9	1.9	1.9	2.0	2.0	...	1.9	1.9	...	1.9	1.9	2.0
Other properties	7 128	6 453	675	1 009	902	107	945	854	91	5 174	4 697	477

OWNER CHARACTERISTICS

Ownership Status

1 owner	3 354	3 056	298	572	510	62	447	403	44	2 335	2 142	193
2 owners	8 805	7 937	868	1 026	929	97	1 172	1 056	116	6 608	5 952	656
3 or more owners	173	140	33	33	27	6	33	30	4	106	83	23
Not reported	54	44	9	—	—	—	3	3	—	51	41	9

Table 2m. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of Less Than 50,000 and Rural**OWNER CHARACTERISTICS—Con.****Age of Owner**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 25 years	266	245	21	54	51	3	27	27	—	185	167	18
25 to 34 years	3 344	2 979	365	467	415	52	484	430	53	2 393	2 133	260
35 to 44 years	3 670	3 281	389	424	380	45	425	389	36	2 821	2 513	308
45 to 54 years	2 814	2 549	265	363	323	40	416	369	47	2 035	1 857	178
55 to 64 years	1 549	1 418	131	210	188	22	239	218	21	1 099	1 011	88
65 years or over	516	506	9	86	83	3	45	42	3	385	382	4
Not reported	227	198	29	26	26	—	20	17	3	181	155	26
Median	42	42	40	42	42	...	42	42	...	42	42	40

Race of Owner

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
White	11 461	10 359	1 102	1 410	1 266	144	1 497	1 350	147	8 554	7 743	810
Black	531	475	56	154	140	15	119	110	9	258	226	32
Asian and Pacific Islander	163	138	25	31	25	6	11	7	4	122	107	15
American Indian, Eskimo, and Aleut	31	28	3	6	6	—	6	6	—	20	16	3
Not reported	199	176	23	30	30	—	23	20	3	147	126	21

Sex of Owner

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Male	2 396	2 175	221	356	315	41	360	332	29	1 680	1 528	151
Female	1 197	1 086	111	240	219	21	116	98	18	842	769	73
Male and female co-owners	8 677	7 819	859	1 012	909	103	1 170	1 057	113	6 495	5 853	642
Not reported	115	97	18	23	23	—	9	6	3	83	68	15

Spanish Origin

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Spanish	442	389	53	103	94	9	76	73	3	263	222	41
Not Spanish	11 397	10 300	1 097	1 454	1 301	153	1 515	1 364	151	8 428	7 635	793
Not reported	547	488	59	74	71	3	64	55	9	409	361	47

Veteran Status

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Veteran	5 824	5 275	550	580	497	83	1 367	1 259	108	3 877	3 519	358
Vietnam conflict	2 021	1 815	206	174	140	33	625	581	43	1 223	1 094	129
Korean conflict	1 138	1 004	134	139	123	16	229	203	26	771	679	92
Korean conflict and World War II	162	142	20	28	17	11	50	41	9	83	83	—
World War II	1 389	1 297	91	128	114	14	258	243	15	1 002	940	62
World War I	3	3	—	—	—	—	—	—	—	3	3	—
Other	1 038	951	87	101	92	9	197	188	9	740	671	69
Not reported	74	62	12	10	10	—	9	3	6	56	50	6
Nonveteran	6 287	5 651	636	1 023	941	82	265	213	52	5 000	4 497	503
Not reported	274	251	23	28	28	—	23	20	3	223	203	20

Persons in Household

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1 person	669	623	46	120	114	6	89	80	9	461	429	32
2 persons	2 857	2 624	233	374	352	21	365	321	44	2 118	1 951	167
3 persons	2 682	2 439	243	337	299	38	366	336	31	1 979	1 805	173
4 persons	3 407	3 067	340	456	423	33	449	406	42	2 502	2 238	264
5 persons	1 660	1 447	212	196	155	41	218	200	17	1 246	1 092	153
6 or more persons	883	774	109	123	98	25	145	129	16	615	547	68
Not reported	227	201	26	25	25	—	23	20	3	179	156	23
Median	3.5	3.4	3.7	3.4	3.4	...	3.5	3.5	...	3.5	3.4	3.7

Income

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	203	192	12	38	38	—	27	25	3	138	129	9
\$5,000 to \$7,499	216	204	13	48	42	6	14	14	—	154	147	7
\$7,500 to \$9,999	211	199	12	35	35	—	11	11	—	165	153	12
\$10,000 to \$12,499	524	472	52	128	116	13	89	86	2	307	270	37
\$12,500 to \$14,999	409	375	34	77	72	6	76	66	9	256	237	19
\$15,000 to \$19,999	1 232	1 094	138	200	176	24	211	188	23	820	729	91
\$20,000 to \$24,999	1 722	1 576	146	269	250	19	284	260	24	1 170	1 067	103
\$25,000 to \$29,999	1 702	1 538	164	218	187	31	277	253	24	1 207	1 098	109
\$30,000 to \$34,999	1 511	1 350	161	188	168	20	178	147	31	1 145	1 034	111
\$35,000 to \$49,999	2 310	2 079	231	243	217	27	313	285	28	1 754	1 577	176
\$50,000 or more	1 390	1 197	193	69	51	18	82	72	9	1 240	1 074	166
Not reported	954	902	53	118	115	3	93	84	9	744	703	41
Median	\$28500	\$28300	\$30200	\$24300	\$23900	...	\$26200	\$26100	...	\$29800	\$29700	\$31500
Mean	\$31300	\$31100	\$33200	\$25200	\$24900	...	\$27500	\$27500	...	\$33100	\$32900	\$35200

Table 4m. Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

Total mortgage debt on 1-housing unit properties
Average total mortgage debt

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000	61	—	—	61
\$5,000 to \$9,999	2 099	323	234	1 542
\$10,000 to \$14,999	10 450	2 491	1 703	6 256
\$15,000 to \$19,999	19 658	3 642	2 650	13 366
\$20,000 to \$24,999	25 003	2 966	2 694	19 343
\$25,000 to \$29,999	30 364	3 925	4 984	21 455
\$30,000 to \$34,999	33 240	4 252	3 413	25 576
\$35,000 to \$39,999	36 778	3 805	5 409	27 565
\$40,000 to \$49,999	60 945	7 079	8 710	45 156
\$50,000 to \$59,999	48 647	6 525	6 979	35 142
\$60,000 to \$79,999	51 187	4 202	7 312	39 672
\$80,000 to \$99,999	18 983	260	2 429	16 294
\$100,000 to \$149,999	17 058	220	939	15 900
\$150,000 or more	7 778	—	—	7 778

Total Mortgage Outstanding Debt

Less than \$5,000	2 935	265	497	2 173
\$5,000 to \$9,999	10 776	2 785	1 431	6 560
\$10,000 to \$14,999	14 590	2 345	1 509	10 736
\$15,000 to \$19,999	22 406	3 018	2 662	16 726
\$20,000 to \$24,999	25 626	2 368	3 060	20 199
\$25,000 to \$29,999	32 238	4 300	4 375	23 562
\$30,000 to \$34,999	32 327	3 592	3 391	25 344
\$35,000 to \$39,999	36 079	3 235	6 228	26 616
\$40,000 to \$49,999	53 844	6 402	7 800	39 642
\$50,000 to \$59,999	47 777	7 021	6 501	34 255
\$60,000 to \$79,999	43 775	3 879	6 882	33 014
\$80,000 to \$99,999	18 112	479	2 474	15 158
\$100,000 to \$149,999	16 076	—	646	15 430
\$150,000 or more	5 692	—	—	5 692

Total Outstanding Debt as Percent of Value

Less than 20 percent	23 456	3 058	2 108	18 290
20 to 29 percent	32 222	2 427	2 196	27 600
30 to 39 percent	42 532	2 910	2 803	36 818
40 to 49 percent	57 221	3 601	4 160	49 460
50 to 59 percent	59 039	4 483	6 109	48 447
60 to 69 percent	50 623	5 615	6 755	38 254
70 to 79 percent	48 483	8 438	9 813	30 233
80 to 89 percent	26 149	5 414	8 872	11 864
90 to 99 percent	8 524	1 765	2 600	4 158
100 percent or more	3 383	577	1 027	1 779
Not reported	10 620	1 402	1 012	8 206

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	362 027	39 689	47 456	274 882
Less than \$60	1 691	421	293	977
\$60 to \$79	3 937	1 343	853	1 741
\$80 to \$99	5 976	2 111	966	2 898
\$100 to \$149	21 260	3 454	2 793	15 013
\$150 to \$199	27 366	2 637	3 638	21 092
\$200 to \$249	34 336	4 061	4 410	25 866
\$250 to \$299	35 223	3 734	4 755	26 734
\$300 to \$399	67 120	7 910	9 147	50 063
\$400 to \$499	51 232	7 169	6 700	37 362
\$500 to \$599	36 767	4 141	6 208	26 418
\$600 to \$699	21 886	1 413	2 605	17 868
\$700 to \$799	14 641	1 295	2 020	11 327
\$800 or more	40 591	—	3 068	37 523

No regular payments required 225 — — 225

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal	362 027	39 689	47 456	274 882
Less than 5 percent	21 242	3 567	2 602	15 073
5 to 9 percent	69 094	5 439	7 588	56 068
10 to 14 percent	83 752	8 498	8 959	66 295
15 to 19 percent	60 136	7 184	8 332	44 621
20 to 24 percent	41 245	5 190	6 944	29 110
25 to 29 percent	20 795	2 697	5 425	12 672
30 to 34 percent	12 003	957	1 848	9 199
35 to 39 percent	8 827	364	1 419	7 044
40 to 49 percent	9 951	1 995	1 970	5 986
50 percent or more	8 675	1 060	68	7 547
Not reported or not computed	26 306	2 738	2 301	21 268

No regular payments required 225 — — 225

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	293 165	28 710	36 686	227 769
Less than 5 percent	884	138	20	725
5 to 9 percent	12 939	1 840	1 856	9 243
10 to 14 percent	40 970	3 412	5 002	32 556
15 to 19 percent	57 257	5 091	6 002	46 164
20 to 24 percent	53 243	5 395	6 787	41 061
25 to 29 percent	37 595	3 235	5 241	29 119
30 to 34 percent	20 140	2 965	3 878	13 297
35 to 39 percent	13 320	380	1 717	11 223
40 to 49 percent	13 397	1 879	1 861	9 657
50 percent or more	16 271	1 634	1 538	13 099
Not reported or not computed	27 148	2 742	2 781	21 625

Acquired 1980 and 1981 (part) 69 087 10 978 10 770 47 339

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980	43 601	8 361	4 590	30 650
1977 and 1978	43 929	2 864	4 815	36 251
1975 and 1976	29 617	1 168	4 008	24 442
1970 to 1974	60 005	5 792	7 709	46 504
1960 to 1969	77 618	9 406	12 391	55 821
1950 to 1959	51 222	7 293	6 962	36 967
1940 to 1949	20 311	1 867	2 962	15 482
1939 or earlier	28 475	1 785	3 021	23 669
Not reported	7 474	1 153	998	5 322

Value

Less than \$5,000	106	—	8	98
\$5,000 to \$9,999	69	—	—	69
\$10,000 to \$14,999	427	18	106	303
\$15,000 to \$19,999	568	117	97	354
\$20,000 to \$24,999	1 831	292	312	1 228
\$25,000 to \$29,999	3 038	592	643	1 803
\$30,000 to \$34,999	6 717	1 377	1 817	3 522
\$35,000 to \$39,999	10 571	1 827	2 783	5 961
\$40,000 to \$49,999	32 532	7 621	5 540	19 371
\$50,000 to \$59,999	36 777	5 510	7 602	23 665
\$60,000 to \$79,999	83 736	13 355	12 645	57 736
\$80,000 to \$99,999	61 581	5 413	8 374	47 793
\$100,000 to \$149,999	63 000	1 609	5 542	55 849
\$150,000 or more	50 680	556	975	49 149
Not reported	10 620	1 402	1 012	8 206

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years	10 158	2 065	925	7 168
25 to 34 years	123 839	17 401	18 853	87 585
35 to 44 years	121 811	10 438	13 926	97 448
45 to 54 years	65 048	5 979	9 224	49 845
55 to 64 years	29 135	2 442	3 671	23 023
65 years or over	6 430	810	464	5 156
Not reported	5 829	555	392	4 882

Race of Owner

White	334 025	34 177	42 347	257 501
Black	14 535	3 829	4 012	6 695
Asian and Pacific Islander	7 706	852	474	6 380
American Indian, Eskimo, and Aleut	944	43	131	770
Not reported	5 042	788	492	3 762

Sex of Owner

Male	71 084	9 606	10 281	51 198
Female	24 019	4 254	1 880	17 885
Male and female co-owners	263 614	25 268	34 950	203 395
Not reported	3 535	561	345	2 629

Spanish Origin

Spanish	14 242	2 728	2 068	9 445
Not Spanish	335 176	35 698	44 246	255 232
Not reported	12 835	1 263	1 142	10 430

Veteran Status

Veteran	162 870	11 479	39 283	112 109
Vietnam conflict	72 834	5 403	23 753	43 677
Korean conflict	26 087	2 069	3 986	20 032
Korean conflict and World War II	3 919	504	937	2 478
World War II	26 480	1 209	3 748	21 522
World War I	2	—	—	2
Other	31 488	2 094	6 467	22 928
Not reported	2 061	199	392	1 469
Nonveteran	193 045	27 576	7 817	157 652
Not reported	6 337	634	356	5 347

Table 4m. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

OWNER CHARACTERISTICS—Con.

Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	3 637	626	473	2 539
\$5,000 to \$7,499.....	3 535	605	242	2 689
\$7,500 to \$9,999.....	3 523	514	205	2 805
\$10,000 to \$12,499.....	10 892	3 104	1 658	6 130
\$12,500 to \$14,999.....	9 253	1 609	1 785	5 859
\$15,000 to \$19,999.....	28 160	4 595	5 248	18 317
\$20,000 to \$24,999.....	44 871	6 395	8 014	30 461

Inside SMSA's, Places of Less Than 50,000 and Rural

OWNER CHARACTERISTICS—Con.

Income—Con.

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
\$25,000 to \$29,999.....	46 539	6 117	8 289	32 134
\$30,000 to \$34,999.....	44 964	4 977	5 875	34 113
\$35,000 to \$49,999.....	77 936	6 911	10 300	60 725
\$50,000 or more.....	64 224	1 752	3 465	59 007
Not reported.....	24 718	2 484	1 905	20 329

Table 1n. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

1-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	2 315	995	1 320
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	2 315	995	1 320
10,000 or more	2 315	995	1 320
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Manner of Acquisition

By purchase	2 159	853	1 307
Placed one new mortgage	1 459	410	1 049
Placed two or more new mortgages	16	8	8
Assumed mortgage(s) already on property	263	48	215
Assumed mortgage already on property and placed new mortgage	26	5	21
All cash	315	307	8
Borrowed other than with mortgage	79	74	6
Inheritance or gift	124	111	14
Other	11	11	—
Not reported	21	21	—

Source of Downpayment

Purchased 1975 to 1981 (part)	907	146	761
Sale of previous home	318	73	244
Sale of other real property or other investment	35	12	23
Savings	315	36	279
Borrowing other than mortgage on this property	41	—	41
Gift	15	3	12
Land on which structure was built	5	—	5
Other	20	3	17
No downpayment required	89	5	83
Not reported	69	14	55
Other properties	1 408	849	560

Land and Building Acquisition

During same 12-month period	2 101	871	1 230
Acquired land previously	151	100	52
Land not owned by building owner	16	3	13
Not reported	47	22	26

Year Property Acquired

1979 to 1981 (part)	420	83	337
1977 and 1978	310	39	271
1975 and 1976	203	46	158
1970 to 1974	408	142	266
1965 to 1969	233	92	141
1960 to 1964	210	109	101
1959 or earlier	531	485	46

Year Structure Built

1979 to March 1980	74	19	56
1977 and 1978	107	—	107
1975 and 1976	122	17	105
1970 to 1974	240	47	193
1960 to 1969	348	101	247
1950 to 1959	413	201	212
1940 to 1949	235	157	78
1939 or earlier	687	403	284
Not reported	90	51	39

Rooms

4 or less rooms	163	102	61
5 rooms	493	257	236
6 rooms	541	219	323
7 rooms	352	128	224
8 or more rooms	360	98	263
Not reported	406	191	215
Median	6.1	5.7	6.3

Outside SMSA's, Places of 10,000 or More

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	712	109	603
Less than \$5,000	5	5	—
\$5,000 to \$9,999	30	9	22
\$10,000 to \$14,999	11	3	8
\$15,000 to \$19,999	30	5	25
\$20,000 to \$24,999	16	—	16
\$25,000 to \$29,999	79	6	73
\$30,000 to \$34,999	47	5	42
\$35,000 to \$39,999	62	9	53
\$40,000 to \$49,999	181	27	154
\$50,000 to \$59,999	127	18	109

\$60,000 to \$79,999	74	17	57
\$80,000 to \$99,999	19	—	19
\$100,000 to \$149,999	12	3	9
\$150,000 or more	6	—	6
Not reported	13	2	11
Median	\$43800	...	\$43700

Other properties

1 603	886	717
-------	-----	-----

Value

Less than \$5,000	17	17	—
\$5,000 to \$9,999	27	19	8
\$10,000 to \$14,999	66	45	21
\$15,000 to \$19,999	69	37	32
\$20,000 to \$24,999	91	58	33
\$25,000 to \$29,999	136	86	50
\$30,000 to \$34,999	195	93	102
\$35,000 to \$39,999	199	82	117
\$40,000 to \$49,999	386	124	263
\$50,000 to \$59,999	345	120	225
\$60,000 to \$79,999	400	139	261
\$80,000 to \$99,999	176	59	117
\$100,000 to \$149,999	70	26	44
\$150,000 or more	41	26	15
Not reported	97	65	32
Median	\$48000	\$42300	\$50800
Mean	\$51000	\$46800	\$54100

Purchase Price as Percent of Value

Acquired by purchase	2 159	853	1 307
Purchased 1977 to 1981 (part)	712	109	603
Less than 80 percent	304	45	258
80 to 89 percent	199	20	179
90 to 94 percent	79	15	65
95 to 99 percent	40	9	31
100 percent or more	69	18	51
Not reported	21	2	19
Median	82	...	82

Purchased 1970 to 1976	583	159	424
Less than 60 percent	362	104	258
60 to 79 percent	149	24	125
80 to 89 percent	17	11	6
90 to 99 percent	6	3	4
100 percent or more	5	3	2
Not reported	43	16	28
Median	60—	...	60—

Purchased 1969 or earlier	864	584	280
Less than 40 percent	612	413	199
40 to 59 percent	153	93	60
60 to 79 percent	18	12	7
80 to 99 percent	5	3	3
100 percent or more	6	3	3
Not reported	70	62	8
Median	40—	40—	40—

Not acquired by purchase

156	142	14
-----	-----	----

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part)	712	109	603
Less than 1.0	75	15	60
1.0 to 1.4	166	15	151
1.5 to 1.9	128	12	116
2.0 to 2.4	106	16	90
2.5 to 2.9	65	3	61
3.0 to 3.4	22	8	14
3.5 to 3.9	15	9	6
4.0 or more	61	23	58
Not reported or not computed	54	8	46
Median	1.8	...	1.8

Other properties

1 603	886	717
-------	-----	-----

Table 1n. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's, Places of 10,000 or More**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	2 112	960	1 152
Less than \$60	47	47	—
\$60 to \$79	63	63	—
\$80 to \$99	124	121	3
\$100 to \$149	373	360	13
\$150 to \$199	260	166	93
\$200 to \$249	202	55	147
\$250 to \$299	165	28	137
\$300 to \$349	169	13	156
\$350 to \$399	133	7	125
\$400 to \$449	124	—	124
\$450 to \$499	99	2	96
\$500 to \$599	134	9	125
\$600 to \$699	41	2	38
\$700 to \$799	28	—	28
\$800 or more	35	—	35
Not reported	117	88	30
Median	\$233	\$129	\$355

Acquired 1980 and 1981 (part)	203	35	169
--------------------------------------	------------	-----------	------------

Real Estate Tax

Acquired before 1980	2 112	960	1 152
Less than \$100	243	180	62
\$100 to \$199	226	106	120
\$200 to \$299	227	105	121
\$300 to \$399	269	105	164
\$400 to \$499	223	103	121
\$500 to \$599	223	74	149
\$600 to \$699	156	51	104
\$700 to \$799	124	45	79
\$800 to \$899	82	28	54
\$900 to \$999	42	13	28
\$1,000 to \$1,499	147	49	98
\$1,500 or more	59	27	32
Not reported	92	74	19
Median	\$420	\$349	\$482

Acquired 1980 and 1981 (part)	203	35	169
--------------------------------------	------------	-----------	------------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	2 112	960	1 152
Less than \$10	1 001	439	562
\$10 to \$14	460	161	298
\$15 to \$19	221	83	138
\$20 to \$24	114	52	61
\$25 to \$29	53	24	29
\$30 to \$39	26	18	8
\$40 to \$49	—	—	—
\$50 to \$59	6	3	3
\$60 or more	19	16	3
Not reported or not computed	213	163	49
Median	10	10	10

Acquired 1980 and 1981 (part)	203	35	169
--------------------------------------	------------	-----------	------------

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	2 112	960	1 152
Less than 5 percent	133	117	16
5 to 9 percent	370	256	114
10 to 14 percent	403	151	252
15 to 19 percent	308	82	226
20 to 24 percent	276	75	201
25 to 29 percent	124	44	80
30 to 34 percent	61	24	38
35 to 39 percent	61	21	40
40 to 49 percent	38	10	28
50 percent or more	86	15	71
Not reported or not computed	252	165	86
Median	15	11	18

Acquired 1980 and 1981 (part)	203	35	169
--------------------------------------	------------	-----------	------------

Outside SMSA's, Places of 10,000 or More**OWNER CHARACTERISTICS****Ownership Status**

1 owner	901	470	431
2 owners	1 356	487	870
3 or more owners	53	33	20
Not reported	5	5	—

Age of Owner

Less than 25 years	37	3	34
25 to 34 years	384	24	361
35 to 44 years	442	56	385
45 to 54 years	389	115	274
55 to 64 years	419	250	169
65 years or over	595	520	75
Not reported	51	28	22
Median	52	65+	42

Race of Owner

White	2 107	895	1 213
Black	132	60	72
Asian and Pacific Islander	—	—	—
American Indian, Eskimo, and Aleut	3	—	3
Not reported	73	40	33

Sex of Owner

Male	452	159	293
Female	512	362	150
Male and female co-owners	1 336	466	870
Not reported	16	8	8

Spanish Origin

Spanish	71	24	47
Not Spanish	2 084	867	1 217
Not reported	160	104	56

Veteran Status

Veteran	966	316	650
Vietnam conflict	254	19	235
Korean conflict	164	28	136
Korean conflict and World War II	30	13	18
World War II	354	211	142
World War I	19	19	—
Other	124	15	109
Not reported	20	11	9

Nonveteran

Nonveteran	1 288	644	644
Not reported	61	35	26

Persons in Household

1 person	389	265	124
2 persons	761	484	277
3 persons	442	116	326
4 persons	360	55	305
5 persons	207	27	180
6 or more persons	97	11	86
Not reported	59	37	22
Median	2.5	1.9	3.3

Income

Less than \$5,000	154	114	40
\$5,000 to \$7,499	139	105	34
\$7,500 to \$9,999	144	74	70
\$10,000 to \$12,499	129	93	37
\$12,500 to \$14,999	79	45	35
\$15,000 to \$19,999	272	120	152
\$20,000 to \$24,999	359	95	264
\$25,000 to \$29,999	261	73	188
\$30,000 to \$34,999	233	53	181
\$35,000 to \$49,999	219	48	171
\$50,000 or more	124	50	74
Not reported	202	126	76
Median	\$21900	\$15200	\$24800
Mean	\$24300	\$19400	\$27700

Table 2n. Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

1-housing-unit mortgaged properties.....	1 320	1 204	117
MORTGAGE CHARACTERISTICS			
Number of Mortgages			
1 mortgage	1 204	1 204	—
2 mortgages	111	—	111
3 or more mortgages	5	—	5
Form of Debt of First Mortgage			
Mortgage or deed of trust	1 238	1 127	111
Contract to purchase	82	77	6
Origin of First Mortgage			
Mortgage made at time property acquired	924	858	66
Mortgage assumed at time property acquired	214	179	35
Mortgage placed later than acquisition of property	182	166	16
Refinanced mortgage:			
Same lender	82	77	6
Different lender	35	27	8
Mortgage placed on property owned free and clear of debt	64	62	2
Purpose of First Mortgage Placed Later Than Acquisition of Property			
Mortgages placed later than acquisition of property	182	166	16
Renew or extend loan that had fallen due, without increasing the outstanding balance	16	16	—
Secure better terms	8	8	—
Provide funds for additions, improvements, or repairs to this property	85	74	10
Provide funds for investment in other real estate	13	13	—
Provide funds for other types of investments	10	10	—
Provide funds for educational or medical expenses	—	—	—
Other reasons	28	28	—
Not reported	22	17	6
Other properties	1 138	1 038	100
Purpose of Second Mortgage Placed Later Than Acquisition of Property			
Second mortgages placed later than acquisition of property	82	—	82
Provide funds for additions, improvements or repairs to this property	38	—	38
Provide funds for investment in other real estate	—	—	—
Provide funds for other types of investments	6	—	6
Provide funds for educational or medical expenses	3	—	3
Other reasons	13	—	13
Not reported	22	—	22
Other properties	34	—	34
Year First Mortgage Made or Assumed			
1979 to 1981 (part)	368	337	32
1977 and 1978	343	314	29
1975 and 1976	164	151	14
1970 to 1974	242	220	22
1965 to 1969	103	92	11
1960 to 1964	77	71	6
1959 or earlier	21	19	2
First Mortgage Loan			
Less than \$5,000	14	12	2
\$5,000 to \$9,999	138	121	17
\$10,000 to \$14,999	227	208	19
\$15,000 to \$19,999	152	138	14
\$20,000 to \$24,999	156	145	11
\$25,000 to \$29,999	165	146	19
\$30,000 to \$34,999	123	106	17
\$35,000 to \$39,999	117	108	9
\$40,000 to \$49,999	124	115	8
\$50,000 to \$59,999	66	66	—
\$60,000 to \$79,999	23	23	—
\$80,000 to \$99,999	5	5	—
\$100,000 to \$149,999	3	3	—
\$150,000 or more	8	8	—
Median	\$24200	\$24300	...
Mean	\$26800	\$27200	...
First Mortgage Outstanding Debt			
Less than \$5,000	165	145	20
\$5,000 to \$9,999	187	171	16
\$10,000 to \$14,999	139	128	11
\$15,000 to \$19,999	145	134	11
\$20,000 to \$24,999	123	110	13
\$25,000 to \$29,999	153	134	19
\$30,000 to \$34,999	105	97	9
\$35,000 to \$39,999	115	103	12
\$40,000 to \$49,999	99	93	6
\$50,000 to \$59,999	56	56	—
\$60,000 to \$79,999	18	18	—
\$80,000 to \$99,999	3	3	—
\$100,000 to \$149,999	8	8	—
\$150,000 or more	3	3	—
Median	\$21000	\$21000	...
Mean	\$23700	\$24100	...

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total			FHA first mortgage			VA first mortgage			Total		
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1 320	1 204	117	212	201	11	190	164	26	918	839	80
MORTGAGE CHARACTERISTICS											
Number of Mortgages											
1 mortgage	1 204	1 204	—	201	201	—	164	164	—	839	839
2 mortgages	111	—	111	11	—	11	26	—	26	74	—
3 or more mortgages	5	—	5	—	—	—	—	—	—	5	—
Form of Debt of First Mortgage											
Mortgage or deed of trust	1 238	1 127	111	212	201	11	184	161	23	841	765
Contract to purchase	82	77	6	—	—	—	5	3	3	77	74
Origin of First Mortgage											
Mortgage made at time property acquired	924	858	66	146	141	5	126	109	17	652	609
Mortgage assumed at time property acquired	214	179	35	61	55	6	61	52	9	92	72
Mortgage placed later than acquisition of property	182	166	16	5	5	—	3	3	—	174	158
Refinanced mortgage:											
Same lender	82	77	6	—	—	—	3	3	—	80	74
Different lender	35	27	8	3	3	—	—	—	—	33	25
Mortgage placed on property owned free and clear of debt	64	62	2	2	2	—	—	—	—	62	60
Purpose of First Mortgage Placed Later Than Acquisition of Property											
Mortgages placed later than acquisition of property	182	166	16	5	5	—	3	3	—	174	158
Renew or extend loan that had fallen due, without increasing the outstanding balance	16	16	—	—	—	—	3	3	—	13	13
Secure better terms	8	8	—	—	—	—	—	—	—	8	8
Provide funds for additions, improvements, or repairs to this property	85	74	10	5	5	—	—	—	—	80	69
Provide funds for investment in other real estate	13	13	—	—	—	—	—	—	—	13	13
Provide funds for other types of investments	10	10	—	—	—	—	—	—	—	10	10
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—
Other reasons	28	28	—	—	—	—	—	—	—	28	28
Not reported	22	17	6	—	—	—	—	—	—	22	17
Other properties	1 138	1 038	100	207	196	11	187	161	26	744	681
Purpose of Second Mortgage Placed Later Than Acquisition of Property											
Second mortgages placed later than acquisition of property	82	—	82	8	—	8	14	—	14	60	—
Provide funds for additions, improvements or repairs to this property	38	—	38	5	—	5	14	—	14	19	—
Provide funds for investment in other real estate	—	—	—	—	—	—	—	—	—	—	—
Provide funds for other types of investments	6	—	6	—	—	—	—	—	—	6	—
Provide funds for educational or medical expenses	3	—	3	—	—	—	—	—	—	3	—
Other reasons	13	—	13	3	—	3	—	—	—	11	—
Not reported	22	—	22	—	—	—	—	—	—	22	—
Other properties	34	—	34	3	—	3	12	—	12	20	—
Year First Mortgage Made or Assumed											
1979 to 1981 (part)	368	337	32	53	53	—	52	40	12	263	243
1977 and 1978	343	314	29	24	21	3	44	39	5	275	254
1975 and 1976	164	151	14	15	13	3	36	36	—	113	102
1970 to 1974	242	220	22	41	41	—	30	24	6	172	155
1965 to 1969	103	92	11	46	41	5	9	9	—	48	42
1960 to 1964	77	71	6	28	28	—	11	8	3	39	36
1959 or earlier	21	19	2	6	6	—	8	8	—	8	5
First Mortgage Loan											
Less than \$5,000	14	12	2	3	3	—	—	—	—	12	9
\$5,000 to \$9,999	138	121	17	25	22	3	15	9	6	98	90
\$10,000 to \$14,999	227	208	19	50	47	3	35	29	5	142	131
\$15,000 to \$19,999	152	138	14	37	37	—	6	6	—	108	95
\$20,000 to \$24,999	156	145	11	14	14	—	14	12	3	128	119
\$25,000 to \$29,999	165	146	19	25	19	5	27	24	3	113	102
\$30,000 to \$34,999	123	106	17	6	6	—	17	14	3	99	85
\$35,000 to \$39,999	117	108	9	14	14	—	23	16	7	80	78
\$40,000 to \$49,999	124	115	8	25	25	—	38	38	—	61	53
\$50,000 to \$59,999	66	66	—	11	11	—	12	12	—	43	43
\$60,000 to \$79,999	23	23	—	3	3	—	—	—	—	20	20
\$80,000 to \$99,999	5	5	—	—	—	—	3	3	—	3	3
\$100,000 to \$149,999	3	3	—	—	—	—	—	—	—	3	3
\$150,000 or more	8	8	—	—	—	—	—	—	—	8	8
Median	\$24200	\$24300	...	\$18900	\$18900	...	\$29600	...	...	\$23900	\$24000
Mean	\$26800	\$27200	...	\$23700	\$24000	...	\$29400	...	...	\$27000	\$27400
First Mortgage Outstanding Debt											
Less than \$5,000	165	145	20	30	30	—	19	16	3	115	99
\$5,000 to \$9,999	187	171	16	50	44	5	22	17	6	116	110
\$10,000 to \$14,999	139	128	11	23	23	—	14	12	3	102	94
\$15,000 to \$19,999	145	134	11	19	19	—	3	3	—	123	112
\$20,000 to \$24,999	123	110	13	14	11	3	23	20	3	87	79
\$25,000 to \$29,999	153	134	19	20	18	3	21	16	5	112	101
\$30,000 to \$34,999	105	97	9	6	6	—	15	15	—	83	75
\$35,000 to \$39,999	115	103	12	10	10	—	37	30	7	68	63
\$40,000 to \$49,999	99	93	6	22	22	—	27	27	—	50	44
\$50,000 to \$59,999	56	56	—	14	14	—	5	5	—	37	37
\$60,000 to \$79,999	18	18	—	3	3	—	3	3	—	12	12
\$80,000 to \$99,999	3	3	—	—	—	—	—	—	—	3	3
\$100,000 to \$149,999	8	8	—	—	—	—	—	—	—	8	8
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3
Median	\$21000	\$21000	...	\$15800	\$15800	...	\$28200	...	...	\$20200	\$20300
Mean	\$23700	\$24100	...	\$20800	\$21100	...	\$27100	...	...	\$23600	\$24000

Table 2n. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's, Places of 10,000 or More**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	145	145	—	30	30	—	16	16	—	99	99	—
\$5,000 to \$9,999	188	171	17	44	44	—	23	17	6	121	110	11
\$10,000 to \$14,999	142	128	13	28	23	5	14	12	3	99	94	5
\$15,000 to \$19,999	148	134	13	19	19	—	3	3	—	125	112	13
\$20,000 to \$24,999	116	110	5	11	11	—	20	20	—	84	79	5
\$25,000 to \$29,999	153	134	19	20	18	3	21	16	6	112	101	11
\$30,000 to \$34,999	108	97	11	10	6	3	18	15	3	80	75	5
\$35,000 to \$39,999	108	103	5	10	10	—	33	30	3	65	63	3
\$40,000 to \$49,999	114	93	21	22	22	—	34	27	7	58	44	14
\$50,000 to \$59,999	68	56	11	14	14	—	5	5	—	48	37	11
\$60,000 to \$79,999	18	18	—	3	3	—	3	3	—	12	12	—
\$80,000 to \$99,999	3	3	—	—	—	—	—	—	—	3	3	—
\$100,000 to \$149,999	8	8	—	—	—	—	—	—	—	8	8	—
\$150,000 or more	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$21,600	\$21,000	...	\$15,800	\$15,800	...	\$29,500	...	...	\$20,900	\$20,300	...
Mean	\$24,400	\$24,100	...	\$21,100	\$21,100	...	\$27,900	...	...	\$24,500	\$24,000	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	24	24	—	2	2	—	11	11	—	10	10	—
5.0 percent	7	7	—	—	—	—	—	—	—	7	7	—
5.1 to 5.9 percent	110	96	14	80	75	5	16	10	6	13	10	3
6.0 percent	53	48	5	4	4	—	—	—	—	49	44	5
6.1 to 6.9 percent	43	37	6	5	5	—	5	5	—	32	27	6
7.0 percent	84	76	9	23	23	—	21	18	3	41	35	6
7.1 to 7.4 percent	11	8	3	—	—	—	—	—	—	11	8	3
7.5 to 7.9 percent	115	98	17	19	16	3	26	24	3	70	59	11
8.0 percent	80	77	3	11	11	—	10	7	3	58	58	—
8.1 to 8.4 percent	22	19	3	—	—	—	3	3	—	19	16	3
8.5 to 8.9 percent	169	155	14	18	15	3	52	42	9	100	97	2
9.0 percent	153	142	11	—	—	—	9	9	—	144	133	11
9.1 to 9.9 percent	153	139	14	14	14	—	16	13	3	122	111	11
10.0 percent	61	53	8	19	19	—	4	4	—	39	31	8
10.1 to 11.9 percent	117	109	8	11	11	—	6	6	—	99	91	8
12.0 percent	29	29	—	—	—	—	—	—	—	29	29	—
12.1 to 13.9 percent	44	44	—	5	5	—	5	5	—	33	33	—
14.0 percent or more	46	43	3	—	—	—	5	5	—	41	38	3
Median	8.8	8.9	...	7.0	7.0	...	8.5	...	...	9.0	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	344	311	33	—	—	—	—	—	—	344	311	33
Rate higher now than when mortgage made	58	50	8	—	—	—	—	—	—	58	50	8
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	286	261	25	—	—	—	—	—	—	286	261	25
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, interest rate cannot be changed	973	893	80	212	201	11	190	164	26	571	528	43
Not reported	3	—	3	—	—	—	—	—	—	3	—	3

Reason for Change in First Mortgage Rate

Interest rate can be changed	344	311	33	—	—	—	—	—	—	344	311	33
Rate renegotiated periodically	45	43	3	—	—	—	—	—	—	45	43	3
Rate changes tied to market index	14	14	—	—	—	—	—	—	—	14	14	—
When mortgage is assumed	264	230	33	—	—	—	—	—	—	264	230	33
When payments become delinquent	39	39	—	—	—	—	—	—	—	39	39	—
Other reason	49	43	6	—	—	—	—	—	—	49	43	6
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Interest rate cannot be changed	973	893	80	212	201	11	190	164	26	571	528	43

Term of First Mortgage

Less than 8 years	54	48	6	3	3	—	—	—	—	51	46	6
8 to 12 years	55	50	5	2	2	—	—	—	—	53	48	5
13 to 17 years	69	61	8	—	—	—	—	—	—	69	61	8
18 to 22 years	196	182	14	3	3	—	10	10	—	183	169	14
23 to 27 years	278	249	29	38	38	—	19	11	9	221	201	20
28 to 32 years	605	553	52	167	156	11	160	143	17	278	254	24
33 to 37 years	48	45	3	—	—	—	—	—	—	48	45	3
38 or more years	5	5	—	—	—	—	—	—	—	5	5	—
No stated term	9	9	—	—	—	—	—	—	—	9	9	—
Median	28.0	28.1	...	29.8	29.8	...	30.0	...	...	25.2	25.3	...

Unexpired Term of First Mortgage

Less than 4 years	99	91	8	8	8	—	8	8	—	83	75	8
4 to 7 years	84	70	14	5	5	—	6	3	3	73	62	11
8 to 12 years	109	106	3	16	16	—	5	5	—	87	85	3
13 to 17 years	179	162	17	27	24	3	13	8	6	139	130	9
18 to 22 years	183	175	8	25	25	—	22	22	—	136	128	8
23 to 27 years	265	241	24	27	24	3	53	48	5	185	169	16
28 to 32 years	170	165	5	43	43	—	21	18	3	106	104	2
33 or more years	5	5	—	—	—	—	—	—	—	5	5	—
No stated term or not computed	226	189	37	61	55	6	61	52	9	104	81	22
Median	20.1	20.2	...	...	...	...	...	...	...	18.9	19.1	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	115	104	10	23	23	—	—	—	—	92	82	10
Payments increase yearly for first five years of mortgage	20	20	—	17	17	—	—	—	—	3	3	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	95	84	10	6	6	—	—	—	—	89	79	10
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, monthly payments cannot change	1 197	1 094	103	186	176	11	190	164	26	821	755	66
Not reported	8	5	3	3	3	—	—	—	—	5	3	3

*Detail does not add to total because lenders reported more than one reason.

Table 2n. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	216	196	20	30	28	3	14	14	—	171	153	17
Mutual savings bank	69	62	8	11	8	3	26	26	—	32	27	5
Savings and loan association	569	528	42	39	39	—	46	33	12	485	455	29
Life insurance company	37	34	3	26	26	—	6	3	3	6	6	—
Mortgage company	24	22	3	3	3	—	19	16	3	3	3	—
Federal agency	35	35	—	8	8	—	4	4	—	24	24	—
Federally-secured pool	186	173	14	54	51	3	72	67	6	60	55	6
Federal National Mortgage Association	38	30	8	27	24	3	—	—	—	11	6	6
Real estate or construction company	—	—	—	—	—	—	—	—	—	—	—	—
Individual or individual's estate	63	58	6	—	—	—	—	—	—	63	58	6
Other	81	67	14	14	14	—	3	—	3	64	53	11

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	148	138	10	10	10	—	20	20	—	118	109	10
Lender in North Central	138	128	10	5	5	—	20	20	—	114	104	10
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	10	10	—	5	5	—	—	—	—	5	5	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	404	367	36	46	41	5	38	32	6	319	294	25
Lender in North Central	5	5	—	3	3	—	3	3	—	—	—	—
Lender in South	350	316	34	33	30	3	22	16	6	295	270	25
Lender in West	48	46	3	11	8	3	13	13	—	25	25	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region												
Lender in Northeast	444	413	31	75	75	—	107	93	15	262	245	17
Lender in North Central	31	31	—	15	15	—	14	14	—	3	3	—
Lender in South	8	8	—	—	—	—	6	6	—	3	3	—
Lender in West	401	373	29	60	60	—	88	73	15	253	240	14
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	—	3	—	—	—	—	—	—	3	—	3
Property in West Region												
Lender in Northeast	325	286	39	81	75	6	25	20	6	219	191	28
Lender in North Central	14	8	5	11	8	3	3	—	3	—	—	—
Lender in South	6	6	—	3	3	—	—	—	—	3	3	—
Lender in West	81	70	11	39	36	3	3	3	—	40	31	8
Lender outside United States	224	201	22	28	28	—	20	17	3	176	157	20
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	1 013	924	89	78	75	3	82	67	15	852	781	71
Agent	308	280	28	134	126	8	107	96	11	66	58	8

Holder's Acquisition of First Mortgage

Originated by holder	976	888	89	72	69	3	65	47	17	840	771	69
Purchased from present servicer	205	200	6	89	89	—	74	71	3	43	40	3
Purchased from someone else	114	102	12	46	41	6	51	45	6	16	16	—
Not reported	25	14	11	5	3	3	—	—	—	20	11	8

Mortgage Assumption

Lender's permission needed for assumption	561	511	49	19	19	—	23	15	8	518	477	41
Lender's permission not needed for assumption	664	610	54	176	170	6	161	146	15	327	294	33
Not reported	96	83	14	17	12	5	5	2	3	73	68	6

Prepayment Penalties

Yes	100	95	5	17	17	—	3	3	—	80	75	5
No	1 206	1 103	103	192	184	8	187	161	26	827	758	69
Not reported	14	6	8	3	—	3	—	—	—	12	6	6

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	1 136	1 035	100	207	196	11	187	161	26	742	678	64
40 to 49 percent	33	30	3	8	8	—	5	3	3	19	19	—
50 to 59 percent	34	32	3	3	3	—	—	—	—	31	29	3
60 to 69 percent	33	30	3	3	3	—	4	4	—	27	24	3
70 to 79 percent	130	103	27	6	3	3	13	6	7	111	94	17
80 to 89 percent	162	148	14	14	14	—	16	13	3	133	122	11
90 to 94 percent	232	211	21	36	33	3	26	23	3	170	154	16
95 to 99 percent	184	176	8	64	64	—	29	29	—	91	82	8
100 percent or more	113	108	5	45	43	3	17	17	—	51	49	3
Not reported	186	172	14	23	20	3	74	63	11	89	89	—
Median	28	25	3	5	5	—	3	3	—	19	17	3
Other properties	185	169	16	5	5	—	3	3	—	177	161	16

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	1 136	1 035	100	207	196	11	187	161	26	742	678	64
40 to 49 percent	30	30	—	8	8	—	3	3	—	19	19	—
50 to 59 percent	32	32	—	3	3	—	—	—	—	29	29	—
60 to 69 percent	30	30	—	3	3	—	4	4	—	24	24	—
70 to 79 percent	103	103	—	3	3	—	6	6	—	94	94	—
80 to 89 percent	155	148	6	14	14	—	17	13	4	124	122	3
90 to 94 percent	222	211	11	36	33	3	23	23	—	162	154	8
95 to 99 percent	181	176	5	64	64	—	32	29	3	85	82	2
100 percent or more	123	108	15	43	43	—	20	17	—	60	49	12
Not reported	233	172	60	28	20	8	79	63	16	125	89	36
Median	28	25	3	5	5	—	3	3	—	19	17	3
Other properties	185	169	16	5	5	—	3	3	—	177	161	16

Table 2n. **Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's, Places of 10,000 or More	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Total Outstanding Debt as Percent of Value												
Less than 20 percent	251	234	17	55	55	—	24	21	3	172	158	14
20 to 29 percent	148	142	6	25	23	3	10	10	—	113	110	3
30 to 39 percent	140	129	11	22	19	3	11	5	6	107	105	2
40 to 49 percent	173	162	11	14	14	—	23	23	—	136	126	11
50 to 59 percent	138	126	11	14	11	3	18	18	—	105	97	8
60 to 69 percent	188	156	32	15	13	3	39	28	11	134	115	19
70 to 79 percent	129	123	6	31	31	—	35	32	4	63	60	3
80 to 89 percent	74	65	9	29	29	—	8	8	—	36	28	9
90 to 99 percent	37	32	6	—	—	—	13	13	—	25	19	6
100 percent or more	11	5	6	—	—	—	3	—	3	8	5	3
Not reported	32	30	3	8	8	—	5	5	—	19	16	3
Median	46	45	...	40	40	...	62	...	...	44	43	...
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	1 320	1 204	117	212	201	11	190	164	26	918	839	80
Interest and principal	1 311	1 195	117	212	201	11	190	164	26	909	830	80
Fully amortized	1 261	1 147	114	206	195	11	187	161	26	868	791	77
Partially amortized	50	47	3	6	6	—	2	2	—	41	39	3
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	9	9	—	—	—	—	—	—	—	9	9	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	1 311	1 195	117	212	201	11	190	164	26	909	830	80
Real estate taxes and property insurance	663	602	62	193	183	11	140	119	21	330	300	30
With no other items	347	310	37	30	27	3	106	88	18	211	195	16
With other items	317	292	25	164	156	8	34	31	3	119	105	14
Real estate taxes only	129	118	11	10	10	—	37	31	5	82	77	5
Property insurance only	19	19	—	—	—	—	—	—	—	19	19	—
Other combinations or no other items	500	456	44	9	9	—	13	13	—	478	434	44
No regular payments of interest and principal	9	9	—	—	—	—	—	—	—	9	9	—
Monthly Interest and Principal Payments on First Mortgage												
Regular monthly payments of interest and/or principal	1 320	1 204	117	212	201	11	190	164	26	918	839	80
Less than \$60	82	68	14	24	22	3	9	5	3	49	41	8
\$60 to \$79	89	81	8	34	32	3	25	20	6	30	30	—
\$80 to \$99	125	112	14	36	36	—	13	11	3	76	65	11
\$100 to \$149	175	165	11	22	22	—	12	12	—	141	131	11
\$150 to \$199	210	191	19	17	14	3	18	15	3	176	162	14
\$200 to \$249	160	147	14	23	20	3	29	23	5	108	103	5
\$250 to \$299	174	159	15	14	14	—	24	20	4	136	125	11
\$300 to \$399	168	149	19	28	28	—	44	41	3	97	80	17
\$400 to \$499	73	70	3	8	8	—	12	12	—	53	51	3
\$500 to \$599	25	25	—	—	—	—	—	—	—	25	25	—
\$600 to \$699	18	18	—	6	6	—	2	2	—	10	10	—
\$700 to \$799	6	6	—	—	—	—	—	—	—	6	6	—
\$800 or more	14	14	—	—	—	—	3	3	—	11	11	—
Median	\$195	\$196	...	\$126	\$126	...	\$232	...	...	\$196	\$197	...
Mean	\$225	\$228	...	\$181	\$184	...	\$238	...	...	\$232	\$235	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Monthly Interest and Principal Payments on Total Mortgages												
Regular monthly payments of interest and/or principal	1 320	1 204	117	212	201	11	190	164	26	918	839	80
Less than \$60	68	68	—	22	22	—	5	5	—	41	41	—
\$60 to \$79	81	81	—	32	32	—	20	20	—	30	30	—
\$80 to \$99	112	112	—	36	36	—	11	11	—	65	65	—
\$100 to \$149	173	165	9	22	22	—	15	12	3	136	131	6
\$150 to \$199	202	191	11	17	14	3	18	15	3	167	162	5
\$200 to \$249	171	147	25	23	20	3	29	23	6	120	103	16
\$250 to \$299	164	159	5	14	14	—	20	20	—	130	125	5
\$300 to \$399	176	149	27	30	28	3	49	41	8	97	80	16
\$400 to \$499	83	70	12	11	8	3	18	12	7	54	51	3
\$500 to \$599	39	25	14	—	—	—	—	—	—	39	25	14
\$600 to \$699	29	18	11	6	6	—	2	2	—	21	10	11
\$700 to \$799	6	6	—	—	—	—	—	—	—	6	6	—
\$800 or more	16	14	3	—	—	—	3	3	—	14	11	3
Median	\$207	\$196	...	\$138	\$126	...	\$246	...	...	\$208	\$197	...
Mean	\$240	\$228	...	\$189	\$184	...	\$255	...	...	\$248	\$235	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	1 320	1 204	117	212	201	11	190	164	26	918	839	80
Current or ahead of schedule	1 224	1 135	89	204	199	6	178	157	21	842	779	63
Delinquent (30 days or more)	73	56	17	5	3	3	9	6	3	59	47	11
1 to 3 payments	61	47	14	5	3	3	9	6	3	47	38	9
4 or more payments	12	9	3	—	—	—	—	—	—	12	9	3
Foreclosure in process	5	3	3	—	—	—	—	—	—	5	3	3
Foreclosure not in process	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	23	12	11	3	—	3	3	—	3	18	12	6
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2n. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

Acquired before 1980												
Less than \$60	1 152	1 059	93	194	184	11	164	144	20	794	731	63
\$60 to \$79	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99	3	3	—	3	3	—	—	—	—	—	—	—
\$100 to \$149	13	13	—	3	3	—	—	—	—	11	11	—
\$150 to \$199	93	93	—	25	25	—	17	17	—	51	51	—
\$200 to \$249	147	144	3	42	42	—	13	13	—	92	88	3
\$250 to \$299	137	134	3	27	27	—	9	6	3	101	101	—
\$300 to \$349	156	137	19	25	22	3	14	12	3	117	104	13
\$350 to \$399	125	117	8	8	5	3	21	18	3	96	93	3
\$400 to \$449	124	108	16	9	9	—	22	17	6	93	82	11
\$450 to \$499	96	85	11	3	3	—	17	17	—	77	66	11
\$500 to \$599	125	109	16	35	29	5	39	37	3	51	43	8
\$600 to \$699	38	38	—	3	3	—	—	—	—	36	36	—
\$700 to \$799	28	23	6	3	3	—	2	2	—	23	17	6
\$800 or more	35	27	8	2	2	—	—	—	—	33	25	8
Not reported	30	27	3	6	6	—	8	5	3	16	16	—
Median	\$355	\$347	...	\$289	\$279	...	...	...	...	\$360	\$352	...
Acquired 1980 and 1981 (part)	169	145	24	18	18	—	26	20	7	125	108	17

Real Estate Tax

Acquired before 1980	1 152	1 059	93	194	184	11	164	144	20	794	731	63
Less than \$100	62	51	11	14	14	—	9	4	6	39	34	6
\$100 to \$199	120	117	3	14	14	—	8	8	—	98	95	3
\$200 to \$299	121	110	11	28	26	3	20	17	3	73	67	5
\$300 to \$399	164	150	14	22	20	3	19	19	—	123	111	11
\$400 to \$499	121	110	11	22	20	3	30	25	5	68	66	3
\$500 to \$599	149	132	18	29	29	—	8	5	3	113	97	15
\$600 to \$699	104	93	11	11	11	—	29	26	3	63	55	8
\$700 to \$799	79	76	3	18	15	3	10	10	—	51	51	—
\$800 to \$899	54	48	6	9	9	—	6	6	—	38	33	6
\$900 to \$999	28	26	3	3	3	—	12	12	—	13	10	3
\$1,000 to \$1,499	98	94	3	18	18	—	6	6	—	74	71	3
\$1,500 or more	32	32	—	2	2	—	2	2	—	27	27	—
Not reported	19	19	—	3	3	—	3	3	—	13	13	—
Median	\$482	\$483	...	\$478	\$488	...	...	...	...	\$484	\$478	...
Acquired 1980 and 1981 (part)	169	145	24	18	18	—	26	20	7	125	108	17

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	1 320	1 204	117	212	201	11	190	164	26	918	839	80
Less than 5 percent	227	198	30	77	72	5	25	22	3	126	104	21
5 to 9 percent	359	326	33	45	43	3	58	53	5	255	231	25
10 to 14 percent	296	276	20	33	33	—	43	37	5	220	206	15
15 to 19 percent	181	169	12	25	25	—	30	23	6	126	121	5
20 to 24 percent	75	70	5	5	5	—	10	10	—	60	54	5
25 to 29 percent	20	14	6	3	3	—	9	6	3	8	5	3
30 to 34 percent	19	14	5	6	3	3	3	3	—	11	8	3
35 to 39 percent	17	17	—	—	—	—	—	—	—	17	17	—
40 to 49 percent	13	13	—	6	6	—	2	2	—	5	5	—
50 percent or more	34	34	—	—	—	—	6	6	—	28	28	—
Not reported or not computed	79	73	6	12	12	—	3	—	3	63	60	3
Median	11	11	...	8	8	...	11	...	...	11	11	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	1 152	1 059	93	194	184	11	164	144	20	794	731	63
Less than \$10	562	507	55	81	75	5	73	59	14	409	373	36
\$10 to \$14	298	275	24	55	49	5	47	44	3	197	181	16
\$15 to \$19	138	135	3	24	24	—	17	14	3	98	98	—
\$20 to \$24	61	54	8	18	18	—	15	15	—	29	21	8
\$25 to \$29	29	26	3	3	3	—	5	5	—	21	18	3
\$30 to \$39	8	8	—	5	5	—	—	—	—	2	2	—
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	3	3	—	—	—	—	—	—	—	3	3	—
\$60 or more	3	3	—	—	—	—	—	—	—	3	3	—
Not reported or not computed	49	49	—	8	8	—	8	8	—	33	33	—
Median	10—	10—	...	\$11	\$11	...	...	...	...	10—	10—	...
Acquired 1980 and 1981 (part)	169	145	24	18	18	—	26	20	7	125	108	17

Real Estate Tax as Percent of Income

Acquired before 1980	1 152	1 059	93	194	184	11	164	144	20	794	731	63
Less than 1.0 percent	210	194	16	35	35	—	20	17	3	155	141	14
1.0 to 1.9 percent	334	298	36	62	54	8	58	50	8	213	194	19
2.0 to 2.9 percent	243	222	21	34	34	—	45	42	3	165	146	18
3.0 to 3.9 percent	130	125	5	30	30	—	14	14	—	86	81	5
4.0 to 4.9 percent	33	33	—	6	6	—	5	5	—	22	22	—
5.0 to 7.4 percent	59	56	3	12	12	—	9	6	3	38	38	—
7.5 to 9.9 percent	28	22	6	—	—	—	—	—	—	28	22	6
10.0 percent or more	32	29	3	3	—	3	6	6	—	23	23	—
Not reported or not computed	82	78	3	12	12	—	6	3	3	64	64	—
Median	2.0	2.0	...	1.9	...	...	...	...	...	2.0	2.0	...
Acquired 1980 and 1981 (part)	169	145	24	18	18	—	26	20	7	125	108	17

Table 2n. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Selected Annual Owner Costs as Percent of Income**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	1 152	1 059	93	194	184	11	164	144	20	794	731	63
Less than 5 percent	16	16	—	8	8	—	—	8	—	77	74	—
5 to 9 percent	114	111	3	29	29	—	8	8	—	161	153	8
10 to 14 percent	252	242	11	54	52	3	37	37	—	163	150	14
15 to 19 percent	226	206	19	24	21	3	38	36	3	136	117	19
20 to 24 percent	201	172	30	31	29	3	34	26	8	52	47	5
25 to 29 percent	80	75	5	18	18	—	10	10	—	26	26	—
30 to 34 percent	38	38	—	4	4	—	7	7	—	21	19	—
35 to 39 percent	40	36	3	5	5	—	5	5	—	59	51	8
40 to 49 percent	28	25	3	3	3	—	4	4	—	60	60	—
50 percent or more	71	57	13	3	—	3	11	5	6	19	18	—
Not reported or not computed	86	80	6	15	15	—	—	—	—	—	—	—
Median	18	18	...	15	...	...	...	...	...	...	...	...
Acquired 1980 and 1981 (part)	169	145	24	18	18	—	26	20	7	125	108	17

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	1 320	1 204	117	212	201	11	190	164	26	918	839	80
10,000 or more	1 320	1 204	117	212	201	11	190	164	26	918	839	80
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Manner of Acquisition

By purchase	1 307	1 192	114	212	201	11	190	164	26	905	827	77
Placed one new mortgage	1 049	975	74	149	143	5	128	112	17	772	720	52
Placed two or more new mortgages	8	6	2	—	—	—	—	—	—	8	6	2
Assumed mortgage(s) already on property	215	199	17	61	58	3	52	52	—	102	89	14
Assumed mortgage already on property and placed new mortgage	21	—	21	3	—	3	9	—	9	9	—	9
All cash	8	8	—	—	—	—	—	—	—	8	8	—
Borrowed other than with mortgage	6	6	—	—	—	—	—	—	—	6	6	—
Inheritance or gift	14	11	2	—	—	—	—	—	—	14	11	2
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Source of Downpayment

Purchased 1975 to 1981 (part)	761	697	64	86	81	5	132	114	17	543	501	41
Sale of previous home	244	222	22	25	22	3	21	21	—	198	179	19
Sale of other real property or other investment	23	20	3	—	—	—	—	—	—	23	20	3
Savings	279	258	21	47	45	3	65	57	8	167	156	11
Borrowing other than mortgage on this property	41	36	6	—	—	—	3	—	3	38	36	3
Gift	12	12	—	4	4	—	—	—	—	8	8	—
Land on which structure was built	5	5	—	—	—	—	—	—	—	5	5	—
Other	17	17	—	3	3	—	—	—	—	15	15	—
No downpayment required	83	80	3	—	—	—	36	33	3	47	47	—
Not reported	55	46	9	8	8	—	7	3	4	40	35	6
Other properties	560	507	53	126	120	5	58	49	9	376	337	39

Land and Building Acquisition

During same 12-month period	1 230	1 119	111	207	196	11	179	156	23	844	767	77
Acquired land previously	52	49	3	—	—	—	3	3	—	49	46	3
Land not owned by building owner	13	13	—	3	3	—	3	3	—	8	8	—
Not reported	26	23	3	2	2	—	5	2	3	18	18	—

Year Property Acquired

1979 to 1981 (part)	337	306	32	56	56	—	52	40	12	230	210	20
1977 and 1978	271	252	19	19	16	3	44	39	5	208	197	11
1975 and 1976	158	144	13	12	9	3	36	36	—	111	100	11
1970 to 1974	266	239	27	44	44	—	30	24	6	192	170	22
1965 to 1969	141	126	15	49	43	5	9	9	—	83	74	9
1960 to 1964	101	92	8	27	27	—	8	5	3	65	60	5
1959 or earlier	46	44	2	6	6	—	11	11	—	30	28	2

Year Structure Built

1979 to March 1980	56	56	—	14	14	—	4	4	—	38	38	—
1977 and 1978	107	98	8	4	4	—	23	23	—	80	72	8
1975 and 1976	105	102	3	11	11	—	13	13	—	81	78	3
1970 to 1974	193	173	20	35	32	3	58	52	6	100	89	11
1960 to 1969	247	233	14	52	50	3	16	16	—	178	166	12
1950 to 1959	212	190	22	49	46	3	36	27	8	127	117	11
1940 to 1949	78	73	6	11	11	—	5	5	—	62	56	6
1939 or earlier	284	246	38	30	28	3	27	18	9	226	200	26
Not reported	39	34	6	6	6	—	8	5	3	25	23	3

Rooms

4 or less rooms	61	52	8	6	6	—	8	8	—	47	39	8
5 rooms	236	225	11	57	57	—	28	25	3	150	142	8
6 rooms	323	298	25	59	56	3	40	32	8	224	210	14
7 rooms	224	190	33	34	28	5	43	31	12	147	131	16
8 or more rooms	263	249	14	29	27	3	37	37	—	196	184	11
Not reported	215	190	25	27	27	—	33	30	3	155	132	22
Median	6.3	6.3	...	6.0	5.9	...	...	...	...	6.3	6.3	...

Table 2n. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part) ----	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000 -----	603	552	51	75	72	3	96	79	17	432	402	30
\$5,000 to \$9,999 -----	22	22	—	—	—	—	3	3	—	19	19	—
\$10,000 to \$14,999 -----	8	8	—	—	—	—	3	3	—	5	5	—
\$15,000 to \$19,999 -----	25	22	2	3	3	—	—	—	—	22	19	2
\$20,000 to \$24,999 -----	16	16	—	—	—	—	3	3	—	14	14	—
\$25,000 to \$29,999 -----	73	67	6	17	17	—	11	8	3	45	42	3
\$30,000 to \$34,999 -----	42	34	8	3	3	—	8	2	5	31	29	2
\$35,000 to \$39,999 -----	53	51	3	4	4	—	13	10	3	37	37	—
\$40,000 to \$49,999 -----	154	143	11	26	23	3	30	27	3	98	93	6
\$50,000 to \$59,999 -----	109	97	12	19	19	—	22	18	4	68	60	8
\$60,000 to \$79,999 -----	57	51	6	3	3	—	—	—	—	54	48	6
\$80,000 to \$99,999 -----	19	19	—	—	—	—	3	3	—	17	17	—
\$100,000 to \$149,999 -----	9	9	—	—	—	—	—	—	—	9	9	—
\$150,000 or more -----	6	6	—	—	—	—	—	—	—	6	6	—
Not reported -----	11	8	3	—	—	—	3	3	—	8	5	3
Median -----	\$43700	\$43700	...	...	...	...	...	...	...	\$44000	\$43600	...
Other properties -----	717	651	66	137	129	8	93	85	9	486	437	49

Value

Less than \$5,000 -----	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999 -----	8	8	—	—	—	—	—	—	—	8	8	—
\$10,000 to \$14,999 -----	21	21	—	—	—	—	—	—	—	21	21	—
\$15,000 to \$19,999 -----	32	32	—	3	3	—	3	3	—	26	26	—
\$20,000 to \$24,999 -----	33	31	3	17	17	—	6	6	—	11	8	3
\$25,000 to \$29,999 -----	50	50	—	6	6	—	9	9	—	36	36	—
\$30,000 to \$34,999 -----	102	92	11	19	19	—	22	17	6	60	55	5
\$35,000 to \$39,999 -----	117	101	16	22	19	3	5	3	3	90	79	11
\$40,000 to \$49,999 -----	263	232	31	42	39	3	40	31	9	181	162	19
\$50,000 to \$59,999 -----	225	205	21	47	42	6	57	51	6	120	112	9
\$60,000 to \$79,999 -----	261	233	27	31	31	—	34	32	3	196	171	25
\$80,000 to \$99,999 -----	117	114	3	17	17	—	9	9	—	91	89	3
\$100,000 to \$149,999 -----	44	42	3	—	—	—	—	—	—	44	42	3
\$150,000 or more -----	15	15	—	—	—	—	—	—	—	15	15	—
Not reported -----	32	30	3	8	8	—	5	5	—	19	16	3
Median -----	\$50800	\$51000	...	\$48300	\$48200	...	\$51400	...	...	\$51400	\$51500	...
Mean -----	\$54100	\$54500	...	\$47400	\$47600	...	\$49400	...	...	\$56500	\$56900	...

Purchase Price as Percent of Value

Acquired by purchase -----	1 307	1 192	114	212	201	11	190	164	26	905	827	77
Purchased 1977 to 1981 (part) -----	603	552	51	75	72	3	96	79	17	432	402	30
Less than 80 percent -----	258	242	16	14	14	—	35	27	8	209	201	8
80 to 89 percent -----	179	166	14	45	42	3	30	27	3	105	97	8
90 to 94 percent -----	65	56	9	13	13	—	12	12	—	40	31	9
95 to 99 percent -----	31	28	3	3	3	—	6	3	3	22	22	—
100 percent or more -----	51	45	7	—	—	—	11	7	4	40	37	3
Not reported -----	19	16	3	—	—	—	3	3	—	16	13	3
Median -----	82	82	...	...	...	...	...	...	...	80	80	...
Purchased 1970 to 1976 -----	424	383	41	56	53	3	65	60	6	303	270	32
Less than 60 percent -----	258	226	33	35	35	—	26	20	6	197	170	27
60 to 79 percent -----	125	117	8	15	13	3	30	30	—	80	75	5
80 to 89 percent -----	6	6	—	—	—	—	4	4	—	3	3	—
90 to 99 percent -----	4	4	—	—	—	—	4	4	—	—	—	—
100 percent or more -----	2	2	—	—	—	—	—	—	—	2	2	—
Not reported -----	28	28	—	5	5	—	3	3	—	20	20	—
Median -----	60	60	...	...	...	...	...	...	...	60	60	...
Purchased 1969 or earlier -----	280	257	23	81	76	5	28	25	3	170	156	14
Less than 40 percent -----	199	180	20	47	42	5	25	22	3	127	115	11
40 to 59 percent -----	60	56	3	19	19	—	—	—	—	41	37	3
60 to 79 percent -----	7	7	—	7	7	—	—	—	—	—	—	—
80 to 99 percent -----	3	3	—	—	—	—	—	—	—	3	3	—
100 percent or more -----	3	3	—	3	3	—	—	—	—	—	—	—
Not reported -----	8	8	—	6	6	—	3	3	—	—	—	—
Median -----	40	40	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase -----	14	11	2	—	—	—	—	—	—	14	11	2

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part) -----	603	552	51	75	72	3	96	79	17	432	402	30
Less than 1.0 -----	60	55	5	6	6	—	3	3	—	52	47	5
1.0 to 1.4 -----	151	137	13	25	25	—	40	32	8	86	81	5
1.5 to 1.9 -----	116	110	6	15	15	—	18	18	—	83	77	6
2.0 to 2.4 -----	90	86	3	18	18	—	12	12	—	60	57	3
2.5 to 2.9 -----	61	49	12	—	—	—	10	4	7	51	46	5
3.0 to 3.4 -----	14	14	—	3	3	—	—	—	—	12	12	—
3.5 to 3.9 -----	6	6	—	6	6	—	—	—	—	—	—	—
4.0 or more -----	58	50	8	3	—	3	11	8	3	45	42	3
Not reported or not computed -----	46	44	3	—	—	—	3	3	—	44	41	3
Median -----	1.8	1.8	...	...	...	...	...	...	...	1.8	1.8	...
Other properties -----	717	651	66	137	129	8	93	85	9	486	437	49

OWNER CHARACTERISTICS

Ownership Status

1 owner -----	431	400	31	71	63	8	66	60	6	294	277	17
2 owners -----	870	787	83	138	135	3	120	100	20	611	551	60
3 or more owners -----	20	17	2	3	3	—	4	4	—	13	11	2
Not reported -----	—	—	—	—	—	—	—	—	—	—	—	—

Table 2n. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

OWNER CHARACTERISTICS—Con.

Age of Owner

less than 25 years	34	34	—	6	6	—	5	5	—	23	23	—
25 to 34 years	361	339	21	54	54	—	49	41	8	257	244	13
35 to 44 years	385	334	52	77	69	8	62	50	12	246	215	32
45 to 54 years	274	250	24	41	38	3	46	46	—	186	165	21
55 to 64 years	169	155	14	23	23	—	17	14	3	129	118	11
65 years or over	75	72	3	8	8	—	6	6	—	60	58	3
Not reported	22	19	3	3	3	—	3	—	3	16	16	—
Median	42	42	...	41	41	...	41	...	...	42	42	...

Race of Owner

White	1 213	1 113	100	184	178	5	165	148	17	863	786	77
Black	72	61	11	15	12	3	18	13	6	39	36	3
Asian and Pacific Islander	—	—	—	—	—	—	—	—	—	—	—	—
American Indian, Eskimo, and Aleut	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	33	27	6	14	11	3	6	3	3	14	14	—

Sex of Owner

Male	293	271	22	46	38	8	46	40	6	200	192	8
Female	150	139	11	25	25	-	21	21	-	104	93	11
Male and female co-owners	870	787	83	141	138	3	120	100	20	608	548	60
Not reported	8	8	-	-	-	-	2	2	-	5	5	-

Spanish Origin

Spanish	47	47	—	19	19	—	5	5	—	22	22	—
Not Spanish	1 217	1 109	108	187	176	11	172	152	20	858	781	77
Not reported	56	47	9	6	6	—	12	6	6	38	35	3

Veteran Status

Veteran	650	579	72	108	97	11	150	133	17	392	349	43
Vietnam conflict	235	211	25	29	24	5	82	71	11	124	116	8
Korean conflict	136	117	19	22	19	3	15	15	—	99	83	16
Korean conflict and World War II	18	18	—	6	6	—	7	7	—	5	5	—
World War II	142	126	16	17	17	—	18	15	3	107	94	14
World War I	—	—	—	—	—	—	—	—	—	—	—	—
Other	109	98	12	34	31	3	22	18	4	53	48	5
Not reported	9	9	—	—	—	—	6	6	—	3	3	—
Nonveteran	644	605	39	102	102	—	36	31	5	507	473	33
Not reported	26	20	6	3	3	—	3	—	3	20	17	3

Persons in Household

1 person.....	124	122	3	11	9	3	21	21	1	92	92	—
2 persons.....	277	256	22	42	42	—	30	28	15	205	186	19
3 persons.....	326	287	39	48	48	—	67	52	3	211	187	24
4 persons.....	305	280	25	32	32	—	40	38	3	232	210	22
5 persons.....	180	166	14	42	36	5	24	21	3	114	108	6
6 or more persons.....	86	75	11	32	29	3	4	4	—	51	43	8
Not reported.....	22	19	3	5	5	—	3	—	3	14	14	—
Median.....	3.3	3.2	...	3.6	3.5	...	3.1	...	...	3.2	3.2	...

Income

less than \$5,000	40	40	—	—	—	—	2	2	—	38	38	—
\$5,000 to \$7,999	34	26	8	3	—	3	5	6	—	22	20	3
\$7,500 to \$9,999	70	67	3	8	8	—	9	3	3	56	56	—
\$10,000 to \$12,499	37	34	3	6	3	—	5	3	3	28	25	3
\$12,500 to \$14,999	35	32	3	3	3	—	11	8	3	21	21	—
\$15,000 to \$19,999	152	135	17	18	18	—	26	26	—	107	90	17
\$20,000 to \$24,999	264	233	31	62	59	3	43	31	12	158	142	16
\$25,000 to \$29,999	188	183	5	39	39	—	23	23	—	126	122	4
\$30,000 to \$34,999	181	162	19	35	29	5	35	33	3	111	100	11
\$35,000 to \$49,999	171	152	19	16	16	—	25	25	—	129	110	19
\$50,000 or more	74	71	3	11	11	—	3	3	—	61	58	3
Not reported	76	70	6	12	12	—	3	—	3	60	58	3
Median	\$24800	\$25000	...	\$25000	\$25100	...	\$24200	...	...	\$24900	\$25000	...
Mean	\$27700	\$28000	...	\$26600	\$26800	...	\$24700	...	...	\$28600	\$28800	...

Table 4n. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More	Total first and junior mortgage debt on—				Outside SMSA's, Places of 10,000 or More	Total first and junior mortgage debt on—			
	Properties with—					Properties with—			
	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage		Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Total mortgage debt on 1-housing unit properties -----	32 263	4 469	5 294	22 501	MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Average total mortgage debt -----	24 400	21 100	27 900	24 500					
MORTGAGE CHARACTERISTICS					Selected Annual Owner Costs as Percent of Income				
Total Mortgage Loan					Acquired before 1980 -----				
Less than \$5,000 -----	23	3	—	19	Less than 5 percent -----	26 098	3 700	4 109	18 289
\$5,000 to \$9,999 -----	530	92	46	392	5 to 9 percent -----	138	97	—	41
\$10,000 to \$14,999 -----	1 591	318	194	1 080	10 to 14 percent -----	1 156	169	22	965
\$15,000 to \$19,999 -----	2 110	482	146	1 482	15 to 19 percent -----	3 704	650	602	2 452
\$20,000 to \$24,999 -----	2 987	324	247	2 416	20 to 24 percent -----	5 660	497	1 035	4 129
\$25,000 to \$29,999 -----	3 877	504	601	2 772	25 to 29 percent -----	6 901	1 050	1 140	4 711
\$30,000 to \$34,999 -----	3 703	353	600	2 750	30 to 34 percent -----	2 218	581	390	1 247
\$35,000 to \$39,999 -----	4 041	510	777	2 755	35 to 39 percent -----	1 342	158	287	898
\$40,000 to \$49,999 -----	5 592	1 090	1 886	2 616	40 to 49 percent -----	1 318	187	99	1 032
\$50,000 to \$59,999 -----	4 385	593	588	3 204	50 percent or more -----	547	119	173	255
\$60,000 to \$79,999 -----	1 478	202	—	1 276	Not reported or not computed -----	1 852	87	291	1 473
\$80,000 to \$99,999 -----	453	—	207	245		1 263	106	71	1 086
\$100,000 to \$149,999 -----	289	—	—	289	Acquired 1980 and 1981 (part) -----				
\$150,000 or more -----	1 203	—	—	1 203		6 166	769	1 185	4 212
Total Mortgage Outstanding Debt					PROPERTY CHARACTERISTICS				
Less than \$5,000 -----	378	97	37	244	Year Structure Built				
\$5,000 to \$9,999 -----	1 373	317	173	883	1979 to March 1980 -----				
\$10,000 to \$14,999 -----	1 745	337	176	1 232	1977 and 1978 -----				
\$15,000 to \$19,999 -----	2 594	336	50	2 207	1975 and 1976 -----				
\$20,000 to \$24,999 -----	2 624	264	465	1 894	1970 to 1974 -----				
\$25,000 to \$29,999 -----	4 153	553	558	3 042	1960 to 1969 -----				
\$30,000 to \$34,999 -----	3 512	297	597	2 618	1950 to 1959 -----				
\$35,000 to \$39,999 -----	4 084	382	1 245	2 457	1940 to 1949 -----				
\$40,000 to \$49,999 -----	5 129	951	1 504	2 674	1939 or earlier -----				
\$50,000 to \$59,999 -----	3 685	733	280	2 673	Not reported -----				
\$60,000 to \$79,999 -----	1 248	202	207	839	Value				
\$80,000 to \$99,999 -----	245	—	—	245	Less than \$5,000 -----				
\$100,000 to \$149,999 -----	1 053	—	—	1 053	\$5,000 to \$9,999 -----				
\$150,000 or more -----	440	—	—	440	\$10,000 to \$14,999 -----				
Total Outstanding Debt as Percent of Value					\$15,000 to \$19,999 -----				
Less than 20 percent -----	1 351	311	100	940	\$20,000 to \$24,999 -----				
20 to 29 percent -----	1 952	274	114	1 564	\$25,000 to \$29,999 -----				
30 to 39 percent -----	3 134	280	155	2 699	\$30,000 to \$34,999 -----				
40 to 49 percent -----	4 813	258	547	4 008	\$35,000 to \$39,999 -----				
50 to 59 percent -----	4 074	387	523	3 164	\$40,000 to \$49,999 -----				
60 to 69 percent -----	5 972	553	1 251	4 168	\$50,000 to \$59,999 -----				
70 to 79 percent -----	5 216	1 298	1 434	2 483	\$60,000 to \$79,999 -----				
80 to 89 percent -----	2 674	1 028	347	1 299	\$80,000 to \$99,999 -----				
90 to 99 percent -----	1 801	—	656	1 145	\$100,000 to \$149,999 -----				
100 percent or more -----	645	—	119	526	\$150,000 or more -----				
Not reported -----	632	79	49	504	Not reported -----				
MORTGAGE PAYMENTS AND OTHER EXPENSES					OWNER CHARACTERISTICS				
Monthly Interest and Principal Payments on Total Mortgages					Age of Owner				
Regular monthly payments of interest and/or principal -----	32 263	4 469	5 294	22 501	Less than 25 years -----				
Less than \$60 -----	177	75	12	91	25 to 34 years -----				
\$60 to \$79 -----	438	201	91	146	35 to 44 years -----				
\$80 to \$99 -----	829	299	94	436	45 to 54 years -----				
\$100 to \$149 -----	2 091	345	181	1 566	55 to 64 years -----				
\$150 to \$199 -----	3 432	332	369	2 731	65 years or over -----				
\$200 to \$249 -----	3 876	583	732	2 561	Not reported -----				
\$250 to \$299 -----	5 114	497	709	3 908	Race of Owner				
\$300 to \$399 -----	6 497	1 294	1 944	3 259	White -----				
\$400 to \$499 -----	3 822	495	817	2 511	Black -----				
\$500 to \$599 -----	2 059	—	—	2 059	Asian and Pacific Islander -----				
\$600 to \$699 -----	1 654	349	137	1 167	American Indian, Eskimo, and Aleut -----				
\$700 to \$799 -----	441	—	—	441	Not reported -----				
\$800 or more -----	1 834	—	207	1 626	Sex of Owner				
No regular payments required -----	—	—	—	—	Male -----				
Interest and Principal Payments on Total Mortgages as Percent of Income					Female -----				
Regular payments of interest and/or principal -----	32 263	4 469	5 294	22 501	Male and female co-owners -----				
Less than 5 percent -----	1 503	535	83	885	Not reported -----				
5 to 9 percent -----	6 471	863	1 144	4 465	Spanish Origin				
10 to 14 percent -----	8 517	906	1 379	6 232	Spanish -----				
15 to 19 percent -----	6 665	1 110	1 163	4 392	Not Spanish -----				
20 to 24 percent -----	3 253	280	608	2 365	Not reported -----				
25 to 29 percent -----	896	126	242	528	Veteran Status				
30 to 34 percent -----	612	119	104	389	Veteran -----				
35 to 39 percent -----	687	—	146	541	Vietnam conflict -----				
40 to 49 percent -----	766	349	145	272	Korean conflict -----				
50 percent or more -----	1 527	87	258	1 182	Korean conflict and World War II -----				
Not reported or not computed -----	1 366	95	22	1 249	World War II -----				
No regular payments required -----	—	—	—	—	World War I -----				
					Other -----				
					Not reported -----				
					Nonveteran -----				
					Not reported -----				

Table 4n. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

OWNER CHARACTERISTICS—Con.

Income

	Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
Less than \$5,000.....	658	—	52	606
\$5,000 to \$7,499.....	569	87	203	278
\$7,500 to \$9,999.....	1 384	67	205	1 111
\$10,000 to \$12,499.....	587	158	26	403
\$12,500 to \$14,999.....	540	8	218	314
\$15,000 to \$19,999.....	3 619	670	772	2 177
\$20,000 to \$24,999.....	6 026	1 336	1 080	3 610

Outside SMSA's, Places of 10,000 or More

OWNER CHARACTERISTICS—Con.

Income—Con.

\$25,000 to \$29,999.....	3 970	723	778	2 469
\$30,000 to \$34,999.....	4 954	820	888	3 246
\$35,000 to \$49,999.....	5 183	346	842	3 995
\$50,000 or more.....	3 422	158	207	3 057
Not reported.....	1 352	95	22	1 235

Total first and junior mortgage debt on—			
Properties with—			
Total properties	FHA first mortgage	VA first mortgage	Conventional first mortgage
3 970	723	778	2 469
4 954	820	888	3 246
5 183	346	842	3 995
3 422	158	207	3 057
1 352	95	22	1 235

Table 1o. **Mortgage Status, 1-Unit Homeowner Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

1-housing-unit properties -----

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's -----	-----	-----	-----
1,000,000 or more -----	-----	-----	-----
250,000 to 999,999 -----	-----	-----	-----
50,000 to 249,999 -----	-----	-----	-----
10,000 to 49,999 -----	-----	-----	-----
Less than 10,000 and rural -----	-----	-----	-----
Outside SMSA's -----	7 835	4 237	3 598
10,000 or more -----	-----	-----	-----
2,500 to 9,999 -----	2 066	1 159	908
Less than 2,500 and rural -----	5 768	3 078	2 690

Manner of Acquisition

By purchase -----	7 156	3 616	3 540
Placed one new mortgage -----	4 455	1 390	3 064
Placed two or more new mortgages -----	82	33	49
Assumed mortgage(s) already on property -----	398	136	262
Assumed mortgage already on property and placed new mortgage -----	53	17	36
All cash -----	1 808	1 732	76
Borrowed other than with mortgage -----	360	308	52
Inheritance or gift -----	491	447	44
Other -----	76	70	6
Not reported -----	112	104	9

Source of Downpayment

Purchased 1975 to 1981 (part) -----	2 673	603	2 070
Sale of previous home -----	769	235	534
Sale of other real property or other investment -----	107	44	63
Savings -----	862	181	681
Borrowing other than mortgage on this property -----	120	10	110
Gift -----	48	8	41
Land on which structure was built -----	60	—	60
Other -----	47	12	35
No downpayment required -----	355	17	338
Not reported -----	305	96	210
Other properties -----	5 162	3 634	1 528

Land and Building Acquisition

During same 12-month period -----	6 575	3 376	3 199
Acquired land previously -----	1 071	707	364
Land not owned by building owner -----	60	45	14
Not reported -----	129	108	21

Year Property Acquired

1979 to 1981 (part) -----	1 066	251	815
1977 and 1978 -----	1 004	240	764
1975 and 1976 -----	750	248	502
1970 to 1974 -----	1 388	662	726
1965 to 1969 -----	1 067	651	415
1960 to 1964 -----	747	547	200
1959 or earlier -----	1 812	1 637	176

Year Structure Built

1979 to March 1980 -----	231	40	192
1977 and 1978 -----	405	89	316
1975 and 1976 -----	358	118	240
1970 to 1974 -----	938	319	619
1960 to 1969 -----	1 435	710	725
1950 to 1959 -----	1 146	705	441
1940 to 1949 -----	822	568	254
1939 or earlier -----	2 213	1 512	701
Not reported -----	287	177	110

Rooms

4 or less rooms -----	884	629	254
5 rooms -----	1 956	1 116	840
6 rooms -----	1 678	855	823
7 rooms -----	989	464	526
8 or more rooms -----	991	369	622
Not reported -----	1 337	804	533
Median -----	5.7	5.5	6.0

Outside SMSA's, Places of Less Than 10,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part) -----	1 961	390	1 571
Less than \$5,000 -----	31	21	10
\$5,000 to \$9,999 -----	92	32	60
\$10,000 to \$14,999 -----	125	39	86
\$15,000 to \$19,999 -----	149	32	118
\$20,000 to \$24,999 -----	150	26	122
\$25,000 to \$29,999 -----	236	32	204
\$30,000 to \$34,999 -----	213	31	182
\$35,000 to \$39,999 -----	235	52	183
\$40,000 to \$49,999 -----	249	34	215
\$50,000 to \$59,999 -----	179	37	142

\$60,000 to \$79,999 -----	164	24	140
\$80,000 to \$99,999 -----	33	11	23
\$100,000 to \$149,999 -----	28	—	28
\$150,000 or more -----	8	3	5
Not reported -----	70	16	54
Median -----	\$33800	\$30600	\$34400

Other properties -----

Value		
Less than \$5,000	-----	
\$5,000 to \$9,999	-----	
\$10,000 to \$14,999	-----	
\$15,000 to \$19,999	-----	
\$20,000 to \$24,999	-----	
\$25,000 to \$29,999	-----	
\$30,000 to \$34,999	-----	
\$35,000 to \$39,999	-----	
\$40,000 to \$49,999	-----	
\$50,000 to \$59,999	-----	
\$60,000 to \$79,999	-----	
\$80,000 to \$99,999	-----	
\$100,000 to \$149,999	-----	
\$150,000 or more	-----	
Not reported	-----	
Median	-----	
Mean	-----	

Purchase Price as Percent of Value

Acquired by purchase -----	7 156	3 616	3 540
Purchased 1977 to 1981 (part) -----	1 961	390	1 571
Less than 80 percent -----	1 001	157	845
80 to 89 percent -----	410	90	320
90 to 94 percent -----	134	34	99
95 to 99 percent -----	86	25	62
100 percent or more -----	218	57	161
Not reported -----	112	28	84
Median -----	80—	83	80—

Purchased 1970 to 1976 -----	2 013	797	1 216
Less than 60 percent -----	1 223	475	748
60 to 79 percent -----	476	185	291
80 to 89 percent -----	99	48	51
90 to 99 percent -----	17	3	15
100 percent or more -----	27	20	7
Not reported -----	170	66	105
Median -----	60—	60—	60—

Purchased 1969 or earlier -----	3 182	2 429	753
Less than 40 percent -----	2 131	1 602	529
40 to 59 percent -----	473	357	115
60 to 79 percent -----	126	100	26
80 to 99 percent -----	27	18	9
100 percent or more -----	25	19	5
Not reported -----	400	331	69
Median -----	40—	40—	40—

Not acquired by purchase -----

679	621	58
-----	-----	----

Purchase Price-Income Ratio

Acquired by purchase 1977 to 1981 (part) -----	1 961	390	1 571
Less than 1.0 -----	383	90	294
1.0 to 1.4 -----	377	34	343
1.5 to 1.9 -----	330	36	294
2.0 to 2.4 -----	232	39	193
2.5 to 2.9 -----	129	28	101
3.0 to 3.4 -----	109	28	82
3.5 to 3.9 -----	86	28	57
4.0 or more -----	117	51	66
Not reported or not computed -----	197	55	142
Median -----	1.7	2.1	1.6

Other properties -----

5 874	3 847	2 027
-------	-------	-------

Table 10. **Mortgage Status, 1-Unit Homeowner Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural**MORTGAGE PAYMENTS AND OTHER EXPENSES****Selected Monthly Owner Costs**

Acquired before 1980	7 275	4 093	3 182
Less than \$60	416	416	—
\$60 to \$79	461	458	3
\$80 to \$99	620	601	19
\$100 to \$149	1 328	1 228	101
\$150 to \$199	905	646	259
\$200 to \$249	726	244	482
\$250 to \$299	490	86	404
\$300 to \$349	509	45	464
\$350 to \$399	357	17	340
\$400 to \$449	270	10	260
\$450 to \$499	236	4	232
\$500 to \$599	223	2	221
\$600 to \$699	95	—	95
\$700 to \$799	71	—	71
\$800 or more	91	3	88
Not reported	476	333	144
Median	\$182	\$116	\$327
Acquired 1980 and 1981 (part)	560	144	416

Real Estate Tax

Acquired before 1980	7 275	4 093	3 182
Less than \$100	1 628	1 172	456
\$100 to \$199	1 149	651	498
\$200 to \$299	977	490	487
\$300 to \$399	805	388	417
\$400 to \$499	499	243	256
\$500 to \$599	424	194	230
\$600 to \$699	318	156	162
\$700 to \$799	242	137	104
\$800 to \$899	217	99	119
\$900 to \$999	97	36	62
\$1,000 to \$1,499	321	162	159
\$1,500 or more	163	45	118
Not reported	434	319	115
Median	\$266	\$213	\$322
Acquired 1980 and 1981 (part)	560	144	416

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 275	4 093	3 182
Less than \$10	3 864	1 983	1 881
\$10 to \$14	1 057	557	500
\$15 to \$19	553	302	251
\$20 to \$24	267	146	120
\$25 to \$29	119	66	53
\$30 to \$39	72	51	21
\$40 to \$49	30	19	11
\$50 to \$59	20	17	3
\$60 or more	76	37	39
Not reported or not computed	1 218	916	302
Median	10—	10—	10—
Acquired 1980 and 1981 (part)	560	144	416

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	7 275	4 093	3 182
Less than 5 percent	425	406	19
5 to 9 percent	1 189	956	234
10 to 14 percent	1 426	757	669
15 to 19 percent	1 024	429	595
20 to 24 percent	717	244	473
25 to 29 percent	427	132	295
30 to 34 percent	266	113	153
35 to 39 percent	191	81	110
40 to 49 percent	216	74	142
50 percent or more	315	132	183
Not reported or not computed	1 079	769	310
Median	15	12	19
Acquired 1980 and 1981 (part)	560	144	416

Outside SMSA's, Places of Less Than 10,000 and Rural**OWNER CHARACTERISTICS****Ownership Status**

1 owner	3 026	1 941	1 085
2 owners	4 705	2 225	2 480
3 or more owners	64	45	19
Not reported	41	26	15

Age of Owner

Less than 25 years	142	21	120
25 to 34 years	1 221	175	1 046
35 to 44 years	1 373	334	1 038
45 to 54 years	1 262	582	681
55 to 64 years	1 495	1 037	457
65 years or over	2 184	1 997	1 87
Not reported	159	91	69
Median	54	64	41

Race of Owner

White	7 255	3 914	3 340
Black	385	212	172
Asian and Pacific Islander	6	3	3
American Indian, Eskimo, and Aleut	49	24	26
Not reported	141	84	57

Sex of Owner

Male	1 598	856	741
Female	1 616	1 227	389
Male and female co-owners	4 550	2 105	2 445
Not reported	71	49	23

Spanish Origin

Spanish	122	62	60
Not Spanish	7 173	3 820	3 353
Not reported	540	355	185

Veteran Status

Veteran	2 759	1 319	1 440
Vietnam conflict	594	91	503
Korean conflict	404	151	253
Korean conflict and World War II	60	41	20
World War II	1 230	850	381
World War I	55	49	7
Other	388	121	267
Not reported	27	16	10
Nonveteran	4 815	2 756	2 059
Not reported	260	162	99

Persons in Household

1 person	1 183	948	235
2 persons	2 828	2 024	804
3 persons	1 245	515	729
4 persons	1 293	344	949
5 persons	649	151	498
6 or more persons	408	120	288
Not reported	228	134	94
Median	2.4	2.0	3.5

Income

Less than \$5,000	788	652	136
\$5,000 to \$7,499	588	475	113
\$7,500 to \$9,999	559	404	155
\$10,000 to \$12,499	701	406	295
\$12,500 to \$14,999	432	213	219
\$15,000 to \$19,999	1 090	506	584
\$20,000 to \$24,999	946	359	586
\$25,000 to \$29,999	660	242	418
\$30,000 to \$34,999	487	150	337
\$35,000 to \$49,999	526	152	374
\$50,000 or more	213	72	141
Not reported	846	606	240
Median	\$17000	\$11800	\$21500
Mean	\$19100	\$15100	\$23500

Table 2o. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's, Places of Less Than 10,000 and Rural

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties	3 598	3 298	300	195	184	11	176	174	3	3 226	2 940	286
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	3 298	3 298	—	184	184	—	174	174	—	2 940	2 940	—
2 mortgages	297	—	297	11	—	11	3	—	3	283	—	283
3 or more mortgages	3	—	3	—	—	—	—	—	—	3	—	3
Form of Debt of First Mortgage												
Mortgage or deed of trust	3 429	3 137	291	195	184	11	176	174	3	3 057	2 780	277
Contract to purchase	169	160	9	—	—	—	—	—	—	169	160	9
Origin of First Mortgage												
Mortgage made at time property acquired	2 622	2 431	191	154	146	8	129	129	—	2 340	2 157	183
Mortgage assumed at time property acquired	245	203	42	27	25	3	40	37	3	178	142	36
Mortgage placed later than acquisition of property	730	663	67	14	14	—	8	8	—	708	641	67
Refinanced mortgage:												
Same lender	318	280	39	3	3	—	—	—	—	316	277	39
Different lender	151	131	20	3	3	—	5	5	—	143	123	20
Mortgage placed on property owned free and clear of debt	261	252	9	9	9	—	3	3	—	250	241	9
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	730	663	67	14	14	—	8	8	—	708	641	67
Renew or extend loan that had fallen due, without increasing the outstanding balance	63	55	8	3	3	—	3	3	—	58	50	8
Secure better terms	80	74	6	—	—	—	2	2	—	77	71	6
Provide funds for additions, improvements, or repairs to this property	352	313	39	9	9	—	—	—	—	343	304	39
Provide funds for investment in other real estate	38	38	—	—	—	—	—	—	—	38	38	—
Provide funds for other types of investments	25	25	—	—	—	—	—	—	—	25	25	—
Provide funds for educational or medical expenses	14	11	3	—	—	—	—	—	—	14	11	3
Other reasons	103	94	9	—	—	—	3	3	—	100	91	9
Not reported	56	53	3	3	3	—	—	—	—	53	50	3
Other properties	2 867	2 635	233	181	170	11	168	166	3	2 518	2 299	219
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	242	—	242	11	—	11	3	—	3	228	—	228
Provide funds for additions, improvements or repairs to this property	100	—	100	3	—	3	3	—	3	94	—	94
Provide funds for investment in other real estate	23	—	23	—	—	—	—	—	—	23	—	23
Provide funds for other types of investments	15	—	15	3	—	3	—	—	—	12	—	12
Provide funds for educational or medical expenses	3	—	3	—	—	—	—	—	—	3	—	3
Other reasons	69	—	69	3	—	3	—	—	—	66	—	66
Not reported	32	—	32	2	—	2	—	—	—	30	—	30
Other properties	58	—	58	—	—	—	—	—	—	58	—	58
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 016	946	70	63	60	3	69	69	—	885	818	67
1977 and 1978	970	879	91	19	19	—	34	32	3	916	829	88
1975 and 1976	509	453	55	5	5	—	22	22	—	482	426	55
1970 to 1974	698	638	60	38	35	3	17	17	—	643	586	57
1965 to 1969	294	272	22	44	38	5	19	19	—	231	214	16
1960 to 1964	98	95	3	18	18	—	16	16	—	64	61	3
1959 or earlier	14	14	—	8	8	—	—	—	—	6	6	—
First Mortgage Loan												
Less than \$5,000	103	101	2	—	—	—	4	4	—	99	97	2
\$5,000 to \$9,999	489	460	29	24	21	3	7	7	—	458	432	26
\$10,000 to \$14,999	626	581	45	49	46	3	17	17	—	560	518	42
\$15,000 to \$19,999	552	492	59	39	36	2	36	36	—	477	420	57
\$20,000 to \$24,999	476	441	36	18	18	—	28	28	—	430	395	36
\$25,000 to \$29,999	409	373	36	22	22	—	22	19	3	365	332	33
\$30,000 to \$34,999	357	321	36	14	11	3	16	16	—	327	294	33
\$35,000 to \$39,999	183	161	22	21	21	—	8	8	—	154	132	22
\$40,000 to \$49,999	251	233	18	3	3	—	19	19	—	229	210	18
\$50,000 to \$59,999	76	66	10	6	6	—	3	3	—	68	58	10
\$60,000 to \$79,999	49	42	7	—	—	—	11	11	—	38	32	7
\$80,000 to \$99,999	13	13	—	—	—	—	—	—	—	13	13	—
\$100,000 to \$149,999	14	14	—	—	—	—	6	6	—	8	8	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$20300	\$20200	\$22100	\$18200	\$18400	...	\$24300	\$24000	...	\$20200	\$20000	\$22300
Mean	\$22800	\$22600	\$24300	\$20900	\$21200	...	\$29500	\$29600	...	\$22500	\$22300	\$24600
First Mortgage Outstanding Debt												
Less than \$5,000	542	526	17	22	19	3	14	14	—	507	493	14
\$5,000 to \$9,999	602	562	40	49	49	—	26	26	—	528	488	40
\$10,000 to \$14,999	486	427	59	31	28	3	19	19	—	436	380	56
\$15,000 to \$19,999	445	406	38	16	13	2	16	16	—	413	377	36
\$20,000 to \$24,999	397	366	30	17	17	—	26	26	—	354	324	30
\$25,000 to \$29,999	394	347	47	21	18	3	19	16	3	354	313	41
\$30,000 to \$34,999	286	258	28	14	14	—	16	16	—	256	228	28
\$35,000 to \$39,999	140	124	16	16	16	—	5	5	—	118	103	16
\$40,000 to \$49,999	182	174	8	8	8	—	16	16	—	157	149	8
\$50,000 to \$59,999	61	50	10	3	3	—	6	6	—	52	42	10
\$60,000 to \$79,999	48	41	7	—	—	—	8	8	—	40	34	7
\$80,000 to \$99,999	7	7	—	—	—	—	—	—	—	7	7	—
\$100,000 to \$149,999	9	9	—	—	—	—	6	6	—	3	3	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$16900	\$16700	\$19500	\$14400	\$14400	...	\$22600	\$22400	...	\$16700	\$16500	\$19700
Mean	\$19500	\$19300	\$21700	\$18200	\$18400	...	\$27300	\$27400	...	\$19200	\$18900	\$22000

Table 20. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	528	526	2	19	19	—	14	14	—	495	493	2
\$5,000 to \$9,999	588	562	26	52	49	3	26	26	—	510	488	23
\$10,000 to \$14,999	443	427	16	28	28	—	19	19	—	395	380	16
\$15,000 to \$19,999	444	406	38	16	13	2	16	16	—	412	377	35
\$20,000 to \$24,999	407	366	41	19	17	3	26	26	—	362	324	38
\$25,000 to \$29,999	377	347	30	18	18	—	16	16	—	343	313	30
\$30,000 to \$34,999	289	258	31	14	14	—	19	16	3	256	228	28
\$35,000 to \$39,999	155	124	31	19	16	3	5	5	—	131	103	28
\$40,000 to \$49,999	212	174	39	8	8	—	16	16	—	188	149	39
\$50,000 to \$59,999	70	50	19	3	3	—	6	6	—	61	42	19
\$60,000 to \$79,999	66	41	25	—	—	—	8	8	—	59	34	25
\$80,000 to \$99,999	10	7	3	—	—	—	—	—	—	10	7	3
\$100,000 to \$149,999	9	9	—	—	—	—	6	6	—	3	3	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$17700	\$16700	\$29600	\$14800	\$14400	...	\$22600	\$22400	...	\$17600	\$16500	\$29800
Mean	\$20400	\$19300	\$32300	\$18600	\$18400	...	\$27500	\$27400	...	\$20100	\$18900	\$32700

Current Interest Rate on First Mortgage

Less than 5.0 percent	41	41	—	—	—	—	—	—	—	41	41	—
5.0 percent	37	26	11	3	3	—	—	—	—	34	23	11
5.1 to 5.9 percent	125	122	3	48	45	3	27	27	—	49	49	—
6.0 percent	134	134	—	14	14	—	9	9	—	112	112	—
6.1 to 6.9 percent	108	99	8	3	3	—	5	5	—	99	91	8
7.0 percent	126	118	8	25	22	3	14	14	—	88	82	5
7.1 to 7.4 percent	115	99	16	—	—	—	—	—	—	115	99	16
7.5 to 7.9 percent	197	183	14	14	9	5	—	—	—	183	174	9
8.0 percent	272	256	16	3	3	—	11	11	—	258	241	16
8.1 to 8.4 percent	91	86	6	—	—	—	3	3	—	89	83	6
8.5 to 8.9 percent	486	421	64	8	8	—	44	41	3	433	372	62
9.0 percent	426	384	42	5	5	—	3	3	—	418	376	42
9.1 to 9.9 percent	423	368	55	18	18	—	20	20	—	385	330	55
10.0 percent	217	204	13	31	31	—	14	14	—	172	159	13
10.1 to 11.9 percent	370	339	31	10	10	—	21	21	—	339	308	31
12.0 percent	70	67	3	—	—	—	—	—	—	70	67	3
12.1 to 13.9 percent	203	199	4	9	9	—	—	—	—	195	191	4
14.0 percent or more	157	152	5	6	6	—	6	6	—	145	140	5
Median	9.0	9.0	9.0	7.7	7.8	...	8.7	8.7	...	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 007	896	111	—	—	—	—	—	—	1 007	896	111
Rate higher now than when mortgage made	253	222	31	—	—	—	—	—	—	253	222	31
Rate lower now than when mortgage made	19	19	—	—	—	—	—	—	—	19	19	—
Rate unchanged or same now as when mortgage made	716	639	77	—	—	—	—	—	—	716	639	77
Not reported	19	17	2	—	—	—	—	—	—	19	17	2
No, interest rate cannot be changed	2 583	2 394	189	195	184	11	176	174	3	2 212	2 036	176
Not reported	8	8	—	—	—	—	—	—	—	8	8	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	1 007	896	111	—	—	—	—	—	—	1 007	896	111
Rate renegotiated periodically	171	146	25	—	—	—	—	—	—	171	146	25
Rate changes tied to market index	84	81	3	—	—	—	—	—	—	84	81	3
When mortgage is assumed	587	532	54	—	—	—	—	—	—	587	532	54
When payments become delinquent	191	159	32	—	—	—	—	—	—	191	159	32
Other reason	180	168	11	—	—	—	—	—	—	180	168	11
Not reported	14	7	7	—	—	—	—	—	—	14	7	7
Interest rate cannot be changed	2 583	2 394	189	195	184	11	176	174	3	2 212	2 036	176

Term of First Mortgage

Less than 8 years	285	274	11	6	6	—	—	—	—	280	268	11
8 to 12 years	353	337	16	6	6	—	—	—	—	347	331	16
13 to 17 years	331	308	22	3	3	—	—	—	—	328	306	22
18 to 22 years	690	622	69	8	8	—	14	14	—	668	600	69
23 to 27 years	689	618	71	14	11	3	29	29	—	646	578	68
28 to 32 years	781	708	73	159	151	8	134	131	3	489	427	62
33 to 37 years	397	365	32	—	—	—	—	—	—	397	365	32
38 or more years	3	—	3	—	—	—	—	—	—	3	—	3
No stated term	69	66	3	—	—	—	—	—	—	69	66	3
Median	23.8	23.6	25.1	29.9	29.9	...	29.7	29.7	...	22.7	22.4	24.7

Unexpired Term of First Mortgage

Less than 4 years	327	324	3	11	11	—	2	2	—	313	311	3
4 to 7 years	432	410	23	8	8	—	3	3	—	422	399	23
8 to 12 years	458	404	54	14	11	3	19	19	—	425	374	51
13 to 17 years	560	510	50	19	19	—	19	19	—	522	471	50
18 to 22 years	509	451	58	46	41	5	11	11	—	452	399	53
23 to 27 years	525	488	37	25	25	—	35	35	—	465	428	37
28 to 32 years	439	411	28	45	45	—	47	47	—	347	319	28
33 or more years	19	17	3	—	—	—	—	—	—	19	17	3
No stated term or not computed	328	283	45	27	25	3	40	37	3	261	222	39
Median	16.7	16.6	17.8	...	...	...	...	...	...	16.1	15.9	17.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	451	410	40	8	8	—	6	6	—	437	397	40
Payments increase yearly for first five years of mortgage	11	11	—	8	8	—	—	—	—	3	3	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	415	377	37	—	—	—	6	6	—	409	371	37
Not reported	25	22	3	—	—	—	—	—	—	25	22	3
No, monthly payments cannot change	3 111	2 855	257	184	176	8	165	163	3	2 762	2 516	246
Not reported	36	33	3	3	—	3	5	5	—	27	27	—

¹Detail does not add to total because lenders reported more than one reason.

Table 2o. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Holder of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	956	888	69	19	19	—	13	13	—	924	855	69
Mutual savings bank	179	157	21	20	20	—	20	20	—	139	117	21
Savings and loan association	1 253	1 116	137	42	31	11	37	37	—	1 174	1 048	126
Life insurance company	42	42	—	19	19	—	9	9	—	13	13	—
Mortgage company	82	73	8	16	16	—	8	6	3	57	51	6
Federal agency	147	141	6	9	9	—	8	8	—	131	125	6
Federally-secured pool	457	422	35	25	25	—	51	51	—	381	345	35
Federal National Mortgage Association	62	60	3	36	36	—	15	15	—	11	9	3
Real estate or construction company	6	6	—	—	—	—	—	—	—	6	6	—
Individual or individual's estate	229	217	12	—	—	—	—	—	—	229	217	12
Other	186	177	9	9	9	—	14	14	—	163	154	9

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	522	479	42	30	28	2	28	28	—	464	424	40
Lender in North Central	465	427	38	19	16	2	24	24	—	423	388	35
Lender in South	4	4	—	2	2	—	—	—	—	2	2	—
Lender in West	52	47	5	9	9	—	4	4	—	38	34	5
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	1 071	967	104	32	29	3	34	34	—	1 005	904	101
Lender in North Central	12	12	—	3	3	—	3	3	—	6	6	—
Lender in South	923	836	86	21	18	3	17	17	—	885	801	84
Lender in West	128	111	17	9	9	—	14	14	—	105	88	17
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
Property in South Region												
Lender in Northeast	1 608	1 485	123	105	99	6	92	89	3	1 411	1 296	114
Lender in North Central	39	39	—	14	14	—	13	13	—	11	11	—
Lender in South	17	14	3	3	3	—	—	—	3	11	11	—
Lender in West	1 538	1 418	120	88	83	6	73	73	—	1 377	1 263	114
Lender outside United States	3	3	—	—	—	—	3	3	—	—	—	—
Not reported	11	11	—	—	—	—	—	—	—	11	11	—
Property in West Region												
Lender in Northeast	397	366	31	28	28	—	23	23	—	346	315	31
Lender in North Central	11	11	—	8	8	—	—	—	—	3	3	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	116	113	3	14	14	—	17	17	—	85	82	3
Lender outside United States	270	242	28	6	6	—	6	6	—	259	231	28
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	3 214	2 934	280	67	59	8	89	86	3	3 058	2 789	269
Agent	384	364	20	128	125	3	88	88	—	168	151	18

Holder's Acquisition of First Mortgage

Originated by holder	3 110	2 846	264	56	53	3	81	81	—	2 973	2 712	261
Purchased from present servicer	235	215	20	67	65	3	54	54	—	113	96	17
Purchased from someone else	169	156	14	50	44	5	30	28	3	89	84	6
Not reported	84	81	3	22	22	—	11	11	—	51	48	3

Mortgage Assumption

Lender's permission needed for assumption	1 815	1 645	169	18	18	—	17	17	—	1 780	1 610	169
Lender's permission not needed for assumption	1 342	1 247	95	141	130	11	146	144	3	1 054	973	81
Not reported	441	405	36	36	36	—	13	13	—	392	356	36

Prepayment Penalties

Yes	252	227	25	22	22	—	—	—	—	230	205	25
No	3 283	3 013	270	165	154	11	171	168	3	2 947	2 692	256
Not reported	62	57	5	8	8	—	5	5	—	49	44	5

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	2 867	2 635	233	181	170	11	168	166	3	2 518	2 299	219
40 to 49 percent	99	90	10	6	6	—	—	—	—	94	84	10
50 to 59 percent	92	72	20	3	3	—	—	—	—	89	69	20
60 to 69 percent	169	164	6	3	3	—	12	12	—	155	150	6
70 to 79 percent	239	221	18	8	8	—	5	5	—	226	208	18
80 to 89 percent	437	388	48	8	5	3	8	8	—	420	375	46
90 to 94 percent	517	470	48	36	36	—	33	33	—	448	401	48
95 to 99 percent	325	297	29	37	34	2	17	14	3	272	249	23
100 percent or more	251	238	13	42	40	3	16	16	—	192	182	10
Not reported	595	562	33	25	22	3	74	74	—	496	466	30
Median	142	134	9	14	14	—	3	3	—	125	117	9
Other properties	86	87	82	...	...	...	...	...	...	85	85	81
	730	663	67	14	14	—	8	8	—	708	641	67

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	2 867	2 635	233	181	170	11	168	166	3	2 518	2 299	219
40 to 49 percent	92	90	2	6	6	—	—	—	—	86	84	2
50 to 59 percent	74	72	2	3	3	—	—	—	—	72	69	2
60 to 69 percent	169	164	6	3	3	—	12	12	—	155	150	6
70 to 79 percent	227	221	6	8	8	—	5	5	—	214	208	6
80 to 89 percent	404	388	16	5	5	—	8	8	—	391	375	16
90 to 94 percent	492	470	23	36	36	—	33	33	—	423	401	23
95 to 99 percent	303	297	6	34	34	—	14	14	—	254	249	6
100 percent or more	246	238	8	40	40	—	16	16	—	190	182	8
Not reported	718	562	156	33	22	11	77	74	3	608	466	142
Median	142	134	9	14	14	—	3	3	—	125	117	9
Other properties	88	87	100+	...	...	...	...	...	...	87	85	100+
	730	663	67	14	14	—	8	8	—	708	641	67

Table 20. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's, Places of Less Than 10,000 and Rural**MORTGAGE CHARACTERISTICS—Con.****Total Outstanding Debt as Percent of Value**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	742	731	11	46	46	—	25	25	—	671	660	11
20 to 29 percent	435	414	21	41	41	—	25	25	—	369	348	21
30 to 39 percent	460	409	51	10	5	5	9	9	—	441	396	45
40 to 49 percent	495	449	46	16	13	3	13	13	—	466	423	43
50 to 59 percent	403	359	44	20	17	3	11	11	—	372	331	41
60 to 69 percent	344	308	36	6	6	—	35	35	—	304	268	36
70 to 79 percent	283	246	36	25	25	—	20	20	—	238	202	36
80 to 89 percent	162	130	32	12	12	—	24	24	—	126	94	32
90 to 99 percent	89	89	—	17	17	—	9	9	—	63	63	—
100 percent or more	34	14	20	—	—	—	3	—	3	31	14	18
Not reported	153	150	3	3	3	—	5	5	—	145	142	3
Median	42	40	55	39	38	...	...	...	...	41	40	55

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	3 581	3 281	300	195	184	11	176	174	3	3 209	2 923	286
Interest and principal	3 557	3 259	297	195	184	11	176	174	3	3 185	2 902	283
Fully amortized	3 292	3 014	278	184	173	11	174	171	3	2 934	2 670	264
Partially amortized	265	245	19	11	11	—	3	3	—	251	232	19
Principal only	6	6	—	—	—	—	—	—	—	6	6	—
Fully amortized	6	6	—	—	—	—	—	—	—	6	6	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	18	15	3	—	—	—	—	—	—	18	15	3
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	3 557	3 259	297	195	184	11	176	174	3	3 185	2 902	283
Real estate taxes and property insurance	943	884	59	167	156	11	149	147	3	627	582	45
With no other items	550	526	24	17	14	2	115	112	3	418	399	19
With other items	393	358	35	150	141	9	34	34	—	208	182	26
Real estate taxes only	246	219	26	2	2	—	16	16	—	228	201	26
Property insurance only	34	31	4	—	—	—	—	—	—	34	31	4
Other combinations or no other items	2 334	2 125	208	26	26	—	11	11	—	2 296	2 088	208
No regular payments of interest and principal	41	38	3	—	—	—	—	—	—	41	38	3

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	3 581	3 281	300	195	184	11	176	174	3	3 209	2 923	286
Less than \$60	212	201	11	16	13	3	11	11	—	185	177	9
\$60 to \$79	244	227	17	30	30	—	11	11	—	204	187	17
\$80 to \$99	314	299	16	21	19	3	18	18	—	275	262	13
\$100 to \$149	727	650	77	45	42	2	24	24	—	658	583	74
\$150 to \$199	622	559	63	16	13	3	23	23	—	584	523	61
\$200 to \$249	434	404	30	15	15	—	27	24	3	392	365	27
\$250 to \$299	395	371	25	36	36	—	24	24	—	336	311	25
\$300 to \$399	363	324	39	11	11	—	14	14	—	338	300	39
\$400 to \$499	132	127	6	3	3	—	11	11	—	118	113	6
\$500 to \$599	61	51	10	—	—	—	4	4	—	58	47	10
\$600 to \$699	29	22	7	3	3	—	4	4	—	22	16	7
\$700 to \$799	11	11	—	—	—	—	—	—	—	11	11	—
\$800 or more	34	34	—	—	—	—	6	6	—	28	28	—
Median	\$174	\$174	\$173	\$134	\$136	...	\$202	\$200	...	\$174	\$174	\$175
Mean	\$206	\$206	\$208	\$168	\$171	...	\$251	\$252	...	\$206	\$205	\$212
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	3 581	3 281	300	195	184	11	176	174	3	3 209	2 923	286
Less than \$60	203	201	3	13	13	—	11	11	—	179	177	3
\$60 to \$79	227	227	—	30	30	—	11	11	—	187	187	—
\$80 to \$99	309	299	10	19	19	—	18	18	—	272	262	10
\$100 to \$149	665	650	16	42	42	—	24	24	—	599	583	16
\$150 to \$199	584	559	25	16	13	3	23	23	—	545	523	22
\$200 to \$249	432	404	28	15	15	—	24	24	—	393	365	28
\$250 to \$299	421	371	50	38	36	2	24	24	—	359	311	48
\$300 to \$399	383	324	58	14	11	3	16	14	3	352	300	53
\$400 to \$499	175	127	48	6	3	3	11	11	—	158	113	46
\$500 to \$599	73	51	22	—	—	—	4	4	—	70	47	22
\$600 to \$699	35	22	13	3	3	—	4	4	—	29	16	13
\$700 to \$799	20	11	8	—	—	—	—	—	—	20	11	8
\$800 or more	52	34	18	—	—	—	6	6	—	46	28	18
Median	\$183	\$174	\$331	\$142	\$136	...	\$203	\$200	...	\$184	\$174	\$332
Mean	\$220	\$206	\$377	\$179	\$171	...	\$253	\$252	...	\$221	\$205	\$380
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	3 581	3 281	300	195	184	11	176	174	3	3 209	2 923	286
Current or ahead of schedule	3 299	3 035	264	171	165	6	169	166	3	2 959	2 704	255
Delinquent (30 days or more)	212	181	30	10	5	5	2	2	—	199	174	25
1 to 3 payments	173	150	23	7	5	2	—	—	—	165	145	21
4 or more payments	39	31	7	3	—	3	2	2	—	34	29	5
Foreclosure in process	5	2	3	3	—	3	2	2	—	—	—	—
Foreclosure not in process	34	29	5	—	—	—	—	—	—	34	29	5
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	70	64	6	14	14	—	5	5	—	51	45	6
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Table 2o. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Monthly Owner Costs

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	3 182	2 911	271	163	152	11	148	145	3	2 871	2 614	257
Less than \$60	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99	19	19	—	—	—	—	—	—	—	19	19	—
\$100 to \$149	101	101	—	3	3	—	—	—	—	98	98	—
\$150 to \$199	259	256	3	28	28	—	14	14	—	218	215	3
\$200 to \$249	482	474	8	27	27	—	15	15	—	439	432	8
\$250 to \$299	404	383	21	28	28	—	26	26	—	351	329	21
\$300 to \$349	464	446	18	16	16	—	9	9	—	417	399	18
\$350 to \$399	340	298	42	13	10	3	—	—	—	318	279	39
\$400 to \$449	260	241	19	17	17	—	13	13	—	229	210	19
\$450 to \$499	232	199	33	13	13	—	5	3	3	214	184	30
\$500 to \$599	221	198	22	8	5	3	17	17	—	196	176	20
\$600 to \$699	95	66	29	3	3	—	3	3	—	89	60	29
\$700 to \$799	71	38	33	5	2	3	3	3	—	63	33	30
\$800 or more	88	49	39	2	—	2	8	8	—	78	41	37
Not reported	144	141	3	—	—	—	5	5	—	139	136	3
Median	\$327	\$317	\$485	...	...	...	...	...	...	\$329	\$318	\$481
Acquired 1980 and 1981 (part)	416	387	29	32	32	—	28	28	—	356	326	29

Real Estate Tax

Acquired before 1980	3 182	2 911	271	163	152	11	148	145	3	2 871	2 614	257
Less than \$100	456	430	26	23	23	—	14	14	—	420	394	26
\$100 to \$199	498	454	44	31	31	—	24	24	—	443	399	44
\$200 to \$299	487	437	50	25	19	6	30	30	—	432	387	44
\$300 to \$399	417	381	35	13	13	—	16	13	3	387	355	32
\$400 to \$499	256	232	24	16	14	3	20	20	—	220	198	21
\$500 to \$599	230	212	18	19	19	—	5	5	—	206	188	18
\$600 to \$699	162	147	15	7	7	—	3	3	—	151	137	15
\$700 to \$799	104	91	13	3	3	—	6	6	—	96	83	13
\$800 to \$899	119	108	11	4	4	—	13	13	—	102	92	11
\$900 to \$999	62	59	3	5	5	—	—	—	—	56	54	3
\$1,000 to \$1,499	159	146	14	7	7	—	14	14	—	138	125	14
\$1,500 or more	118	103	15	10	8	2	4	4	—	104	91	12
Not reported	115	112	3	—	—	—	—	—	—	115	112	3
Median	\$322	\$321	\$338	...	...	...	...	...	...	\$322	\$320	\$337
Acquired 1980 and 1981 (part)	416	387	29	32	32	—	28	28	—	356	326	29

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	3 581	3 281	300	195	184	11	176	174	3	3 209	2 923	286
Less than 5 percent	530	496	34	62	62	—	29	29	—	438	405	34
5 to 9 percent	1 073	948	126	48	43	6	36	34	3	989	872	117
10 to 14 percent	741	670	70	21	19	2	40	40	—	679	611	68
15 to 19 percent	458	426	32	20	20	—	35	35	—	404	372	32
20 to 24 percent	175	157	18	10	10	—	3	3	—	163	144	18
25 to 29 percent	123	118	5	9	9	—	7	7	—	108	103	5
30 to 34 percent	87	83	4	8	8	—	8	8	—	70	66	4
35 to 39 percent	33	28	5	—	—	—	—	—	—	33	28	5
40 to 49 percent	25	25	—	—	—	—	3	3	—	23	23	—
50 percent or more	77	77	—	3	3	—	7	7	—	68	68	—
Not reported or not computed	258	252	6	14	11	3	9	9	—	235	232	3
Median	10	11	10	8	8	...	...	...	...	10	11	10
No regular payments required	17	17	—	—	—	—	—	—	—	17	17	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	3 182	2 911	271	163	152	11	148	145	3	2 871	2 614	257
Less than \$10	1 881	1 686	196	92	84	9	79	79	—	1 710	1 523	187
\$10 to \$14	500	478	22	30	30	—	36	33	3	435	415	19
\$15 to \$19	251	227	24	21	21	—	16	16	—	215	191	24
\$20 to \$24	120	111	9	5	5	—	4	4	—	112	102	9
\$25 to \$29	53	49	3	2	2	—	9	9	—	41	38	3
\$30 to \$39	21	18	2	2	2	—	—	—	—	18	16	2
\$40 to \$49	11	11	—	—	—	—	—	—	—	11	11	—
\$50 to \$59	3	3	—	—	—	—	—	—	—	3	3	—
\$60 or more	39	37	2	5	3	2	—	—	—	34	34	—
Not reported or not computed	302	291	11	6	6	—	5	5	—	291	280	11
Median	10—	10—	10—	...	...	...	...	...	...	10—	10—	10—
Acquired 1980 and 1981 (part)	416	387	29	32	32	—	28	28	—	356	326	29

Real Estate Tax as Percent of Income

Acquired before 1980	3 182	2 911	271	163	152	11	148	145	3	2 871	2 614	257
Less than 1.0 percent	823	745	78	56	56	—	32	32	—	735	657	78
1.0 to 1.9 percent	883	803	80	34	31	3	37	34	3	812	738	74
2.0 to 2.9 percent	464	410	54	25	22	3	24	24	—	415	363	51
3.0 to 3.9 percent	287	268	18	15	15	—	20	20	—	251	233	18
4.0 to 4.9 percent	112	106	5	8	8	—	9	9	—	94	89	5
5.0 to 7.4 percent	126	115	11	5	5	—	15	15	—	107	96	11
7.5 to 9.9 percent	47	39	8	—	—	—	—	—	—	47	39	8
10.0 percent or more	69	64	5	5	3	2	5	5	—	59	57	3
Not reported or not computed	371	360	11	14	11	3	6	6	—	351	343	9
Median	1.7	1.7	1.6	...	...	...	...	...	...	1.6	1.6	1.6
Acquired 1980 and 1981 (part)	416	387	29	32	32	—	28	28	—	356	326	29

Table 20. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	3 182	2 911	271	163	152	11	148	145	3	2 871	2 614	257
Less than 5 percent	19	19	—	3	3	—	7	7	—	16	16	—
5 to 9 percent	234	226	8	22	22	—	22	22	—	205	197	8
10 to 14 percent	669	635	33	47	47	—	32	30	3	600	567	33
15 to 19 percent	595	557	38	28	28	—	27	27	—	535	499	35
20 to 24 percent	473	422	51	24	24	—	26	26	—	422	371	51
25 to 29 percent	295	254	41	9	6	3	8	8	—	261	223	38
30 to 34 percent	153	135	17	—	—	—	4	4	—	145	127	17
35 to 39 percent	110	90	20	3	3	—	3	3	—	103	83	20
40 to 49 percent	142	112	30	—	—	—	12	12	—	139	110	30
50 percent or more	183	156	27	16	11	5	8	8	—	154	133	21
Not reported or not computed	310	304	6	11	8	3	—	—	—	291	288	3
Median	19	19	25	...	...	...	...	...	...	19	19	25
Acquired 1980 and 1981 (part)	416	387	29	32	32	—	28	28	—	356	326	29

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	3 598	3 298	300	195	184	11	176	174	3	3 226	2 940	286
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	908	837	71	74	68	6	38	38	—	796	731	65
Less than 2,500 and rural	2 690	2 461	229	121	116	5	138	136	3	2 430	2 209	221

Manner of Acquisition

By purchase	3 540	3 246	294	195	184	11	176	174	3	3 168	2 888	281
Placed one new mortgage	3 064	2 861	204	165	157	8	137	137	—	2 763	2 567	195
Placed two or more new mortgages	49	17	32	—	—	—	—	—	—	49	17	32
Assumed mortgage(s) already on property	262	242	20	27	27	—	40	37	3	195	178	17
Assumed mortgage already on property and placed new mortgage	36	8	28	3	—	3	—	—	—	34	8	25
All cash	76	76	—	—	—	—	—	—	—	76	76	—
Borrowed other than with mortgage	52	41	11	—	—	—	—	—	—	52	41	11
Inheritance or gift	44	41	3	—	—	—	—	—	—	44	41	3
Other	6	3	3	—	—	—	—	—	—	6	3	3
Not reported	9	9	—	—	—	—	—	—	—	9	9	—

Source of Downpayment

Purchased 1975 to 1981 (part)	2 070	1 889	180	79	76	3	120	117	3	1 871	1 697	175
Sale of previous home	534	483	51	23	23	—	7	7	—	505	454	51
Sale of other real property or other investment	63	55	8	—	—	—	8	8	—	55	47	8
Savings	681	627	53	34	31	3	41	41	—	606	555	51
Borrowing other than mortgage on this property	110	104	6	6	6	—	6	6	—	98	93	6
Gift	41	35	5	3	3	—	6	6	—	32	27	5
Land on which structure was built	60	52	8	3	3	—	3	3	—	54	46	8
Other	35	29	6	—	—	—	—	—	—	35	29	6
No downpayment required	338	310	27	3	3	—	45	43	3	289	265	25
Not reported	210	193	16	8	8	—	5	5	—	197	180	16
Other properties	1 528	1 408	120	117	108	8	56	56	—	1 355	1 243	112

Land and Building Acquisition

During same 12-month period	3 199	2 933	266	189	178	11	159	156	3	2 851	2 599	252
Acquired land previously	364	330	34	3	3	—	15	15	—	346	312	34
Land not owned by building owner	14	14	—	—	—	—	—	—	—	14	14	—
Not reported	21	21	—	3	3	—	3	3	—	15	15	—

Year Property Acquired

1979 to 1981 (part)	815	758	57	57	57	—	66	66	—	692	635	57
1977 and 1978	764	682	82	16	14	3	29	27	3	719	642	76
1975 and 1976	502	458	44	5	5	—	25	25	—	472	428	44
1970 to 1974	726	670	56	38	35	3	19	19	—	669	616	53
1965 to 1969	415	385	31	49	46	2	22	22	—	344	316	28
1960 to 1964	200	178	21	18	15	3	13	13	—	168	150	19
1959 or earlier	176	167	9	11	11	—	2	2	—	162	154	9

Year Structure Built

1979 to March 1980	192	174	18	11	11	—	13	13	—	167	149	18
1977 and 1978	316	279	37	11	11	—	19	19	—	286	249	37
1975 and 1976	240	220	20	9	9	—	9	9	—	223	203	20
1970 to 1974	619	564	54	33	30	3	22	22	—	564	513	52
1960 to 1969	725	666	59	73	68	5	45	42	3	607	556	51
1950 to 1959	441	413	28	34	31	3	20	20	—	387	362	25
1940 to 1949	254	225	29	8	8	—	14	14	—	232	203	29
1939 or earlier	701	649	52	13	13	—	27	27	—	661	609	52
Not reported	110	107	3	3	3	—	8	8	—	99	96	3

Rooms

4 or less rooms	254	245	9	3	3	—	14	14	—	238	229	9
5 rooms	840	788	52	51	51	—	42	39	3	747	698	49
6 rooms	823	761	62	73	67	6	39	39	—	711	654	57
7 rooms	526	474	52	11	11	—	17	17	—	498	446	52
8 or more rooms	622	553	69	26	24	2	36	36	—	559	492	67
Not reported	533	477	56	31	28	3	29	29	—	473	420	53
Median	6.0	6.0	6.5	...	...	...	...	...	...	6.1	6.0	6.5

Table 2a. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	1 571	1 435	136	74	71	3	95	92	3	1 402	1 272	130
\$5,000 to \$9,999	10	10	—	—	—	—	—	—	—	10	10	—
\$10,000 to \$14,999	60	56	4	—	—	—	—	—	—	60	56	4
\$15,000 to \$19,999	86	72	14	6	3	3	—	—	—	81	69	11
\$20,000 to \$24,999	118	104	14	—	—	—	11	11	—	106	93	14
\$25,000 to \$29,999	122	119	3	2	2	—	7	7	—	113	110	3
\$30,000 to \$34,999	204	190	13	15	15	—	17	14	3	172	161	11
\$35,000 to \$39,999	182	168	14	9	9	—	5	5	—	167	153	14
\$40,000 to \$44,999	183	173	11	17	17	—	8	8	—	159	148	11
\$45,000 to \$49,999	215	198	17	8	8	—	16	16	—	191	173	17
\$50,000 to \$59,999	142	128	13	14	14	—	9	9	—	119	106	13

\$60,000 to \$79,999	140	119	21	—	—	—	13	13	—	127	106	21
\$80,000 to \$99,999	23	18	5	—	—	—	—	—	—	23	18	5
\$100,000 to \$149,999	28	24	4	—	—	—	6	6	—	22	18	4
\$150,000 or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported	54	51	3	3	3	—	3	3	—	48	45	3
Median	\$34400	\$34200	...	...	...	...	...	...	...	\$34100	\$33700	...

Other properties	2 027	1 863	164	122	113	8	81	81	—	1 824	1 668	156
------------------	-------	-------	-----	-----	-----	---	----	----	---	-------	-------	-----

Value

Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	33	33	—	—	—	—	—	—	—	33	33	—
\$10,000 to \$14,999	94	94	—	—	—	—	2	2	—	92	92	—
\$15,000 to \$19,999	117	109	8	—	—	—	6	6	—	110	102	8
\$20,000 to \$24,999	188	176	11	14	11	3	—	—	—	174	165	9
\$25,000 to \$29,999	199	182	16	21	21	—	9	9	—	169	152	16
\$30,000 to \$34,999	301	283	18	17	17	—	20	17	3	264	249	15
\$35,000 to \$39,999	363	345	18	29	29	—	21	21	—	313	295	18
\$40,000 to \$49,999	660	602	58	41	38	3	32	32	—	587	532	55
\$50,000 to \$59,999	485	450	35	39	36	2	32	32	—	414	381	33

\$60,000 to \$79,999	608	543	64	26	26	—	30	30	—	552	487	64
\$80,000 to \$99,999	224	181	42	5	2	3	13	13	—	205	166	40
\$100,000 to \$149,999	120	100	19	—	—	—	6	6	—	114	95	19
\$150,000 or more	52	45	6	—	—	—	—	—	—	52	45	6
Not reported	153	150	3	3	3	—	5	5	—	145	142	3
Median	\$46400	\$45800	\$55400	\$43600	\$43200	...	...	...	...	\$46500	\$45800	\$56300
Mean	\$49500	\$48600	\$59600	\$43500	\$43100	...	...	...	...	\$49900	\$48800	\$60200

Purchase Price as Percent of Value

Acquired by purchase

Purchased 1977 to 1981 (part)

Less than 80 percent	1 571	1 435	136	195	184	11	176	174	3	3 168	2 888	281
80 to 89 percent	845	767	77	74	71	3	95	92	3	1 402	1 272	130
90 to 94 percent	320	293	27	24	21	3	43	43	—	778	703	75
95 to 99 percent	99	87	12	25	25	—	29	29	—	266	239	27
100 percent or more	62	59	3	9	9	—	6	3	3	85	76	10
Not reported	161	151	11	11	11	—	3	3	—	48	45	3
Median	84	78	6	3	3	—	3	3	—	147	136	11
Mean	80—	80—	...	...	...	...	...	...	...	80—	80—	...

Purchased 1970 to 1976	1 216	1 119	98	43	40	3	44	44	—	1 130	1 035	95
Less than 60 percent	748	675	73	32	29	3	26	26	—	691	620	70
60 to 79 percent	291	272	19	6	6	—	13	13	—	272	254	19
80 to 89 percent	51	51	—	—	—	—	3	3	—	48	48	—
90 to 99 percent	15	15	—	—	—	—	—	—	—	15	15	—
100 percent or more	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	105	99	6	6	6	—	2	2	—	97	91	6
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...

Purchased 1969 or earlier	753	692	61	79	73	5	38	38	—	637	581	55
Less than 40 percent	529	482	47	51	49	2	16	16	—	462	417	44
40 to 59 percent	115	101	14	16	13	3	16	16	—	83	72	11
60 to 79 percent	26	26	—	3	3	—	3	3	—	20	20	—
80 to 99 percent	9	9	—	3	3	—	—	—	—	6	6	—
100 percent or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported	69	69	—	6	6	—	3	3	—	61	61	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...

Not acquired by purchase	58	52	6	—	—	—	—	—	—	58	52	6
--------------------------	----	----	---	---	---	---	---	---	---	----	----	---

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)

Less than 1.0	1 571	1 435	136	74	71	3	95	92	3	1 402	1 272	130
1.0 to 1.4	294	262	32	11	9	3	14	11	3	268	242	26
1.5 to 1.9	343	304	40	10	10	—	17	17	—	317	277	40
2.0 to 2.4	294	282	12	17	17	—	25	25	—	252	240	12
2.5 to 2.9	193	174	19	18	18	—	16	16	—	159	140	19
3.0 to 3.4	101	90	10	3	3	—	6	6	—	92	82	10
3.5 to 3.9	82	73	8	3	3	—	6	6	—	73	65	8
4.0 or more	57	55	2	3	3	—	—	—	—	54	52	2
Not reported or not computed	66	59	7	—	—	—	7	7	—	59	52	7
Median	142	136	6	9	9	—	6	6	—	127	122	6
Mean	1.6	1.6	...	...	...	...	...	...	...	1.6	1.6	...

Other properties	2 027	1 863	164	122	113	8	81	81	—	1 824	1 668	156
------------------	-------	-------	-----	-----	-----	---	----	----	---	-------	-------	-----

OWNER CHARACTERISTICS

Ownership Status

1 owner	1 085	1 001	83	62	62	—	51	49	3	971	891	80
2 owners	2 480	2 263	217	130	119	11	125	125	—	2 224	2 019	206
3 or more owners	19	19	—	—	—	—	—	—	—	19	19	—
Not reported	15	15	—	3	3	—	—	—	—	12	12	—

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

OWNER CHARACTERISTICS—Con.

Age of Owner

Less than 25 years	-----
25 to 34 years	-----
35 to 44 years	-----
45 to 54 years	-----
55 to 64 years	-----
65 years or over	-----
Not reported	-----
Median	-----

Race of Owner

White _____
Black _____
Asian and Pacific Islander _____
American Indian, Eskimo, and Aleut _____
Not reported _____

Sex of Owner

Male _____
Female _____
Male and female co-owners _____
Not reported _____

Spanish Origin

Spanish _____
Not Spanish _____
Not reported _____

Veteran Status

Veteran _____
 Vietnam conflict _____
 Korean conflict _____
 Korean conflict and World War II _____
 World War II _____
 World War I _____
 Other _____
 Not reported _____

Nonveteran _____
 Not reported _____

Persons in Household

1 person
2 persons
3 persons
4 persons
5 persons
6 or more persons
Not reported
Median

Income

Less than \$5,000 _____
\$5,000 to \$7,499 _____
\$7,500 to \$9,999 _____
\$10,000 to \$12,499 _____
\$12,500 to \$14,999 _____
\$15,000 to \$19,999 _____
\$20,000 to \$24,999 _____
\$25,000 to \$29,999 _____
\$30,000 to \$34,999 _____
\$35,000 to \$49,999 _____
\$50,000 or more _____
Not reported _____
Median _____
Mean _____

see text]

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
120	109	12	11	11	—	—	—	—	110	98	12
1 046	944	101	42	39	2	58	58	—	946	847	99
1 038	952	86	49	46	3	44	41	3	946	865	81
681	603	78	46	40	6	36	36	—	598	527	72
457	443	14	33	33	—	22	22	—	402	388	14
187	181	6	11	11	—	11	11	—	164	158	6
69	66	3	3	3	—	6	6	—	60	57	3
41	41	39	44	44	...	...	...	...	41	41	39
3 340	3 054	286	167	162	5	156	154	3	3 017	2 739	278
172	158	14	22	17	6	9	9	—	141	133	9
3	3	—	—	—	—	—	—	—	3	3	—
26	26	—	—	—	—	6	6	—	20	20	—
57	57	—	6	6	—	6	6	—	45	45	—
741	690	52	42	42	—	39	36	3	660	611	49
389	355	34	20	20	—	12	12	—	357	323	34
2 445	2 231	214	130	119	11	125	125	—	2 189	1 986	203
23	23	—	3	3	—	—	—	—	20	20	—
60	56	4	6	6	—	—	—	—	54	51	4
3 353	3 066	287	181	170	11	162	160	3	3 010	2 736	274
185	176	9	8	8	—	14	14	—	162	153	9
1 440	1 315	125	65	59	6	138	135	3	1 238	1 122	116
503	455	48	19	16	3	70	67	3	414	372	42
253	220	32	22	19	3	20	20	—	211	182	29
20	20	—	2	2	—	—	—	—	17	17	—
381	358	22	11	11	—	28	28	—	342	320	22
7	7	—	—	—	—	4	4	—	3	3	—
267	245	22	8	8	—	17	17	—	242	221	22
10	10	—	3	3	—	—	—	—	8	8	—
2 059	1 889	170	122	117	5	33	33	—	1 904	1 740	165
99	93	6	8	8	—	6	6	—	84	79	6
235	224	11	12	12	—	13	13	—	210	199	11
804	741	63	39	39	—	31	31	—	733	670	63
729	668	61	52	46	6	50	50	—	628	573	55
949	858	91	36	36	—	45	45	—	868	777	91
498	451	47	31	28	3	23	21	3	444	402	42
288	264	24	22	19	2	8	8	—	258	237	22
94	91	3	3	3	—	6	6	—	85	83	3
3.5	3.5	3.6	3.4	3.3	...	...	...	...	3.5	3.5	3.6
136	131	5	6	6	—	7	7	—	123	119	5
113	110	3	5	5	—	3	3	—	105	102	3
155	144	11	6	6	—	—	—	—	149	138	11
295	276	19	4	4	—	20	20	—	271	253	19
219	200	19	14	11	3	19	19	—	187	170	17
584	531	53	36	33	2	22	22	—	526	476	50
586	538	49	33	33	—	26	26	—	528	479	49
418	375	43	30	30	—	24	24	—	363	320	43
337	304	33	19	17	3	23	20	3	294	267	27
374	325	49	25	25	—	17	17	—	332	283	49
141	130	11	3	3	—	8	8	—	130	118	11
240	234	6	14	11	3	9	9	—	217	215	3
\$21500	\$21300	\$23900	\$23100	\$23200	...	...	...	...	\$21400	\$21100	\$23900
\$23500	\$23300	\$25400	\$23700	\$23900	...	...	...	...	\$23500	\$23300	\$25500

Table 40. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's, Places of Less Than 10,000 and Rural

Total mortgage debt on 1-housing unit properties
Average total mortgage debt

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000.....	201
\$5,000 to \$9,999.....	1 931
\$10,000 to \$14,999.....	4 838
\$15,000 to \$19,999.....	7 108
\$20,000 to \$24,999.....	9 079
\$25,000 to \$29,999.....	9 956
\$30,000 to \$34,999.....	10 287
\$35,000 to \$39,999.....	6 189
\$40,000 to \$49,999.....	11 387
\$50,000 to \$59,999.....	4 861
\$60,000 to \$79,999.....	4 544
\$80,000 to \$99,999.....	1 516
\$100,000 to \$149,999.....	1 513
\$150,000 or more.....	-

Total Mortgage Outstanding Debt

Less than \$5,000.....	1 369
\$5,000 to \$9,999.....	4 354
\$10,000 to \$14,999.....	5 494
\$15,000 to \$19,999.....	7 791
\$20,000 to \$24,999.....	9 210
\$25,000 to \$29,999.....	10 328
\$30,000 to \$34,999.....	9 308
\$35,000 to \$39,999.....	5 814
\$40,000 to \$49,999.....	9 380
\$50,000 to \$59,999.....	3 792
\$60,000 to \$79,999.....	4 624
\$80,000 to \$99,999.....	921
\$100,000 to \$149,999.....	1 027
\$150,000 or more.....	-

Total Outstanding Debt as Percent of Value

Less than 20 percent.....	4 128
20 to 29 percent.....	5 461
30 to 39 percent.....	8 018
40 to 49 percent.....	11 428
50 to 59 percent.....	11 221
60 to 69 percent.....	10 709
70 to 79 percent.....	9 143
80 to 89 percent.....	6 275
90 to 99 percent.....	3 325
100 percent or more.....	1 196
Not reported.....	2 508

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal.....	72 934
Less than \$60.....	731
\$60 to \$79.....	1 331
\$80 to \$99.....	2 399
\$100 to \$149.....	7 496
\$150 to \$199.....	9 701
\$200 to \$249.....	9 628
\$250 to \$299.....	11 222
\$300 to \$399.....	12 429
\$400 to \$499.....	7 141
\$500 to \$599.....	3 579
\$600 to \$699.....	2 020
\$700 to \$799.....	1 393
\$800 or more.....	3 865

No regular payments required.....

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal.....	72 934
Less than 5 percent.....	4 036
5 to 9 percent.....	15 289
10 to 14 percent.....	16 731
15 to 19 percent.....	13 991
20 to 24 percent.....	6 092
25 to 29 percent.....	3 800
30 to 34 percent.....	3 207
35 to 39 percent.....	921
40 to 49 percent.....	1 481
50 percent or more.....	2 257
Not reported or not computed.....	5 131

No regular payments required.....

Total first and junior mortgage debt on—			
Total properties	Properties with—		
	FHA first mortgage	VA first mortgage	Conventional first mortgage
73 411	3 625	4 842	64 945
20 400	18 600	27 500	20 100

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Annual Owner Costs as Percent of Income

Acquired before 1980.....	59 658
Less than 5 percent.....	428
5 to 9 percent.....	2 410
10 to 14 percent.....	9 489
15 to 19 percent.....	10 953
20 to 24 percent.....	10 386
25 to 29 percent.....	7 333
30 to 34 percent.....	3 445
35 to 39 percent.....	2 916
40 to 49 percent.....	3 450
50 percent or more.....	3 278
Not reported or not computed.....	5 569

Acquired 1980 and 1981 (part).....

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980.....	7 208
1977 and 1978.....	10 587
1975 and 1976.....	6 092
1970 to 1974.....	13 842
1960 to 1969.....	12 243
1950 to 1959.....	7 355
1940 to 1949.....	4 141
1939 or earlier.....	9 864
Not reported.....	2 079

Value

Less than \$5,000.....	2
\$5,000 to \$9,999.....	109
\$10,000 to \$14,999.....	453
\$15,000 to \$19,999.....	745
\$20,000 to \$24,999.....	1 796
\$25,000 to \$29,999.....	2 407
\$30,000 to \$34,999.....	4 524
\$35,000 to \$39,999.....	5 963
\$40,000 to \$49,999.....	12 898
\$50,000 to \$59,999.....	10 720
\$60,000 to \$79,999.....	15 627
\$80,000 to \$99,999.....	7 581
\$100,000 to \$149,999.....	5 732
\$150,000 or more.....	2 346
Not reported.....	2 508

OWNER CHARACTERISTICS

Age of Owner

Less than 25 years.....	2 793
25 to 34 years.....	26 753
35 to 44 years.....	23 178
45 to 54 years.....	12 013
55 to 64 years.....	5 985
65 years or over.....	1 685
Not reported.....	1 003

Race of Owner

White.....	69 115
Black.....	2 612
Asian and Pacific Islander.....	91
American Indian, Eskimo, and Aleut.....	702
Not reported.....	891

Sex of Owner

Male.....	14 680
Female.....	6 332
Male and female co-owners.....	52 004
Not reported.....	394

Spanish Origin

Spanish.....	1 505
Not Spanish.....	69 360
Not reported.....	2 546

Veteran Status

Veteran.....	30 473
Vietnam conflict.....	13 104
Korean conflict.....	5 454
Korean conflict and World War II.....	151
World War II.....	5 958
World War I.....	95
Other.....	5 481
Not reported.....	229
Nonveteran.....	41 401
Not reported.....	1 536

Total first and junior mortgage debt on—			
Total properties	Properties with—		
	FHA first mortgage	VA first mortgage	Conventional first mortgage
59 658	2 590	3 458	53 609
428	19	-	410
2 410	224	49	2 137
9 489	463	277	8 748
10 953	516	603	9 834
10 386	570	656	9 161
7 333	285	885	6 163
3 445	-	233	3 211
2 916	118	267	2 531
3 450	-	76	3 374
3 278	306	318	2 653
5 569	89	93	5 387

13 753	1 034	1 383	11 336
--------	-------	-------	--------

7 208	371	673	6 164
10 587	397	967	9 223
6 092	288	226	5 578
13 842	804	951	12 087
12 243	1 102	768	10 373
7 355	344	345	6 666
4 141	97	202	3 842
9 864	169	464	9 231
2 079	52	246	1 782

2	-	-	2
109	-	-	109
453	-	9	444
745	-	51	694
1 796	156	-	1 640
2 407	282	163	1 962
4 524	256	338	3 930
5 963	626	407	4 930
12 898	671	729	11 498
10 720	829	865	9 026
15 627	615	882	14 129
7 581	169	700	6 712
5 732	-	616	5 116
2 346	-	-	2 346
2 508	21	79	2 408

2 793	337	-	2 457
26 753	1 163	1 824	23 766
23 178	1 082	1 439	20 657
12 013	519	895	10 598
5 985	379	445	5 162
1 685	75	201	1 409
1 003	70	37	896

69 115	3 019	4 287	61 809
2 612	465	269	1 877
91	-	-	91
702	-	248	454
891	140	37	714

14 680	679	1 098	12 903
6 332	174	235	5 923
52 004	2 701	3 508	45 795
394	70	-	324

1 505	112	-	1 394
69 360	3 417	4 530	61 413
2 546	96	311	2 138

30 473	1 270	3 954	25 250
13 104	591	2 481	10 032
5 454	207	470	4 777
151	19	-	132
5 958	171	538	5 250
95	-	37	58
5 481	171	428	4 881
229	110	-	119
41 401	2 246	851	38 304
1 536	109	37	1 390

Table 4a. **Total Mortgage Debt by Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties: 1981—**
Con.

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000.....	2 436	82	146	2 209
\$5,000 to \$7,499.....	1 308	122	24	1 162
\$7,500 to \$9,999.....	2 302	51	—	2 250
\$10,000 to \$12,499.....	5 244	94	361	4 790
\$12,500 to \$14,999.....	3 792	272	384	3 135
\$15,000 to \$19,999.....	10 387	739	388	9 259
\$20,000 to \$24,999.....	10 585	504	550	9 531

Outside SMSA's, Places of Less Than 10,000 and Rural

OWNER CHARACTERISTICS—Con.

Income—Con.

\$25,000 to \$29,999.....	9 254	684	783	7 787
\$30,000 to \$34,999.....	7 531	455	794	6 282
\$35,000 to \$49,999.....	11 239	450	558	10 231
\$50,000 or more.....	5 113	11	680	4 422
Not reported.....	4 221	159	174	3 888

1-Unit Homeowner Properties With White Owner(s)

TABLES

Page

UNITED STATES

1. Mortgage Status: 1981	333
2. Mortgage Insurance Status, Mortgaged Properties: 1981	335

Table 1. Mortgage Status, 1-Unit Homeowner Properties With White Owner(s): 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	36 941	14 602	22 340	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value			
Location by Size of Place				Less than \$5,000	217	202	15
Inside SMSA's	27 579	9 792	17 787	\$5,000 to \$9,999	436	384	52
1,000,000 or more	1 212	565	647	\$10,000 to \$14,999	792	597	194
250,000 to 999,999	3 150	1 191	1 960	\$15,000 to \$19,999	968	646	322
50,000 to 249,999	5 775	2 055	3 720	\$20,000 to \$24,999	1 329	868	461
10,000 to 49,999	7 578	2 488	5 090	\$25,000 to \$29,999	1 626	957	669
Less than 10,000 and rural	9 865	3 495	6 370	\$30,000 to \$34,999	2 191	1 133	1 057
Outside SMSA's	9 362	4 809	4 553	\$35,000 to \$39,999	2 606	1 260	1 346
10,000 or more	2 107	895	1 213	\$40,000 to \$49,999	5 120	1 939	3 181
2,500 to 9,999	1 885	1 040	845	\$50,000 to \$59,999	4 468	1 620	2 848
Less than 2,500 and rural	5 370	2 875	2 495	\$60,000 to \$79,999	6 933	2 050	4 883
Manner of Acquisition				\$80,000 to \$99,999	3 623	829	2 794
By purchase	34 900	12 726	22 174	\$100,000 to \$149,999	3 061	658	2 403
Placed one new mortgage	24 896	6 362	18 534	\$150,000 or more	1 819	471	1 348
Placed two or more new mortgages	553	191	361	Not reported	1 752	985	767
Assumed mortgage(s) already on property	3 397	709	2 688	Median	\$55200	\$43900	\$62600
Assumed mortgage already on property and placed new mortgage	400	116	284	Mean	\$63700	\$50900	\$71800
All cash	4 625	4 417	208	Purchase Price as Percent of Value			
Borrowed other than with mortgage	1 030	930	99	Acquired by purchase	34 900	12 726	22 174
Inheritance or gift	1 537	1 406	131	Purchased 1977 to 1981 (part)	10 315	1 121	9 194
Other	136	119	17	Less than 80 percent	5 181	513	4 668
Not reported	368	350	18	80 to 89 percent	2 404	217	2 187
Source of Downpayment				90 to 94 percent	964	104	860
Purchased 1975 to 1981 (part)	13 596	1 628	11 967	95 to 99 percent	588	79	509
Sale of previous home	4 831	732	4 099	100 percent or more	774	138	636
Sale of other real property or other investment	471	101	370	Not reported	405	70	334
Savings	5 045	505	4 539	Median	80—	81	80—
Borrowing other than mortgage on this property	565	53	512	Purchased 1970 to 1976	9 045	1 966	7 079
Gift	279	22	257	Less than 60 percent	5 823	1 209	4 615
Land on which structure was built	99	3	96	60 to 79 percent	2 136	441	1 696
Other	196	15	181	80 to 89 percent	312	86	226
No downpayment required	1 116	39	1 077	90 to 99 percent	83	26	57
Not reported	995	159	836	100 percent or more	93	39	54
Other properties	23 346	12 973	10 372	Not reported	596	166	431
Year Property Acquired				Median	60—	60—	60—
1979 to 1981 (part)	5 647	770	4 877	Purchased 1969 or earlier	15 540	9 638	5 902
1977 and 1978	4 985	614	4 370	Less than 40 percent	10 579	6 506	4 073
1975 and 1976	3 406	625	2 780	40 to 59 percent	2 572	1 477	1 094
1970 to 1974	6 080	1 743	4 337	60 to 79 percent	470	326	145
1965 to 1969	4 747	1 885	2 861	80 to 99 percent	107	72	35
1960 to 1964	3 892	1 926	1 966	100 percent or more	151	109	42
1959 or earlier	8 185	7 037	1 148	Not reported	1 661	1 148	513
Year Structure Built				Median	40—	40—	40—
1979 to March 1980	1 214	106	1 108	Not acquired by purchase	2 041	1 876	166
1977 and 1978	1 731	188	1 543	Purchase Price-Income Ratio			
1975 and 1976	1 550	222	1 328	Acquired by purchase 1977 to 1981 (part)	10 315	1 121	9 194
1970 to 1974	3 782	711	3 071	Less than 1.0	1 119	190	928
1960 to 1969	7 270	1 981	5 289	1.0 to 1.4	2 172	139	2 033
1950 to 1959	7 712	3 495	4 217	1.5 to 1.9	2 169	130	2 038
1940 to 1949	3 920	2 149	1 771	2.0 to 2.4	1 573	134	1 438
1939 or earlier	8 671	5 184	3 488	2.5 to 2.9	939	91	848
Not reported	1 091	567	525	3.0 to 3.4	533	73	460
Rooms				3.5 to 3.9	327	56	271
4 or less rooms	2 574	1 652	922	4.0 or more	683	171	512
5 rooms	7 461	3 390	4 071	Not reported or not computed	801	136	665
6 rooms	8 383	3 388	4 994	Median	1.8	2.1	1.8
7 rooms	5 745	1 709	4 036	Other properties	26 626	13 480	13 146
8 or more rooms	6 160	1 448	4 712	MORTGAGE PAYMENTS AND OTHER EXPENSES			
Not reported	6 619	3 014	3 605	Selected Monthly Owner Costs			
Median	6.1	5.7	6.4	Acquired before 1980	34 173	14 200	19 973
Purchase Price				Less than \$60	799	796	3
Properties acquired by purchase 1977 to 1981 (part)	10 315	1 121	9 194	\$60 to \$79	1 085	1 082	3
Less than \$5,000	72	42	30	\$80 to \$99	1 465	1 445	20
\$5,000 to \$9,999	194	67	127	\$100 to \$149	4 391	4 121	270
\$10,000 to \$14,999	236	51	184	\$150 to \$199	3 631	2 682	949
\$15,000 to \$19,999	423	73	351	\$200 to \$249	3 277	1 387	1 890
\$20,000 to \$24,999	439	66	373	\$250 to \$299	2 870	658	2 212
\$25,000 to \$29,999	767	92	675	\$300 to \$349	2 646	366	2 280
\$30,000 to \$34,999	714	85	629	\$350 to \$399	2 430	233	2 197
\$35,000 to \$39,999	946	111	835	\$400 to \$449	1 851	91	1 760
\$40,000 to \$49,999	1 621	113	1 508	\$450 to \$499	1 729	83	1 645
\$50,000 to \$59,999	1 507	114	1 393	\$500 to \$599	2 423	37	2 386
\$60,000 to \$79,999	1 695	146	1 549	\$600 to \$699	1 446	54	1 392
\$80,000 to \$99,999	730	52	679	\$700 to \$799	872	3	869
\$100,000 to \$149,999	511	44	468	\$800 or more	1 501	38	1 463
\$150,000 or more	204	24	181	Not reported	1 757	1 124	633
Not reported	254	41	213	Median	\$277	\$139	\$396
Median	\$47600	\$37900	\$48500	Acquired 1980 and 1981 (part)	2 769	402	2 367
Other properties	26 626	13 480	13 146	Real Estate Tax			
				Acquired before 1980	34 173	14 200	19 973
				Less than \$100	3 004	2 157	847
				\$100 to \$199	2 823	1 484	1 339
				\$200 to \$299	3 214	1 528	1 686
				\$300 to \$399	3 473	1 383	2 090
				\$400 to \$499	2 946	1 178	1 768
				\$500 to \$599	2 654	929	1 725
				\$600 to \$699	2 386	822	1 564

Table 1. **Mortgage Status, 1-Unit Homeowner Properties With White Owner(s): 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States				United States			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				OWNER CHARACTERISTICS—Con.			
Real Estate Tax—Con.				Age of Owner—Con.			
Acquired before 1980—Con.				Sex of Owner			
\$700 to \$799	1 865	629	1 236	35 to 44 years	7 346	993	6 353
\$800 to \$899	1 709	588	1 121	45 to 54 years	6 995	2 022	4 974
\$900 to \$999	1 308	397	911	55 to 64 years	7 154	4 027	3 128
\$1,000 to \$1,499	4 146	1 245	2 901	65 years or over	8 118	6 973	1 145
\$1,500 or more	3 290	822	2 469	Not reported	237	139	99
Not reported	1 355	1 039	316	Median	51	64	42
Median	\$536	\$402	\$624				
Acquired 1980 and 1981 (part)	2 769	402	2 367				
Real Estate Tax Per \$1,000 Value				Veteran Status			
Acquired before 1980				Veteran			
Less than \$10	15 107	5 745	9 361	Vietnam conflict	15 664	5 142	10 523
\$10 to \$14	6 559	2 350	4 209	Korean conflict	3 900	283	3 617
\$15 to \$19	3 561	1 448	2 113	Korean conflict and World War II	2 611	610	2 001
\$20 to \$24	2 325	927	1 398	World War II	492	174	318
\$25 to \$29	1 239	423	815	World War I	6 141	3 440	2 701
\$30 to \$39	1 038	455	584	Other	204	189	15
\$40 to \$49	276	119	157	Not reported	2 121	368	1 754
\$50 to \$59	153	65	88		194	78	117
\$60 or more	363	217	146				
Not reported or not computed	3 552	2 450	1 102	Nonveteran	20 664	9 070	11 593
Median	\$10	\$10	\$10	Not reported	613	390	224
Acquired 1980 and 1981 (part)	2 769	402	2 367				
Selected Annual Owner Costs as Percent of Income				Persons in Household			
Acquired before 1980				Income			
Less than 5 percent	1 642	1 495	147	Less than \$5,000	2 079	1 623	457
5 to 9 percent	5 669	3 713	1 956	\$5,000 to \$7,499	1 816	1 386	429
10 to 14 percent	6 695	2 579	4 116	\$7,500 to \$9,999	1 693	1 140	553
15 to 19 percent	5 288	1 347	3 941	\$10,000 to \$12,499	2 393	1 342	1 050
20 to 24 percent	3 859	839	3 020	\$12,500 to \$14,999	1 625	817	808
25 to 29 percent	2 288	496	1 792	\$15,000 to \$19,999	4 217	1 639	2 577
30 to 34 percent	1 373	348	1 024	\$20,000 to \$24,999	4 713	1 435	3 278
35 to 39 percent	926	260	666	\$25,000 to \$29,999	4 055	1 041	3 014
40 to 49 percent	938	264	674	\$30,000 to \$34,999	3 373	728	2 644
50 percent or more	1 384	476	908	\$35,000 to \$49,999	4 908	1 054	3 855
Not reported or not computed	4 109	2 382	1 728	\$50,000 or more	2 905	599	2 306
Median	16	11	19	Not reported	3 164	1 797	1 367
Acquired 1980 and 1981 (part)	2 769	402	2 367	Median	\$23300	\$15300	\$27200
OWNER CHARACTERISTICS				Mean			
Ownership Status				\$26100	\$19300	\$30300	
1 owner	12 976	6 656	6 319				
2 owners	23 489	7 727	15 762				
3 or more owners	477	218	259				
Not reported	—	—	—				
Age of Owner							
Less than 25 years	585	47	538				
25 to 34 years	6 505	402	6 103				

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	2 459	2 329	130	336	317	19	353	325	27	1 770	1 686	84
\$5,000 to \$9,999	2 979	2 788	191	698	654	44	383	356	26	1 899	1 778	121
\$10,000 to \$14,999	2 556	2 313	243	432	384	48	345	309	36	1 780	1 620	159
\$15,000 to \$19,999	2 489	2 239	249	346	293	53	268	238	30	1 875	1 708	167
\$20,000 to \$24,999	2 136	1 924	213	228	200	29	280	249	31	1 628	1 475	153
\$25,000 to \$29,999	2 189	1 924	266	223	192	32	257	223	34	1 710	1 509	200
\$30,000 to \$34,999	1 718	1 516	202	191	174	17	198	157	41	1 329	1 185	144
\$35,000 to \$39,999	1 438	1 307	131	126	110	16	244	222	22	1 068	975	93
\$40,000 to \$49,999	1 814	1 634	180	208	199	9	256	247	9	1 350	1 188	162
\$50,000 to \$59,999	1 172	1 009	163	192	168	25	177	159	18	803	682	121
\$60,000 to \$79,999	924	808	116	60	53	6	160	136	24	705	619	86
\$80,000 to \$99,999	259	201	58	—	—	—	34	28	6	225	172	52
\$100,000 to \$149,999	164	143	21	—	—	—	12	12	—	152	130	21
\$150,000 or more	41	31	9	—	—	—	—	—	—	41	31	9
Median	\$21600	\$21100	\$26100	\$15800	\$15300	\$18600	\$22400	\$22100	\$25200	\$22600	\$22000	\$27600
Mean	\$26000	\$25500	\$31000	\$20800	\$20600	\$22900	\$26400	\$26200	\$28400	\$26900	\$26200	\$33000

Total Mortgage Outstanding Debt

Less than \$5,000	2 348	2 329	19	320	317	3	325	325	—	1 702	1 686	16
\$5,000 to \$9,999	2 875	2 788	87	669	654	15	365	356	9	1 841	1 778	63
\$10,000 to \$14,999	2 403	2 313	90	389	384	5	324	309	15	1 690	1 620	70
\$15,000 to \$19,999	2 417	2 239	177	334	293	41	265	238	27	1 818	1 708	109
\$20,000 to \$24,999	2 124	1 924	201	230	200	31	276	249	27	1 618	1 475	143
\$25,000 to \$29,999	2 146	1 924	223	242	192	50	260	223	38	1 644	1 509	135
\$30,000 to \$34,999	1 734	1 516	217	210	174	36	192	157	34	1 332	1 185	147
\$35,000 to \$39,999	1 491	1 307	184	160	110	49	246	222	25	1 085	975	110
\$40,000 to \$49,999	1 928	1 634	294	214	199	15	306	247	59	1 407	1 188	220
\$50,000 to \$59,999	1 197	1 009	188	176	168	8	175	159	15	846	682	164
\$60,000 to \$79,999	1 089	808	282	81	53	28	169	136	33	839	619	220
\$80,000 to \$99,999	304	201	103	12	—	12	38	28	9	254	172	81
\$100,000 to \$149,999	231	143	88	3	—	3	21	12	9	207	130	76
\$150,000 or more	53	31	21	—	—	—	3	—	3	50	31	19
Median	\$22700	\$21100	\$37000	\$17100	\$15300	\$30400	\$23700	\$22100	\$35400	\$23400	\$22000	\$39700
Mean	\$27300	\$25500	\$44300	\$22000	\$20600	\$35200	\$27700	\$26200	\$40800	\$28200	\$26200	\$46700

Current Interest Rate on First Mortgage

Less than 5.0 percent	517	489	28	43	43	—	296	277	18	179	169	9
5.0 percent	117	112	5	23	23	—	—	—	—	94	89	5
5.1 to 5.9 percent	2 270	2 122	148	980	918	63	468	421	48	821	784	37
6.0 percent	1 119	1 048	72	119	110	9	118	104	15	882	834	48
6.1 to 6.9 percent	970	901	69	64	58	6	77	77	—	828	766	62
7.0 percent	1 196	1 039	158	305	255	50	315	278	37	577	506	70
7.1 to 7.4 percent	458	414	45	11	11	—	9	9	—	438	394	45
7.5 to 7.9 percent	1 475	1 307	168	150	124	26	119	86	34	1 206	1 098	108
8.0 percent	1 260	1 127	133	162	134	28	199	170	30	898	823	75
8.1 to 8.4 percent	435	398	37	11	11	—	24	18	6	400	368	31
8.5 to 8.9 percent	3 632	3 201	430	418	349	69	561	487	74	2 652	2 365	287
9.0 percent	1 704	1 499	205	55	47	9	114	114	—	1 535	1 339	196
9.1 to 9.9 percent	2 534	2 229	305	212	194	19	230	209	20	2 092	1 826	266
10.0 percent	861	787	73	140	134	6	154	142	12	567	511	56
10.1 to 11.9 percent	2 105	1 883	222	218	206	12	166	157	9	1 720	1 520	200
12.0 percent	350	344	6	37	37	—	40	40	—	274	268	6
12.1 to 13.9 percent	821	782	39	67	67	—	50	50	—	704	665	39
14.0 percent or more	517	485	32	24	24	—	25	25	—	467	436	32
Median	8.7	8.7	8.8	7.0	7.0	7.9	8.0	8.0	8.0	8.8	8.8	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	5 939	5 319	620	—	—	—	6	6	—	5 933	5 313	620
Rate higher now than when mortgage made	912	780	132	—	—	—	—	—	—	912	780	132
Rate lower now than when mortgage made	45	45	—	—	—	—	—	—	—	45	45	—
Rate unchanged or same now as when mortgage made	4 843	4 363	480	—	—	—	6	6	—	4 837	4 357	480
Not reported	138	130	8	—	—	—	—	—	—	138	130	8
No, interest rate cannot be changed	16 229	14 718	1 510	3 040	2 744	297	2 961	2 657	303	10 228	9 317	910
Not reported	172	130	42	—	—	—	—	—	—	172	130	42

Reason for Change in First Mortgage Rate

Interest rate can be changed	5 939	5 319	620	—	—	—	6	6	—	5 933	5 313	620
Rate renegotiated periodically	506	459	47	—	—	—	—	—	—	506	459	47
Rate changes tied to market index	344	293	51	—	—	—	—	—	—	344	293	51
When mortgage is assumed	4 268	3 833	435	—	—	—	6	6	—	4 262	3 827	435
When payments become delinquent	1 148	1 031	116	—	—	—	3	3	—	1 145	1 028	116
Other reason	832	747	85	—	—	—	—	—	—	832	747	85
Not reported	44	36	7	—	—	—	—	—	—	44	36	7
Interest rate cannot be changed	16 229	14 718	1 510	3 040	2 744	297	2 961	2 657	303	10 228	9 317	910

Term of First Mortgage

Less than 8 years	744	707	37	17	17	—	6	6	—	721	684	37
8 to 12 years	900	825	75	20	20	—	3	—	3	878	806	72
13 to 17 years	912	842	69	14	11	2	6	6	—	892	825	67
18 to 22 years	2 634	2 390	244	79	73	6	52	49	3	2 503	2 268	236
23 to 27 years	4 838	4 469	369	314	290	25	225	211	14	4 299	3 968	330
28 to 32 years	11 487	10 184	1 303	2 531	2 271	260	2 674	2 391	283	6 282	5 522	759
33 to 37 years	588	540	49	60	57	3	—	—	—	529	483	46
38 or more years	29	20	9	6	6	—	—	—	—	23	14	9
No stated term	207	190	17	—	—	—	—	—	—	207	190	17
Median	28.5	28.4	29.1	30.1	30.1	30.2	30.2	30.2	30.3	26.6	26.4	28.2

¹Detail does not add to total because lenders reported more than one reason.

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

MORTGAGE CHARACTERISTICS—Con.

Unexpired Term of First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 4 years	1 286	1 248	38	118	118	—	85	82	3	1 083	1 048	35
4 to 7 years	1 806	1 692	113	143	131	11	171	165	6	1 492	1 396	96
8 to 12 years	2 400	2 189	211	302	284	19	232	199	33	1 866	1 707	159
13 to 17 years	2 986	2 733	253	351	325	26	263	233	30	2 372	2 175	197
18 to 22 years	3 215	2 874	341	428	384	44	317	282	35	2 470	2 208	262
23 to 27 years	4 746	4 159	587	495	417	78	742	671	71	3 509	3 071	438
28 to 32 years	2 805	2 634	172	518	496	21	451	431	21	1 836	1 707	130
33 or more years	40	31	9	—	—	—	—	—	—	40	31	9
No stated term or not computed	3 056	2 606	449	686	589	96	705	600	105	1 665	1 417	248
Median	19.8	19.6	21.6	21.1	20.9	22.9	23.4	23.5	21.9	19.1	18.8	21.4

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 907	1 748	159	275	254	21	66	61	5	1 566	1 433	134
Payments increase yearly for first five years of mortgage	203	185	18	185	167	18	3	3	—	15	15	—
Payments increase yearly for first ten years of mortgage	3	—	3	—	—	—	—	—	—	3	—	3
Payments change in some other way	1 579	1 444	135	75	72	3	54	49	5	1 450	1 323	127
Not reported	122	119	3	15	15	—	9	9	—	98	95	3
No, monthly payments cannot change	20 160	18 198	1 962	2 737	2 464	273	2 889	2 594	295	14 535	13 141	1 394
Not reported	272	221	52	29	26	3	11	8	3	232	186	46

Holder of First Mortgage

Commercial bank or trust company	3 579	3 252	327	263	237	26	226	211	15	3 089	2 803	286
Mutual savings bank	2 219	2 058	161	420	394	26	483	445	38	1 316	1 220	97
Savings and loan association	9 327	8 337	990	516	458	58	584	517	67	8 227	7 362	864
Life insurance company	945	874	71	326	305	21	180	162	18	439	407	32
Mortgage company	496	426	70	115	102	13	204	166	38	177	158	19
Federal agency	691	640	51	243	229	15	224	197	28	223	215	8
Federally-secured pool	1 882	1 692	190	495	432	64	707	653	53	680	607	73
Federal National Mortgage Association	1 032	871	161	496	431	65	233	197	37	303	243	60
Real estate or construction company	38	38	—	—	—	—	—	—	—	38	38	—
Individual or individual's estate	1 011	946	65	—	—	—	—	—	—	1 011	946	65
Other	1 120	1 034	87	166	157	9	125	116	9	830	761	69

Location of First Mortgage Holder

Property in Northeast Region	4 367	4 119	247	377	364	14	434	425	8	3 556	3 330	225
Lender in Northeast	4 083	3 854	229	296	285	11	360	352	8	3 427	3 218	209
Lender in North Central	24	18	6	11	8	3	6	6	—	8	5	3
Lender in South	245	235	10	68	68	—	65	65	—	112	102	10
Lender in West	3	3	—	—	—	—	—	—	—	3	3	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	12	9	3	3	3	—	3	3	—	6	3	3

Property in North Central Region	6 028	5 596	433	579	549	31	554	515	39	4 895	4 532	363
Lender in Northeast	245	233	11	79	73	6	67	64	3	99	96	3
Lender in North Central	5 071	4 703	367	289	276	14	258	244	14	4 523	4 184	340
Lender in South	685	630	54	211	200	11	224	202	23	249	229	20
Lender in West	9	9	—	—	—	—	3	3	—	6	6	—
Lender outside United States	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	17	17	—	—	—	—	2	2	—	14	14	—

Property in South Region	7 004	6 390	614	1 153	1 050	103	1 185	1 074	111	4 666	4 265	401
Lender in Northeast	635	588	47	282	261	21	229	211	17	125	116	9
Lender in North Central	220	196	25	66	52	13	53	44	8	102	99	3
Lender in South	6 085	5 545	540	793	725	69	890	805	85	4 401	4 016	386
Lender in West	33	33	—	9	9	—	12	12	—	13	13	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	30	28	3	3	3	—	3	3	—	25	22	3

Property in West Region	4 941	4 062	879	930	781	150	793	649	145	3 217	2 632	585
Lender in Northeast	436	356	80	168	144	25	187	141	46	80	71	9
Lender in North Central	127	96	30	31	22	9	18	15	3	78	59	18
Lender in South	1 240	1 015	225	501	420	81	366	307	59	372	288	84
Lender in West	3 104	2 564	540	230	196	34	222	185	37	2 652	2 183	469
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	34	31	3	—	—	—	—	—	—	34	31	3

Servicing of First Mortgage

Holder	16 656	15 106	1 550	948	864	84	1 157	1 056	101	14 552	13 187	1 365
Agent	5 683	5 060	623	2 093	1 880	213	1 809	1 607	203	1 781	1 573	208

Holder's Acquisition of First Mortgage

Originated by holder	16 544	15 034	1 510	1 066	985	81	1 157	1 032	125	14 321	13 017	1 304
Purchased from present servicer	3 418	2 997	421	1 194	1 046	149	1 075	957	118	1 149	995	154
Purchased from someone else	1 859	1 694	165	654	601	53	647	596	51	558	497	61
Not reported	518	441	77	126	112	14	87	78	9	305	251	54

Mortgage Assumption

Lender's permission needed for assumption	10 232	9 206	1 027	240	228	12	253	217	36	9 739	8 761	979
Lender's permission not needed for assumption	9 623	8 742	881	2 412	2 174	239	2 454	2 220	234	4 757	4 348	409
Not reported	2 484	2 219	265	388	342	46	259	226	33	1 837	1 651	186

Prepayment Penalties

Yes	3 606	3 162	444	225	219	5	36	24	12	3 346	2 920	426
No	18 138	16 508	1 630	2 725	2 446	279	2 879	2 594	285	12 534	11 468	1 066
Not reported	596	496	99	90	78	12	52	46	6	454	373	81

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	19 774	17 872	1 902	2 950	2 656	294	2 894	2 594	301	13 930	12 622	1 307
Less than 40 percent	695	597	98	68	47	21	32	23	9	595	527	68
40 to 49 percent	674	616	58	44	44	—	36	30	6	594	542	52
50 to 59 percent	1 260	1 161	99	66	56	10	87	71	15	1 107	1 033	74
60 to 69 percent	2 164	1 937	227	140	107	33	152	127	25	1 872	1 703	169
70 to 79 percent	3 689	3 280	408	246	237	29	254	206	48	3 169	2 836	332
80 to 89 percent	4 231	3 796	435	686	646	41	422	389	34	3 122	2 762	361
90 to 94 percent	2 179	2 031	147	546	518	29	336	314	22	1 296	1 199	97
95 to 99 percent	1 736	1 569	167	720	633	87	431	391	40	585	545	40
100 percent or more	2 539	2 317	222	339	302	37	1 068	965	103	1 131	1 051	81
Not reported	608	568	41	73	66	6	77	77	—	458	424	34
Median	83	83	81	92	92	92	96	96	93	78	78	78
Other properties	2 566	2 294	271	90	87	3	72	69	3	2 404	2 138	266
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	19 774	17 872	1 902	2 950	2 656	294	2 894	2 594	301	13 930	12 622	1 307
Less than 40 percent	603	597	5	47	47	—	23	23	—	532	527	5
40 to 49 percent	640	616	24	44	44	—	30	30	—	566	542	24
50 to 59 percent	1 188	1 161	27	56	56	—	71	71	—	1 061	1 033	27
60 to 69 percent	1 984	1 937	48	113	107	6	130	127	3	1 741	1 703	38
70 to 79 percent	3 409	3 280	129	253	237	15	228	206	21	2 929	2 836	92
80 to 89 percent	4 014	3 796	218	673	646	28	416	389	27	2 925	2 762	163
90 to 94 percent	2 165	2 031	133	532	518	15	326	314	11	1 307	1 199	107
95 to 99 percent	1 673	1 569	104	636	633	3	406	391	14	632	545	87
100 percent or more	3 489	2 317	1 172	523	302	221	1 188	965	223	1 779	1 051	728
Not reported	608	568	41	73	66	6	77	77	—	458	424	34
Median	84	83	100+	92	92	100+	97	96	100+	80	78	100+
Other properties	2 566	2 294	271	90	87	3	72	69	3	2 404	2 138	266
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	5 614	5 169	445	892	820	72	718	648	70	4 004	3 700	304
20 to 29 percent	3 012	2 612	400	496	414	81	277	241	35	2 240	1 957	283
30 to 39 percent	2 860	2 490	370	269	245	24	256	213	43	2 335	2 032	302
40 to 49 percent	2 907	2 529	378	281	228	54	303	254	48	2 323	2 047	276
50 to 59 percent	2 492	2 227	266	221	200	21	323	284	38	1 949	1 742	206
60 to 69 percent	1 932	1 744	189	234	204	30	324	287	37	1 375	1 253	122
70 to 79 percent	1 540	1 476	64	289	280	9	300	280	19	951	915	36
80 to 89 percent	828	810	18	201	195	6	275	269	6	352	346	6
90 to 99 percent	303	292	11	59	59	—	94	91	3	151	142	8
100 percent or more	84	81	3	3	3	—	17	17	—	65	61	3
Not reported	767	738	29	97	97	—	81	78	3	589	563	26
Median	38	38	36	33	34	29	46	47	40	37	37	36
Total Outstanding Debt as Percent of Value												
Less than 20 percent	5 308	5 169	139	835	820	15	672	648	24	3 801	3 700	100
20 to 29 percent	2 820	2 612	208	439	414	24	271	241	30	2 111	1 957	154
30 to 39 percent	2 760	2 490	271	295	245	50	241	213	28	2 225	2 032	193
40 to 49 percent	2 875	2 529	346	272	228	44	284	254	30	2 318	2 047	272
50 to 59 percent	2 560	2 227	334	239	200	39	317	284	33	2 004	1 742	262
60 to 69 percent	2 047	1 744	303	230	204	26	338	287	51	1 479	1 253	226
70 to 79 percent	1 749	1 476	273	331	280	51	332	280	51	1 086	915	171
80 to 89 percent	972	810	162	219	195	24	304	269	35	449	346	103
90 to 99 percent	342	292	50	71	59	12	97	91	6	174	142	32
100 percent or more	139	81	58	14	3	11	28	17	12	96	61	35
Not reported	767	738	29	97	97	—	81	78	3	589	563	26
Median	40	38	53	37	34	54	49	47	61	39	37	52
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	22 320	20 149	2 170	3 040	2 744	297	2 966	2 663	303	16 313	14 743	1 570
Interest and principal	22 206	20 044	2 162	3 040	2 744	297	2 966	2 663	303	16 199	14 638	1 561
Fully amortized	21 261	19 196	2 065	3 014	2 720	294	2 920	2 628	292	15 327	13 848	1 479
Partially amortized	945	849	96	26	24	3	46	35	11	872	790	82
Principal only	28	28	—	—	—	—	—	—	—	28	28	—
Fully amortized	22	22	—	—	—	—	—	—	—	22	22	—
Partially amortized	6	6	—	—	—	—	—	—	—	6	6	—
Interest only	86	77	9	—	—	—	—	—	—	86	77	9
No regular payments required	20	17	3	—	—	—	—	—	—	20	17	3
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	22 206	20 044	2 162	3 040	2 744	297	2 966	2 663	303	16 199	14 638	1 561
Real estate taxes and property insurance	10 639	9 581	1 058	2 796	2 528	268	2 576	2 302	274	5 267	4 751	516
With no other items	5 763	5 179	583	399	353	46	1 842	1 642	200	3 522	3 185	337
With other items	4 876	4 401	475	2 397	2 175	222	734	660	74	1 745	1 566	178
Real estate taxes only	3 057	2 811	246	68	60	8	267	241	26	2 722	2 510	212
Property insurance only	156	141	15	6	3	3	9	9	—	140	128	12
Other combinations or no other items	8 354	7 512	842	170	153	17	113	110	3	8 071	7 249	822
No regular payments of interest and principal	134	122	12	—	—	—	—	—	—	134	122	12

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Monthly Interest and Principal Payments on First Mortgage												
Regular monthly payments of interest and/or principal	22 320	20 149	2 170	3 040	2 744	297	2 966	2 663	303	16 313	14 743	1 570
Less than \$60	837	783	54	247	232	15	168	156	12	422	394	27
\$60 to \$79	1 526	1 448	78	435	411	24	326	306	20	764	731	33
\$80 to \$99	1 786	1 648	139	451	416	35	301	265	35	1 034	966	68
\$100 to \$149	3 843	3 492	351	571	491	80	464	430	33	2 808	2 570	237
\$150 to \$199	3 213	2 891	322	305	264	41	337	291	46	2 571	2 336	235
\$200 to \$249	2 632	2 342	290	262	221	40	293	247	47	2 077	1 874	203
\$250 to \$299	2 142	1 935	207	212	203	9	268	230	37	1 663	1 502	161
\$300 to \$399	2 764	2 493	271	237	218	18	346	325	21	2 181	1 949	232
\$400 to \$499	1 543	1 352	191	205	183	22	184	162	21	1 155	1 006	149
\$500 to \$599	922	798	124	95	83	12	145	127	18	682	589	93
\$600 to \$699	408	363	45	15	15	—	47	44	3	346	304	42
\$700 to \$799	240	207	33	7	7	—	37	31	6	196	169	27
\$800 or more	465	400	65	—	—	—	50	47	3	415	352	62
Median	\$199	\$197	\$224	\$134	\$132	\$146	\$183	\$180	\$205	\$213	\$210	\$245
Mean	\$251	\$247	\$282	\$184	\$183	\$194	\$236	\$236	\$239	\$266	\$261	\$308
No regular payments required	20	17	3	—	—	—	—	—	—	20	17	3
Monthly Interest and Principal Payments on Total Mortgages												
Regular monthly payments of interest and/or principal	22 320	20 149	2 170	3 040	2 744	297	2 966	2 663	303	16 313	14 743	1 570
Less than \$60	783	783	—	232	232	—	156	156	—	394	394	—
\$60 to \$79	1 451	1 448	3	414	411	3	306	306	—	731	731	—
\$80 to \$99	1 666	1 648	18	418	416	3	268	265	3	979	966	13
\$100 to \$149	3 542	3 492	50	491	491	—	434	430	3	2 618	2 570	47
\$150 to \$199	2 988	2 891	97	290	264	26	300	291	9	2 398	2 336	62
\$200 to \$249	2 510	2 342	168	254	221	32	270	247	23	1 987	1 874	112
\$250 to \$299	2 163	1 935	228	238	203	35	260	230	30	1 664	1 502	163
\$300 to \$399	2 951	2 493	458	314	218	96	401	325	76	2 236	1 949	287
\$400 to \$499	1 712	1 352	360	229	183	46	236	162	74	1 246	1 006	240
\$500 to \$599	1 018	798	220	95	83	12	167	127	41	756	589	168
\$600 to \$699	557	363	194	34	15	19	63	44	19	460	304	156
\$700 to \$799	305	207	99	19	7	13	40	31	9	246	169	77
\$800 or more	674	400	275	12	—	12	65	47	18	597	352	245
Median	\$215	\$197	\$417	\$146	\$132	\$351	\$204	\$180	\$411	\$226	\$210	\$442
Mean	\$272	\$247	\$503	\$203	\$183	\$390	\$257	\$236	\$445	\$288	\$261	\$535
No regular payments required	20	17	3	—	—	—	—	—	—	20	17	3
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	22 320	20 149	2 170	3 040	2 744	297	2 966	2 663	303	16 313	14 743	1 570
Current or ahead of schedule	20 921	18 977	1 944	2 823	2 550	273	2 807	2 530	277	15 291	13 897	1 394
Delinquent (30 days or more)	926	765	160	122	122	18	121	100	21	666	543	122
1 to 3 payments	769	634	135	139	107	14	110	89	21	538	437	100
4 or more payments	157	132	25	18	14	3	11	11	—	128	106	22
Foreclosure in process	40	32	9	6	3	3	5	5	—	29	23	5
Foreclosure not in process	111	94	16	9	9	—	6	6	—	96	80	16
Not reported	6	6	—	3	3	—	—	—	—	3	3	—
Not reported	473	406	66	78	72	6	38	32	6	357	303	54
No regular payments required	20	17	3	—	—	—	—	—	—	20	17	3
Selected Monthly Owner Costs												
Acquired before 1980	19 973	18 033	1 940	2 715	2 446	269	2 611	2 356	256	14 647	13 232	1 415
Less than \$60	3	3	—	—	—	—	—	—	—	3	3	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99	20	20	—	3	3	—	4	4	—	14	14	—
\$100 to \$149	270	270	—	70	70	—	36	36	—	163	163	—
\$150 to \$199	949	940	9	261	258	3	140	140	—	547	542	6
\$200 to \$249	1 890	1 874	17	421	418	3	341	338	3	1 128	1 117	11
\$250 to \$299	2 212	2 152	60	429	420	9	339	333	6	1 445	1 399	45
\$300 to \$349	2 280	2 191	89	318	304	14	332	324	9	1 630	1 563	66
\$350 to \$399	2 197	2 046	151	279	260	19	232	217	15	1 686	1 569	118
\$400 to \$449	1 760	1 634	126	201	172	29	224	188	36	1 335	1 273	61
\$450 to \$499	1 645	1 441	204	193	149	44	171	147	24	1 281	1 145	136
\$500 to \$599	2 386	2 068	318	257	182	75	320	261	59	1 809	1 625	184
\$600 to \$699	1 392	1 164	228	131	102	28	159	125	33	1 103	936	167
\$700 to \$799	869	671	198	38	27	12	124	86	38	707	558	149
\$800 or more	1 463	960	503	44	14	30	119	89	30	1 301	858	443
Not reported	633	598	35	70	67	3	70	66	3	493	464	29
Median	\$396	\$381	\$593	\$322	\$303	\$516	\$367	\$345	\$557	\$417	\$400	\$639
Acquired 1980 and 1981 (part)	2 367	2 133	233	326	298	27	355	307	48	1 686	1 528	158
Real Estate Tax												
Acquired before 1980	19 973	18 033	1 940	2 715	2 446	269	2 611	2 356	256	14 647	13 232	1 415
Less than \$100	847	773	74	101	96	6	70	65	6	675	612	63
\$100 to \$199	1 339	1 216	123	215	201	15	178	162	15	946	853	93
\$200 to \$299	1 686	1 500	186	340	298	42	272	241	30	1 074	961	113
\$300 to \$399	2 090	1 854	237	428	369	58	353	312	41	1 309	1 172	137
\$400 to \$499	1 768	1 580	188	308	279	29	350	311	39	1 110	990	120
\$500 to \$599	1 725	1 528	198	291	260	31	289	249	40	1 145	1 018	127
\$600 to \$699	1 564	1 390	174	228	195	33	204	179	25	1 132	1 015	116
\$700 to \$799	1 236	1 118	118	163	148	15	182	173	9	892	797	95
\$800 to \$899	1 121	993	128	137	125	12	151	142	9	834	726	107
\$900 to \$999	911	810	100	94	88	6	131	119	12	686	604	82
\$1,000 to \$1,499	2 901	2 644	257	263	246	17	276	250	26	2 362	2 148	213
\$1,500 or more	2 469	2 321	148	139	133	6	144	141	3	2 186	2 046	140
Not reported	316	307	9	7	7	—	11	11	—	298	289	9
Median	\$624	\$630	\$580	\$487	\$492	\$447	\$527	\$532	\$490	\$681	\$685	\$643
Acquired 1980 and 1981 (part)	2 367	2 133	233	326	298	27	355	307	48	1 686	1 528	158

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Interest and Principal Payments on First Mortgage as Percent of Income												
Regular payments of interest and/or principal	22 320	20 149	2 170	3 040	2 744	297	2 966	2 663	303	16 313	14 743	1 570
Less than 5 percent	4 282	3 923	359	879	798	81	709	643	66	2 695	2 483	212
5 to 9 percent	6 465	5 790	676	793	693	101	735	659	76	4 937	4 437	499
10 to 14 percent	4 471	3 982	489	470	412	58	536	461	75	3 466	3 109	356
15 to 19 percent	2 596	2 333	262	337	309	28	351	317	34	1 908	1 708	201
20 to 24 percent	1 313	1 156	158	161	153	9	211	191	21	940	812	128
25 to 29 percent	614	569	45	78	69	9	119	116	3	417	384	33
30 to 34 percent	384	349	35	29	23	6	68	62	6	287	264	23
35 to 39 percent	221	194	27	15	15	—	28	25	3	178	154	24
40 to 49 percent	218	197	21	36	36	—	34	30	3	148	131	17
50 percent or more	292	280	12	32	32	—	32	32	—	227	215	12
Not reported or not computed	1 465	1 377	88	211	205	6	143	126	17	1 110	1 046	64
Median	10	10	10	8	8	8	10	10	10	10	10	11
No regular payments required	20	17	3	—	—	—	—	—	—	20	17	3
Interest and Principal Payments on Total Mortgages as Percent of Income												
Regular payments of interest and/or principal	22 320	20 149	2 170	3 040	2 744	297	2 966	2 663	303	16 313	14 743	1 570
Less than 5 percent	3 955	3 923	32	803	798	6	646	643	3	2 506	2 483	23
5 to 9 percent	6 048	5 790	259	731	693	39	684	659	24	4 633	4 437	196
10 to 14 percent	4 435	3 982	454	490	412	78	512	461	51	3 434	3 109	325
15 to 19 percent	2 729	2 333	396	360	309	51	389	317	72	1 980	1 708	273
20 to 24 percent	1 504	1 156	349	195	153	42	249	191	58	1 060	812	248
25 to 29 percent	769	569	200	96	69	27	140	116	24	532	384	148
30 to 34 percent	474	349	125	44	23	21	80	62	18	349	264	85
35 to 39 percent	268	194	74	24	15	9	42	25	17	202	154	48
40 to 49 percent	299	197	101	43	36	6	45	30	15	211	131	80
50 percent or more	374	280	94	43	32	12	35	32	3	295	215	80
Not reported or not computed	1 465	1 377	88	211	205	6	143	126	17	1 110	1 046	64
Median	10	10	19	9	8	17	11	10	20	11	10	19
No regular payments required	20	17	3	—	—	—	—	—	—	20	17	3
Real Estate Tax Per \$1,000 Value												
Acquired before 1980	19 973	18 033	1 940	2 715	2 446	269	2 611	2 356	256	14 647	13 232	1 415
Less than \$10	9 361	8 085	1 277	1 376	1 199	177	1 282	1 100	182	6 704	5 786	918
\$10 to \$14	4 209	3 855	354	563	495	67	611	559	51	3 036	2 801	235
\$15 to \$19	2 113	1 966	147	227	216	11	264	252	12	1 622	1 497	125
\$20 to \$24	1 398	1 331	67	163	160	3	141	135	6	1 095	1 037	58
\$25 to \$29	815	806	9	118	115	3	116	116	—	581	575	6
\$30 to \$39	584	567	17	105	105	—	74	71	3	404	390	14
\$40 to \$49	157	148	8	28	26	3	11	11	—	117	111	6
\$50 to \$59	88	83	6	11	11	—	8	8	—	69	63	6
\$60 or more	146	144	2	17	14	2	19	19	—	111	111	—
Not reported or not computed	1 102	1 049	52	106	103	3	87	84	3	909	863	46
Median	\$10	\$11	10—	10—	10—	10—	10—	\$10	10—	\$10	\$11	10—
Acquired 1980 and 1981 (part)	2 367	2 133	233	326	298	27	355	307	48	1 666	1 528	158
Real Estate Tax as Percent of Income												
Acquired before 1980	19 973	18 033	1 940	2 715	2 446	269	2 611	2 356	256	14 647	13 232	1 415
Less than 1.0 percent	2 566	2 283	284	388	348	41	348	317	31	1 830	1 618	212
1.0 to 1.9 percent	5 016	4 416	600	783	685	99	820	711	109	3 412	3 021	392
2.0 to 2.9 percent	4 020	3 566	455	538	476	62	578	515	63	2 905	2 575	330
3.0 to 3.9 percent	2 493	2 253	239	308	272	36	279	273	6	1 905	1 708	197
4.0 to 4.9 percent	1 365	1 288	77	140	131	9	170	164	6	1 054	992	62
5.0 to 7.4 percent	1 612	1 491	121	195	190	6	155	131	24	1 262	1 170	92
7.5 to 9.9 percent	583	547	37	77	74	3	43	43	—	463	430	34
10.0 percent or more	645	611	34	73	68	5	75	72	3	497	471	26
Not reported or not computed	1 672	1 578	94	211	202	9	143	129	15	1 318	1 248	70
Median	2.4	2.4	2.1	2.1	2.2	1.9	2.1	2.2	1.8	2.5	2.5	2.2
Acquired 1980 and 1981 (part)	2 367	2 133	233	326	298	27	355	307	48	1 666	1 528	158
Selected Annual Owner Costs as Percent of Income												
Acquired before 1980	19 973	18 033	1 940	2 715	2 446	269	2 611	2 356	256	14 647	13 232	1 415
Less than 5 percent	147	143	4	31	31	—	14	14	—	102	98	4
5 to 9 percent	1 956	1 921	35	319	310	9	350	346	3	1 287	1 264	23
10 to 14 percent	4 116	3 919	197	613	587	26	516	492	24	2 987	2 840	147
15 to 19 percent	3 941	3 650	291	476	437	39	461	428	33	3 004	2 785	219
20 to 24 percent	3 020	2 699	322	373	327	46	410	362	48	2 238	2 010	228
25 to 29 percent	1 792	1 469	323	252	203	49	241	191	49	1 300	1 075	224
30 to 34 percent	1 024	814	210	149	108	42	148	121	26	727	585	142
35 to 39 percent	666	555	111	70	64	6	100	91	9	496	400	96
40 to 49 percent	674	531	143	93	75	18	86	59	27	495	397	98
50 percent or more	908	701	207	104	79	26	102	85	18	702	538	164
Not reported or not computed	1 728	1 631	97	234	225	9	184	166	18	1 309	1 239	70
Median	19	18	26	18	17	26	19	18	26	19	18	26
Acquired 1980 and 1981 (part)	2 367	2 133	233	326	298	27	355	307	48	1 666	1 528	158
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's	17 787	15 999	1 788	2 689	2 404	286	2 644	2 361	283	12 453	11 235	1 219
1,000,000 or more	647	601	46	60	60	—	74	71	3	513	470	43
250,000 to 999,999	1 960	1 706	254	461	402	59	424	363	61	1 075	940	134
50,000 to 249,999	3 720	3 334	386	758	676	83	649	577	72	2 312	2 081	231
10,000 to 49,999	5 090	4 594	496	842	767	75	811	724	88	3 437	3 103	334
Less than 10,000 and rural	6 370	5 765	605	568	499	70	686	626	60	5 116	4 640	476
Outside SMSA's	4 553	4 167	386	351	340	11	322	302	20	3 880	3 525	355
10,000 or more	1 213	1 113	100	184	178	5	165	148	17	863	786	77
2,500 to 9,999	845	777	68	65	63	3	38	38	—	741	677	65
Less than 2,500 and rural	2 495	2 277	218	102	99	2	118	116	3	2 275	2 062	213

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage								
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage						
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage									
PROPERTY CHARACTERISTICS—Con.																		
Manner of Acquisition																		
By purchase	22 174	20 012	2 162	3 035	2 738	297	2 960	2 657	303	16 179	14 617	1 562						
Placed one new mortgage	18 534	17 076	1 458	2 312	2 122	191	2 246	2 050	195	13 976	12 904	1 072						
Placed two or more new mortgages	361	151	211	12	6	7	6	3	3	343	142	201						
Assumed mortgage(s) already on property	2 688	2 434	254	654	593	61	642	588	54	1 392	1 253	139						
Assumed mortgage already on property and placed new mortgage	284	78	205	50	11	39	60	10	51	174	57	116						
All cash	208	185	23	3	3	—	3	3	—	202	179	23						
Borrowed other than with mortgage	99	88	11	3	3	—	3	3	—	93	82	11						
Inheritance or gift	131	123	8	6	6	—	3	3	—	122	114	8						
Other	17	14	3	—	—	—	—	—	—	17	14	3						
Not reported	18	18	—	—	—	—	3	3	—	15	15	—						
Source of Downpayment																		
Purchased 1975 to 1981 (part)	11 967	10 699	1 268	1 297	1 138	159	1 559	1 384	175	9 111	8 177	934						
Sale of previous home	4 099	3 647	451	303	258	45	273	230	43	3 522	3 159	364						
Sale of other real property or other investment	370	331	39	59	51	9	42	36	6	269	244	25						
Savings	4 539	4 100	440	668	579	88	545	495	50	3 327	3 025	301						
Borrowing other than mortgage on this property	512	434	78	57	54	3	53	38	15	402	342	60						
Gift	257	217	40	49	49	—	17	11	6	191	157	34						
Land on which structure was built	96	79	17	3	3	—	9	6	3	85	71	14						
Other	181	143	38	8	6	3	31	22	8	142	115	27						
No downpayment required	1 077	980	97	62	62	—	499	458	41	516	460	56						
Not reported	836	768	68	88	76	12	90	86	4	657	605	53						
Other properties	10 372	9 468	905	1 743	1 606	137	1 407	1 279	128	7 222	6 583	640						
Year Property Acquired																		
1979 to 1981 (part)	4 877	4 448	429	702	644	58	698	623	75	3 477	3 180	297						
1977 and 1978	4 370	3 878	493	357	309	48	491	434	57	3 523	3 135	388						
1975 and 1976	2 780	2 428	352	241	187	54	377	333	44	2 163	1 908	254						
1970 to 1974	4 337	3 858	479	582	516	66	476	426	50	3 279	2 916	363						
1965 to 1969	2 861	2 645	217	519	478	40	343	311	32	1 999	1 855	144						
1960 to 1964	1 966	1 814	152	426	399	28	324	288	36	1 216	1 128	88						
1959 or earlier	1 148	1 096	52	213	210	3	257	248	9	678	638	39						
Year Structure Built																		
1979 to March 1980	1 108	1 016	92	201	186	15	109	97	12	798	733	64						
1977 and 1978	1 543	1 343	200	108	90	18	156	131	25	1 279	1 122	157						
1975 and 1976	1 328	1 178	150	80	67	13	145	129	15	1 104	982	122						
1970 to 1974	3 071	2 722	348	337	303	34	350	305	46	2 383	2 114	269						
1960 to 1969	5 289	4 797	492	811	736	75	779	697	81	3 699	3 363	336						
1950 to 1959	4 217	3 828	389	838	768	71	793	716	77	2 586	2 344	242						
1940 to 1949	1 771	1 591	180	255	221	34	225	210	15	1 290	1 159	131						
1939 or earlier	3 488	3 201	287	313	284	28	334	311	23	2 841	2 606	235						
Not reported	525	490	35	97	88	9	75	66	9	353	336	17						
Rooms																		
4 or less rooms	922	854	68	134	122	12	88	79	9	700	654	46						
5 rooms	4 071	3 793	278	743	705	39	603	559	43	2 725	2 529	197						
6 rooms	4 994	4 548	447	858	779	79	775	694	81	3 341	3 074	267						
7 rooms	4 036	3 549	487	516	433	83	484	408	76	3 036	2 709	327						
8 or more rooms	4 712	4 120	592	320	281	39	512	457	55	3 880	3 381	499						
Not reported	3 605	3 303	302	469	424	44	505	465	40	2 631	2 413	217						
Median	6.4	6.3	6.8	6.0	5.9	6.5	6.2	6.2	6.5	6.5	6.5	7.0						
Purchase Price																		
Properties acquired by purchase 1977 to 1981 (part)	9 194	8 278	916	1 059	953	105	1 183	1 051	132	6 952	6 273	679						
Less than \$5,000	30	30	—	—	—	—	—	—	—	30	30	—						
\$5,000 to \$9,999	127	118	9	6	6	—	3	3	—	118	109	9						
\$10,000 to \$14,999	184	163	21	14	11	3	17	17	—	153	135	18						
\$15,000 to \$19,999	351	320	31	46	34	12	38	38	—	267	248	19						
\$20,000 to \$24,999	373	351	22	52	49	3	41	41	—	281	262	19						
\$25,000 to \$29,999	675	611	65	96	86	10	105	90	14	475	434	41						
\$30,000 to \$34,999	629	584	45	94	91	3	88	74	14	447	419	28						
\$35,000 to \$39,999	835	783	52	126	120	6	123	108	15	586	555	31						
\$40,000 to \$49,999	1 508	1 371	137	201	181	20	254	227	27	1 053	962	91						
\$50,000 to \$59,999	1 393	1 274	119	231	215	15	217	198	19	946	861	84						
\$60,000 to \$79,999	1 549	1 360	189	151	127	25	154	130	24	1 243	1 103	140						
\$80,000 to \$99,999	679	587	92	18	15	3	81	66	15	580	506	73						
\$100,000 to \$149,999	468	393	75	13	6	7	33	30	3	422	357	65						
\$150,000 or more	181	134	46	—	—	—	4	4	—	177	131	46						
Not reported	213	199	14	12	12	—	26	26	—	175	161	14						
Median	\$48500	\$47900	\$55900	\$44500	\$44100	...	\$46400	\$46200	...	\$49800	\$49000	\$59100						
Other properties	13 146	11 889	1 257	1 982	1 790	191	1 783	1 612	172	9 381	8 487	894						
Value																		
Less than \$5,000	15	15	—	3	3	—	3	3	—	9	9	—						
\$5,000 to \$9,999	52	49	3	—	—	—	—	—	—	52	49	3						
\$10,000 to \$14,999	194	188	6	17	17	—	6	6	—	172	166	6						
\$15,000 to \$19,999	322	303	19	40	35	6	33	33	—	248	235	14						
\$20,000 to \$24,999	461	443	17	82	76	6	59	57	3	319	310	9						
\$25,000 to \$29,999	669	626	43	145	133	12	113	110	3	412	384	28						
\$30,000 to \$34,999	1 057	985	72	202	194	9	173	159	13	682	632	50						
\$35,000 to \$39,999	1 346	1 258	88	267	253	14	260	243	17	818	761	57						
\$40,000 to \$49,999	3 181	2 944	238	596	559	37	489	454	35	2 095	1 931	165						
\$50,000 to \$59,999	2 848	2 613	235	487	446	41	475	420	55	1 886	1 748	139						
\$60,000 to \$79,999	4 883	4 428	455	709	617	92	618	566	52	3 556	3 245	311						
\$80,000 to \$99,999	2 794	2 470	324	236	192	44	369	305	65	2 189	1 973	216						
\$100,000 to \$149,999	2 403	2 047	356	141	107	33	235	198	37	2 028	1 742	286						
\$150,000 or more	1 348	1 059	289	18	15	3	52	31	21	1 277	1 012	265						
Not reported	767	738	29	97	97	—	81	78	3	589	563	26						
Median	\$62600	\$61300	\$75500	\$52400	\$51200	\$65200	\$56400	\$55400	\$69200	\$66600	\$65400	\$79500						
Mean	\$71800	\$69800	\$89800	\$54600	\$53400	\$65500	\$61500	\$59800	\$76400	\$76900	\$74700	\$97100						

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**PROPERTY CHARACTERISTICS—Con.****Purchase Price as Percent of Value**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired by purchase	22 174	20 012	2 162	3 035	2 738	297	2 960	2 657	303	16 179	14 617	1 562
Purchased 1977 to 1981 (part)	9 194	8 278	916	1 059	953	105	1 183	1 051	132	6 952	6 273	679
Less than 80 percent	4 668	4 112	556	438	378	60	487	415	72	3 743	3 319	424
80 to 89 percent	2 187	2 026	161	352	330	22	360	336	24	1 475	1 359	116
90 to 94 percent	860	776	85	131	123	8	122	113	9	607	540	68
95 to 99 percent	509	467	41	62	56	6	81	63	17	366	348	18
100 percent or more	636	585	50	51	42	9	101	92	9	483	451	31
Not reported	334	311	23	24	24	—	32	32	—	278	255	23
Median	80—	80—	80—	82	83	...	82	83	...	80—	80—	80—
Purchased 1970 to 1976	7 079	6 250	828	818	698	120	853	759	94	5 408	4 793	614
Less than 60 percent	4 615	3 969	646	585	480	105	519	442	77	3 510	3 047	464
60 to 79 percent	1 696	1 552	144	169	154	15	236	219	17	1 290	1 178	112
80 to 89 percent	226	210	16	14	14	—	31	31	—	181	165	16
90 to 99 percent	57	57	—	—	—	—	13	13	—	45	45	—
100 percent or more	54	54	—	6	6	—	9	9	—	40	40	—
Not reported	431	408	23	43	43	—	45	45	—	342	319	23
Median	60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	60—
Purchased 1969 or earlier	5 902	5 484	418	1 158	1 087	71	925	847	78	3 819	3 550	269
Less than 40 percent	4 073	3 749	324	767	715	52	663	603	60	2 642	2 431	212
40 to 59 percent	1 094	1 034	61	266	253	12	167	152	14	662	628	34
60 to 79 percent	145	145	—	26	26	—	20	20	—	99	99	—
80 to 99 percent	35	29	6	6	6	—	6	6	—	23	17	6
100 percent or more	42	39	3	9	9	—	11	11	—	23	20	3
Not reported	513	489	24	84	78	6	58	55	3	371	356	15
Median	40—	40—	40—	40—	40—	...	40—	40—	...	40—	40—	40—
Not acquired by purchase	166	155	11	6	6	—	6	6	—	154	143	11

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	9 194	8 278	916	1 059	953	105	1 183	1 051	132	6 952	6 273	679
Less than 1.0	928	851	77	103	89	14	90	81	9	735	681	54
1.0 to 1.4	2 033	1 813	221	238	222	16	263	225	38	1 532	1 365	167
1.5 to 1.9	2 038	1 867	172	240	217	24	296	266	31	1 502	1 385	117
2.0 to 2.4	1 438	1 305	133	186	168	19	218	206	12	1 035	932	103
2.5 to 2.9	848	750	98	98	83	15	111	99	13	638	568	70
3.0 to 3.4	460	395	65	45	36	9	51	42	6	364	317	47
3.5 to 3.9	271	249	22	25	21	3	34	31	3	213	197	16
4.0 or more	512	430	82	57	51	6	71	56	15	384	323	61
Not reported or not computed	665	618	47	66	66	—	49	46	3	549	505	44
Median	1.8	1.8	1.9	1.8	1.8	...	1.9	1.9	...	1.8	1.8	1.9
Other properties	13 146	11 889	1 257	1 982	1 790	191	1 783	1 612	172	9 381	8 487	894

OWNER CHARACTERISTICS**Ownership Status**

1 owner	6 319	5 775	544	1 073	986	88	822	756	65	4 424	4 033	391
2 owners	15 762	14 172	1 590	1 925	1 723	203	2 105	1 871	234	11 732	10 578	1 154
3 or more owners	259	220	39	42	35	6	39	36	4	178	149	29
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Age of Owner

Less than 25 years	538	497	41	134	127	6	47	47	—	358	322	35
25 to 34 years	6 103	5 431	671	797	693	104	819	718	101	4 487	4 020	467
35 to 44 years	6 353	5 623	730	764	675	88	762	679	83	4 828	4 269	559
45 to 54 years	4 974	4 502	472	675	611	64	750	676	74	3 549	3 215	334
55 to 64 years	3 128	2 902	226	453	422	31	444	401	43	2 231	2 079	152
65 years or over	1 145	1 122	24	210	207	3	133	130	3	802	785	18
Not reported	99	90	8	9	9	—	12	12	—	78	69	8
Median	42	42	40	43	43	39	43	43	41	42	42	40

Sex of Owner

Male	4 401	4 030	372	631	576	55	642	595	47	3 128	2 859	269
Female	2 395	2 183	212	500	464	36	230	206	24	1 665	1 513	152
Male and female co-owners	15 487	13 903	1 584	1 897	1 691	206	2 088	1 856	232	11 503	10 357	1 146
Not reported	56	51	6	13	13	—	6	6	—	37	32	6

Veteran Status

Veteran	10 523	9 507	1 016	1 103	971	133	2 411	2 186	226	7 008	6 350	658
Vietnam conflict	3 617	3 204	413	301	241	60	1 142	1 024	118	2 175	1 939	236
Korean conflict	2 001	1 793	208	259	237	21	377	343	34	1 366	1 213	153
Korean conflict and World War II	318	288	29	56	45	11	102	84	19	160	160	—
World War II	2 701	2 520	181	275	255	20	449	419	30	1 977	1 846	130
World War I	15	15	—	—	—	—	4	4	—	11	11	—
Other	1 754	1 587	166	200	180	20	316	297	19	1 238	1 111	127
Not reported	117	98	18	13	13	—	21	15	6	82	70	12
Nonveteran	11 593	10 447	1 146	1 891	1 727	164	541	463	78	9 162	8 258	904
Not reported	224	213	11	46	46	—	14	14	—	163	152	11

Persons in Household

1 person	1 541	1 435	106	264	255	9	195	174	21	1 082	1 006	75
2 persons	5 623	5 175	448	800	735	65	737	662	75	4 086	3 778	308
3 persons	4 920	4 458	462	673	612	62	694	625	68	3 553	3 221	332
4 persons	5 819	5 212	608	722	662	60	741	663	78	4 356	3 886	470
5 persons	2 830	2 484	346	341	284	56	358	326	33	2 130	1 874	257
6 or more persons	1 442	1 248	193	224	179	45	223	195	28	995	875	120
Not reported	166	155	11	18	18	—	18	18	—	131	120	11
Median	3.3	3.3	3.6	3.2	3.1	3.7	3.3	3.3	3.3	3.3	3.3	3.6

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With White Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total			FHA first mortgage			VA first mortgage			Total		
OWNER CHARACTERISTICS—Con.	First mortgage only			With junior mortgage			With junior mortgage			First mortgage only		
Income												
Less than \$5,000	457	428	28	66	66	—	59	56	3	331	306	26
\$5,000 to \$7,499	429	409	20	80	75	6	38	38	—	311	297	14
\$7,500 to \$9,999	553	516	37	93	93	—	50	44	6	410	379	32
\$10,000 to \$12,499	1 050	962	88	177	156	21	149	141	8	723	665	59
\$12,500 to \$14,999	808	733	75	141	132	9	131	116	15	536	485	51
\$15,000 to \$19,999	2 577	2 315	262	388	351	38	418	376	42	1 771	1 588	183
\$20,000 to \$24,999	3 278	2 985	293	558	504	54	500	451	50	2 220	2 030	189
\$25,000 to \$29,999	3 014	2 710	305	450	399	51	444	407	37	2 120	1 904	216
\$30,000 to \$34,999	2 644	2 371	273	358	310	48	366	315	51	1 920	1 747	174
\$35,000 to \$49,999	3 855	3 466	388	407	369	38	524	469	55	2 923	2 628	295
\$50,000 or more	2 306	1 980	326	126	102	25	162	140	21	2 018	1 738	280
Not reported	1 367	1 291	76	194	188	6	124	109	15	1 050	994	56
Median	\$27200	\$27000	\$29000	\$24300	\$24000	\$26700	\$25800	\$25700	\$27800	\$28200	\$28000	\$29800
Mean	\$30300	\$30100	\$32400	\$25600	\$25300	\$27700	\$27300	\$27100	\$29000	\$31700	\$31500	\$34000

1-Unit Homeowner Properties With Black Owner(s)

TABLES

Page

UNITED STATES

1. Mortgage Status: 1981	347
2. Mortgage Insurance Status, Mortgaged Properties: 1981	349

Table 1. **Mortgage Status, 1-Unit Homeowner Properties With Black Owner(s): 1981**

(Number of properties in thousands. Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	2 848	995	1 853	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value			
Location by Size of Place				Less than \$5,000	67	53	14
Inside SMSA's	2 331	722	1 609	\$5,000 to \$9,999	115	98	17
1,000,000 or more	460	150	309	\$10,000 to \$14,999	187	137	51
250,000 to 999,999	596	186	410	\$15,000 to \$19,999	216	103	113
50,000 to 249,999	543	185	358	\$20,000 to \$24,999	263	112	151
10,000 to 49,999	422	82	341	\$25,000 to \$29,999	202	60	142
Less than 10,000 and rural	311	120	190	\$30,000 to \$34,999	249	71	178
Outside SMSA's	517	273	244	\$35,000 to \$39,999	184	47	136
10,000 or more	132	60	72	\$40,000 to \$49,999	372	73	298
2,500 to 9,999	114	73	41	\$50,000 to \$59,999	230	52	178
Less than 2,500 and rural	271	140	131	\$60,000 to \$79,999	305	46	259
Manner of Acquisition				\$80,000 to \$99,999	91	9	82
By purchase	2 592	768	1 824	\$100,000 to \$149,999	75	17	57
Placed one new mortgage	2 024	416	1 608	\$150,000 or more	36	—	36
Placed two or more new mortgages	28	17	11	Not reported	256	116	140
Assumed mortgage(s) already on property	203	54	149	Median	\$34900	\$22200	\$41800
Assumed mortgage already on property and placed new mortgage	19	3	17	Mean	\$40400	\$26100	\$47700
All cash	248	220	28	Purchase Price as Percent of Value			
Borrowed other than with mortgage	69	58	11	Acquired by purchase			
Inheritance or gift	209	186	23	Purchased 1977 to 1981 (part)	2 592	768	1 824
Other	14	11	3	Purchased 1977 to 1981 (part)	708	52	657
Not reported	33	30	3	Less than 80 percent	344	25	320
Source of Downpayment				80 to 89 percent	171	16	155
Purchased 1975 to 1981 (part)	963	74	888	90 to 94 percent	81	3	78
Sale of previous home	133	8	125	95 to 99 percent	29	—	29
Sale of other real property or other investment	18	—	18	100 percent or more	39	5	34
Savings	460	33	426	Not reported	44	3	41
Borrowing other than mortgage on this property	33	3	31	Median	80—	—	80—
Gift	6	—	6	Purchased 1970 to 1976	761	100	661
Land on which structure was built	11	—	11	Less than 60 percent	374	58	316
Other	5	3	3	60 to 79 percent	217	17	201
No downpayment required	168	3	165	80 to 89 percent	44	4	41
Not reported	129	24	104	90 to 99 percent	16	—	16
Other properties	1 885	921	964	100 percent or more	14	3	11
Year Property Acquired				Not reported	95	18	76
1979 to 1981 (part)	402	64	338	Median	60—	—	60—
1977 and 1978	357	35	321	Purchased 1969 or earlier	1 123	617	506
1975 and 1976	283	45	238	Less than 40 percent	541	339	202
1970 to 1974	538	106	432	40 to 59 percent	262	109	152
1965 to 1969	448	130	317	60 to 79 percent	107	42	65
1960 to 1964	252	124	128	80 to 99 percent	26	14	12
1959 or earlier	569	491	78	100 percent or more	11	8	3
Year Structure Built				Not reported	176	104	72
1979 to March 1980	63	3	60	Median	40—	40—	42
1977 and 1978	85	4	81	Not acquired by purchase	256	227	29
1975 and 1976	53	6	47	Purchase Price-Income Ratio			
1970 to 1974	259	25	234	Acquired by purchase 1977 to 1981 (part)	708	52	657
1960 to 1969	516	123	394	Less than 1.0	155	26	130
1950 to 1959	478	178	300	1.0 to 1.4	155	—	155
1940 to 1949	441	188	253	1.5 to 1.9	123	—	123
1939 or earlier	769	399	370	2.0 to 2.4	87	8	79
Not reported	184	71	114	2.5 to 2.9	37	3	35
Rooms				3.0 to 3.4	27	—	27
4 or less rooms	190	129	62	3.5 to 3.9	17	3	14
5 rooms	620	251	369	4.0 or more	37	3	34
6 rooms	762	232	530	Not reported or not computed	69	9	60
7 rooms	401	113	288	Median	1.5	—	1.6
8 or more rooms	369	96	273	Other properties	2 140	944	1 196
Not reported	505	175	331	MORTGAGE PAYMENTS AND OTHER EXPENSES			
Median	6.0	5.6	6.1	Selected Monthly Owner Costs			
Purchase Price				Acquired before 1980	2 636	950	1 686
Properties acquired by purchase 1977 to 1981 (part)	708	52	657	Less than \$60	122	122	—
Less than \$5,000	17	17	—	\$60 to \$79	83	80	3
\$5,000 to \$9,999	35	12	23	\$80 to \$99	118	109	9
\$10,000 to \$14,999	27	4	23	\$100 to \$149	285	247	38
\$15,000 to \$19,999	73	5	67	\$150 to \$199	251	125	126
\$20,000 to \$24,999	59	6	54	\$200 to \$249	306	94	212
\$25,000 to \$29,999	94	—	94	\$250 to \$299	263	32	231
\$30,000 to \$34,999	58	—	58	\$300 to \$349	226	9	217
\$35,000 to \$39,999	68	—	68	\$350 to \$399	175	8	166
\$40,000 to \$49,999	98	—	98	\$400 to \$449	144	8	135
\$50,000 to \$59,999	81	3	78	\$450 to \$499	110	3	107
\$60,000 to \$79,999	48	3	45	\$500 to \$599	156	5	151
\$80,000 to \$99,999	22	—	22	\$600 to \$699	89	—	89
\$100,000 to \$149,999	12	—	12	\$700 to \$799	51	—	51
\$150,000 or more	—	—	—	\$800 or more	51	—	51
Not reported	17	3	15	Not reported	206	107	99
Median	\$33500	—	\$35100	Median	\$259	\$122	\$340
Other properties	2 140	944	1 196	Acquired 1980 and 1981 (part)	212	45	167
				Real Estate Tax			
				Acquired before 1980	2 636	950	1 686
				Less than \$100	581	375	206
				\$100 to \$199	299	142	157
				\$200 to \$299	302	114	188
				\$300 to \$399	293	94	200
				\$400 to \$499	226	29	197
				\$500 to \$599	128	17	112
				\$600 to \$699	155	23	132

Table 1. **Mortgage Status, 1-Unit Homeowner Properties With Black Owner(s): 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax—Con.****Acquired before 1980—Con.**

\$700 to \$799	74	6	68
\$800 to \$899	103	20	83
\$900 to \$999	48	6	42
\$1,000 to \$1,499	187	22	164
\$1,500 or more	87	9	78
Not reported	152	94	58
Median	\$321	\$137	\$432

Acquired 1980 and 1981 (part)

	212	45	167
--	-----	----	-----

Real Estate Tax Per \$1,000 Value**Acquired before 1980**

Less than \$10	1 015	349	666
\$10 to \$14	374	89	285
\$15 to \$19	241	68	173
\$20 to \$24	149	28	122
\$25 to \$29	79	27	52
\$30 to \$39	104	14	90
\$40 to \$49	45	14	31
\$50 to \$59	26	9	17
\$60 or more	57	32	26
Not reported or not computed	545	321	224
Median	\$10	10—	\$11

Acquired 1980 and 1981 (part)

	212	45	167
--	-----	----	-----

Selected Annual Owner Costs as Percent of Income**Acquired before 1980**

Less than 5 percent	61	55	5
5 to 9 percent	222	117	105
10 to 14 percent	347	119	228
15 to 19 percent	363	87	276
20 to 24 percent	289	66	224
25 to 29 percent	176	67	108
30 to 34 percent	149	58	91
35 to 39 percent	116	47	69
40 to 49 percent	158	45	114
50 percent or more	315	85	231
Not reported or not computed	440	205	235
Median	22	20	22

Acquired 1980 and 1981 (part)

	212	45	167
--	-----	----	-----

OWNER CHARACTERISTICS**Ownership Status**

1 owner	1 320	609	711
2 owners	1 467	347	1 120
3 or more owners	61	39	22
Not reported	—	—	—

Age of Owner

Less than 25 years	29	3	26
25 to 34 years	452	64	388

United States**OWNER CHARACTERISTICS—Con.****Age of Owner—Con.**

35 to 44 years	572	70	502
45 to 54 years	635	145	491
55 to 64 years	523	238	285
65 years or over	591	454	137
Not reported	46	23	24
Median	50	64	45

Sex of Owner

Male	569	202	367
Female	850	459	391
Male and female co-owners	1 417	331	1 086
Not reported	12	3	9

Veteran Status

Veteran	962	214	748
Vietnam conflict	290	18	272
Korean conflict	124	11	113
Korean conflict and World War II	24	3	21
World War II	337	142	195
World War I	16	16	—
Other	144	23	120
Not reported	28	—	28
Nonveteran	1 814	760	1 054
Not reported	72	21	51

Persons in Household

1 person	413	253	159
2 persons	616	282	334
3 persons	540	159	381
4 persons	555	111	444
5 persons	291	56	235
6 or more persons	373	108	265
Not reported	59	25	34
Median	3.2	2.3	3.6

Income

Less than \$5,000	463	318	144
\$5,000 to \$7,499	240	114	126
\$7,500 to \$9,999	191	99	92
\$10,000 to \$12,499	252	95	157
\$12,500 to \$14,999	116	17	99
\$15,000 to \$19,999	242	77	166
\$20,000 to \$24,999	289	58	231
\$25,000 to \$29,999	266	42	224
\$30,000 to \$34,999	194	6	188
\$35,000 to \$49,999	227	16	210
\$50,000 or more	63	9	54
Not reported	306	144	162
Median	\$15200	\$7300	\$21300
Mean	\$18300	\$10300	\$22300

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgage Properties With Black Owner(s): 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	1 853	1 672	181	673	616	57	371	321	51	809	735	73
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	1 672	1 672	—	616	616	—	321	321	—	735	735	—
2 mortgages.....	181	—	181	57	—	57	51	—	51	73	—	73
3 or more mortgages.....	—	—	—	—	—	—	—	—	—	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	1 776	1 603	173	673	616	57	362	314	48	741	674	68
Contract to purchase.....	76	68	8	—	—	—	9	7	3	67	62	6
Origin of First Mortgage												
Mortgage made at time property acquired.....	1 506	1 358	148	584	535	49	312	272	40	610	551	59
Mortgage assumed at time property acquired.....	162	137	25	63	55	8	54	43	11	45	39	6
Mortgage placed later than acquisition of property.....	185	176	8	25	25	—	6	6	—	154	145	8
Refinanced mortgage:												
Same lender.....	46	43	3	3	3	—	6	6	—	38	35	3
Different lender.....	32	30	3	8	8	—	—	—	—	24	21	3
Mortgage placed on property owned free and clear of debt.....	106	103	3	14	14	—	—	—	—	92	89	3
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	185	176	8	25	25	—	6	6	—	154	145	8
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	12	12	—	—	—	—	3	3	—	9	9	—
Secure better terms.....	23	23	—	14	14	—	—	—	—	9	9	—
Provide funds for additions, improvements, or repairs to this property.....	72	69	3	3	3	—	—	—	—	69	66	3
Provide funds for investment in other real estate.....	6	6	—	—	—	—	—	—	—	6	6	—
Provide funds for other types of investments.....	6	6	—	—	—	—	—	—	—	6	6	—
Provide funds for educational or medical expenses.....	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons.....	32	29	3	3	3	—	—	—	—	29	26	3
Not reported.....	34	32	3	6	6	—	3	3	—	26	23	3
Other properties.....	1 668	1 495	173	648	590	57	366	315	51	655	590	65
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property.....	167	—	167	57	—	57	48	—	48	61	—	61
Provide funds for additions, improvements or repairs to this property.....	85	—	85	23	—	23	33	—	33	29	—	29
Provide funds for investment in other real estate.....	3	—	3	—	—	—	3	—	3	—	—	—
Provide funds for other types of investments.....	6	—	6	6	—	6	—	—	—	—	—	—
Provide funds for educational or medical expenses.....	9	—	9	9	—	9	—	—	—	3	—	3
Other reasons.....	45	—	45	17	—	17	6	—	6	22	—	22
Not reported.....	18	—	18	6	—	6	6	—	6	7	—	7
Other properties.....	15	—	15	—	—	—	3	—	3	12	—	12
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	410	393	17	125	122	3	78	73	6	207	198	9
1977 and 1978.....	400	350	50	95	83	12	110	93	18	194	174	20
1975 and 1976.....	210	182	28	53	38	14	60	49	11	98	95	3
1970 to 1974.....	427	385	42	200	189	11	72	64	8	155	132	22
1965 to 1969.....	278	249	29	149	137	11	20	11	9	110	100	9
1960 to 1964.....	90	78	12	43	40	3	11	11	—	36	27	9
1959 or earlier.....	37	34	3	8	6	3	20	20	—	9	9	—
First Mortgage Loan												
Less than \$5,000.....	49	49	—	—	—	—	2	2	—	47	47	—
\$5,000 to \$9,999.....	239	219	20	76	68	8	23	20	3	140	131	9
\$10,000 to \$14,999.....	409	363	46	202	186	17	54	46	8	152	131	21
\$15,000 to \$19,999.....	295	278	17	145	139	6	56	51	6	94	88	6
\$20,000 to \$24,999.....	170	150	20	63	54	8	44	38	6	64	58	6
\$25,000 to \$29,999.....	212	187	25	81	76	6	42	31	11	89	80	8
\$30,000 to \$34,999.....	119	99	20	27	21	6	21	15	6	71	63	8
\$35,000 to \$39,999.....	121	115	6	36	36	—	48	45	3	37	34	2
\$40,000 to \$49,999.....	121	106	15	27	21	6	47	41	6	47	44	3
\$50,000 to \$59,999.....	68	66	3	15	15	—	15	15	—	38	35	3
\$60,000 to \$79,999.....	37	27	10	—	—	—	9	6	3	28	21	7
\$80,000 to \$99,999.....	3	3	—	—	—	—	3	3	—	—	—	—
\$100,000 to \$149,999.....	9	9	—	—	—	—	6	6	—	3	3	—
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$18900	\$18700	\$21800	\$17000	\$17000	...	\$25400	\$25300	...	\$18500	\$18400	...
Mean.....	\$23200	\$23000	\$25000	\$20000	\$20000	...	\$29800	\$30000	...	\$22800	\$22500	...
Total Mortgage Loan												
Less than \$5,000.....	49	49	—	—	—	—	2	2	—	47	47	—
\$5,000 to \$9,999.....	228	219	9	68	68	—	23	20	3	137	131	6
\$10,000 to \$14,999.....	377	363	14	194	186	8	49	46	3	134	131	3
\$15,000 to \$19,999.....	286	278	8	142	139	3	54	51	3	91	88	3
\$20,000 to \$24,999.....	180	150	29	65	54	11	41	38	3	73	58	15
\$25,000 to \$29,999.....	204	187	17	82	76	6	37	31	6	86	80	6
\$30,000 to \$34,999.....	124	99	25	32	21	11	21	15	6	72	63	9
\$35,000 to \$39,999.....	141	115	26	42	36	6	56	45	11	43	34	9
\$40,000 to \$49,999.....	125	106	19	27	21	6	44	41	3	54	44	10
\$50,000 to \$59,999.....	84	66	18	21	15	6	24	15	9	39	35	3
\$60,000 to \$79,999.....	36	27	9	—	—	—	9	6	3	27	21	6
\$80,000 to \$99,999.....	7	3	4	—	—	—	3	3	—	4	—	4
\$100,000 to \$149,999.....	12	9	3	—	—	—	9	6	3	3	3	—
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$19800	\$18700	\$32600	\$17600	\$17000	...	\$27300	\$25300	...	\$19800	\$18400	...
Mean.....	\$24200	\$23000	\$35000	\$20900	\$20000	...	\$31200	\$30000	...	\$23700	\$22500	...

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Less than \$5,000	238	226	12	48	45	3	34	31	3	157	150	7
\$5,000 to \$9,999	340	300	40	161	144	17	29	24	5	150	133	18
\$10,000 to \$14,999	285	261	23	147	138	9	31	28	3	106	95	12
\$15,000 to \$19,999	216	202	14	91	88	3	60	54	6	65	59	6
\$20,000 to \$24,999	171	149	22	68	57	11	41	32	9	63	60	3
\$25,000 to \$29,999	169	145	25	62	56	6	36	28	8	71	61	11
\$30,000 to \$34,999	114	96	18	25	22	3	28	19	9	60	55	5
\$35,000 to \$39,999	102	102	—	26	26	—	39	39	—	36	36	—
\$40,000 to \$49,999	112	96	15	26	20	6	40	35	6	45	41	3
\$50,000 to \$59,999	65	60	6	18	18	—	15	15	—	32	26	6
\$60,000 to \$79,999	31	25	7	—	—	—	12	9	3	19	16	4
\$80,000 to \$99,999	3	3	—	—	—	—	—	—	—	3	3	—
\$100,000 to \$149,999	6	6	—	—	—	—	6	6	—	—	—	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$16500	\$16200	\$20300	\$14300	\$14300	...	\$23900	\$23600	...	\$14600	\$14500	...
Mean	\$20600	\$20400	\$22400	\$17700	\$17700	...	\$27700	\$27800	...	\$19700	\$19400	...

Total Mortgage Outstanding Debt

Less than \$5,000	235	226	9	48	45	3	34	31	3	154	150	3
\$5,000 to \$9,999	320	300	20	150	144	6	26	24	3	144	133	11
\$10,000 to \$14,999	276	261	15	144	138	6	31	28	3	101	95	6
\$15,000 to \$19,999	222	202	20	97	88	8	57	54	3	68	59	9
\$20,000 to \$24,999	166	149	17	65	57	8	38	32	6	63	60	3
\$25,000 to \$29,999	167	145	22	64	56	8	36	28	8	67	61	6
\$30,000 to \$34,999	125	96	29	28	22	6	27	19	8	69	55	14
\$35,000 to \$39,999	108	102	6	29	26	3	39	39	—	39	36	3
\$40,000 to \$49,999	110	96	14	24	20	3	40	35	6	46	41	5
\$50,000 to \$59,999	75	60	15	24	18	6	21	15	6	29	26	3
\$60,000 to \$79,999	33	25	9	—	—	—	12	9	3	21	16	6
\$80,000 to \$99,999	10	3	7	—	—	—	3	—	3	7	3	4
\$100,000 to \$149,999	6	6	—	—	—	—	6	6	—	—	—	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$17100	\$16200	\$27300	\$14800	\$14300	...	\$24900	\$23600	...	\$15400	\$14500	...
Mean	\$21300	\$20400	\$30200	\$18400	\$17700	...	\$28800	\$27800	...	\$20300	\$19400	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	54	54	—	8	8	—	25	25	—	21	21	—
5.0 percent	11	6	6	—	—	—	—	—	—	11	6	6
5.1 to 5.9 percent	147	133	14	103	95	8	17	14	3	27	25	3
6.0 percent	108	87	21	46	37	9	9	6	3	53	44	9
6.1 to 6.9 percent	49	43	6	20	17	3	3	3	—	26	23	3
7.0 percent	204	173	31	105	93	11	55	47	9	44	32	11
7.1 to 7.4 percent	40	38	3	—	—	—	6	6	—	34	31	3
7.5 to 7.9 percent	123	114	9	58	55	3	25	22	3	41	37	3
8.0 percent	89	73	16	14	14	—	22	11	11	53	47	6
8.1 to 8.4 percent	11	11	—	3	3	—	—	—	—	9	9	—
8.5 to 8.9 percent	354	305	48	154	137	18	99	79	20	100	90	11
9.0 percent	105	93	12	17	12	6	19	19	—	69	62	7
9.1 to 9.9 percent	176	176	—	54	54	—	44	44	—	77	77	—
10.0 percent	83	77	6	23	23	—	8	8	—	52	46	6
10.1 to 11.9 percent	105	102	3	18	18	—	10	10	—	77	74	3
12.0 percent	45	45	—	15	15	—	12	12	—	18	18	—
12.1 to 13.9 percent	66	61	6	20	20	—	14	11	3	33	30	3
14.0 percent or more	82	82	—	15	15	—	3	3	—	64	64	—
Median	8.6	8.7	8.0	8.0	8.0	...	8.6	8.7	...	8.9	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	207	180	26	—	—	—	—	—	—	207	180	26
Rate higher now than when mortgage made	19	19	—	—	—	—	—	—	—	19	19	—
Rate lower now than when mortgage made	3	3	—	—	—	—	—	—	—	3	3	—
Rate unchanged or same now as when mortgage made	184	158	26	—	—	—	—	—	—	184	158	26
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, interest rate cannot be changed	1 638	1 485	152	673	616	57	371	321	51	593	549	44
Not reported	9	6	3	—	—	—	—	—	—	9	6	3

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	207	180	26	—	—	—	—	—	—	207	180	26
Rate renegotiated periodically	7	7	—	—	—	—	—	—	—	7	7	—
Rate changes tied to market index	9	9	—	—	—	—	—	—	—	9	9	—
When mortgage is assumed	150	126	24	—	—	—	—	—	—	150	126	24
When payments become delinquent	32	32	—	—	—	—	—	—	—	32	32	—
Other reason	30	27	3	—	—	—	—	—	—	30	27	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	1 638	1 485	152	673	616	57	371	321	51	593	549	44

Term of First Mortgage

Less than 8 years	61	61	—	3	3	—	—	—	—	58	58	—
8 to 12 years	81	78	3	—	—	—	—	—	—	81	78	3
13 to 17 years	63	57	6	6	6	—	3	3	—	54	49	6
18 to 22 years	154	134	21	33	30	3	9	6	3	112	97	15
23 to 27 years	212	192	20	81	78	3	17	11	6	114	103	12
28 to 32 years	1 165	1 041	124	542	493	49	343	300	42	280	248	33
33 to 37 years	86	80	6	3	3	—	—	—	—	83	77	6
38 or more years	9	7	3	6	3	3	—	—	—	4	4	—
No stated term	21	21	—	—	—	—	—	—	—	21	21	—
Median	29.5	29.5	29.7	30.0	29.9	...	30.3	30.3	...	26.8	26.6	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
Unexpired Term of First Mortgage												
Less than 4 years	94	88	6	6	6	—	6	6	—	83	77	6
4 to 7 years	125	115	10	19	17	3	17	17	—	88	81	7
8 to 12 years	152	138	14	42	36	6	12	12	—	98	90	8
13 to 17 years	211	191	20	96	93	3	28	17	11	87	81	6
18 to 22 years	329	287	42	185	170	14	40	37	3	105	80	25
23 to 27 years	477	419	58	165	142	23	148	125	23	165	153	12
28 to 32 years	269	263	6	97	97	—	67	64	3	105	102	3
33 or more years	3	3	—	—	—	—	—	—	—	3	3	—
No stated term or not computed	192	167	25	63	55	8	54	43	11	75	69	6
Median	21.8	21.8	...	21.8	21.8	...	24.9	25.0	...	18.5	18.3	...
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	143	137	6	40	40	—	3	3	—	100	94	6
Payments increase yearly for first five years of mortgage	15	15	—	15	15	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	3	3	—	—	—	—
Payments change in some other way	114	108	6	20	20	—	—	—	—	94	88	6
Not reported	11	11	—	6	6	—	—	—	—	6	6	—
No, monthly payments cannot change	1 676	1 507	170	613	559	54	366	315	51	697	633	64
Not reported	34	28	6	20	17	3	3	3	—	12	9	3
Holder of First Mortgage												
Commercial bank or trust company	165	153	12	45	39	6	17	14	3	103	100	4
Mutual savings bank	127	113	14	69	60	9	36	30	5	23	23	—
Savings and loan association	494	436	58	110	102	9	64	58	6	320	276	43
Life insurance company	61	57	3	25	25	—	21	21	—	15	12	3
Mortgage company	103	94	8	41	35	6	17	14	3	45	45	—
Federal agency	99	85	14	49	40	9	24	21	3	26	24	3
Federally-secured pool	411	357	54	154	137	17	153	121	31	104	99	6
Federal National Mortgage Association	234	228	6	172	169	3	32	32	—	30	27	3
Real estate or construction company	12	9	3	—	—	—	—	—	—	12	9	3
Individual or individual's estate	77	69	8	—	—	—	—	—	—	77	69	8
Other	70	70	—	9	9	—	9	9	—	53	53	—
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast	238	216	20	105	105	—	53	45	8	79	68	11
Lender in North Central	159	145	14	55	55	—	31	28	3	74	62	11
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	76	70	6	47	47	—	23	17	6	6	6	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	436	414	22	205	197	8	71	66	3	160	149	11
Lender in North Central	30	30	—	22	22	—	8	8	—	—	—	—
Lender in South	235	222	14	64	61	3	22	22	—	149	138	11
Lender in West	162	157	5	114	109	5	37	37	—	11	11	—
Lender outside United States	6	3	3	3	3	—	3	—	3	—	—	—
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Property in South Region												
Lender in Northeast	947	847	100	277	243	34	196	169	28	474	436	39
Lender in North Central	70	62	8	24	21	3	28	22	5	18	18	—
Lender in South	20	20	—	5	5	—	6	6	—	9	9	—
Lender in West	848	756	92	245	213	31	163	141	22	440	402	39
Lender outside United States	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
Property in West Region												
Lender in Northeast	232	192	40	85	70	15	52	39	12	95	82	12
Lender in North Central	27	24	3	18	15	3	3	3	—	6	6	—
Lender in South	3	—	—	—	—	—	—	—	—	3	—	—
Lender in West	101	80	21	49	43	6	33	21	12	19	16	3
Lender outside United States	100	88	12	18	12	6	15	15	—	67	61	6
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	991	890	101	198	175	23	128	117	11	665	598	67
Agent	862	781	80	475	440	34	243	203	40	144	137	6
Holder's Acquisition of First Mortgage												
Originated by holder	998	905	92	206	189	17	112	101	11	680	616	64
Purchased from present servicer	459	416	44	272	246	26	135	121	14	53	49	3
Purchased from someone else	325	288	37	157	145	11	116	93	23	53	50	3
Not reported	71	62	8	39	36	3	9	6	3	23	20	3
Mortgage Assumption												
Lender's permission needed for assumption	512	464	47	53	53	—	17	15	3	441	397	44
Lender's permission not needed for assumption	1 077	962	115	530	478	52	302	259	43	245	225	20
Not reported	264	245	19	90	84	5	52	47	5	122	114	9
Prepayment Penalties												
Yes	180	152	28	28	19	9	—	—	—	152	133	19
No	1 596	1 448	148	609	563	46	362	311	51	625	573	51
Not reported	77	71	6	36	33	3	9	9	—	32	29	3

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Less than 40 percent	1 665	1 492	173	648	590	57	363	312	51	655	590	65
40 to 49 percent	18	15	3	—	—	—	5	2	3	12	12	—
50 to 59 percent	17	17	—	6	6	—	—	—	—	12	12	—
60 to 69 percent	23	20	3	3	3	—	6	6	—	15	11	3
70 to 79 percent	82	77	5	25	22	3	14	14	—	42	40	2
80 to 89 percent	181	160	21	51	45	6	22	19	3	109	96	13
90 to 94 percent	285	251	34	83	80	3	47	36	11	155	135	20
95 to 99 percent	286	257	29	133	121	12	61	50	11	92	86	6
100 percent or more	305	273	32	189	172	17	39	37	3	76	65	11
Not reported	393	356	37	126	112	14	148	131	17	119	113	7
Median	75	67	9	32	29	3	21	18	3	23	20	3
Other properties	93	93	...	95	95	...	97	98	...	88	88	...
	188	179	8	25	25	—	8	8	—	154	145	8

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 40 percent	1 665	1 492	173	648	590	57	363	312	51	655	590	65
40 to 49 percent	15	15	—	—	—	—	2	2	—	12	12	—
50 to 59 percent	17	17	—	6	6	—	—	—	—	12	12	—
60 to 69 percent	23	20	3	3	3	—	9	6	3	11	11	—
70 to 79 percent	80	77	3	22	22	—	14	14	—	43	40	3
80 to 89 percent	160	160	—	45	45	—	19	19	—	96	96	—
90 to 94 percent	256	251	5	80	80	—	36	36	—	140	135	5
95 to 99 percent	263	257	7	121	121	—	50	50	—	92	86	7
100 percent or more	284	273	11	175	172	3	42	37	5	68	65	3
Not reported	491	356	136	164	112	52	170	131	40	157	113	44
Median	75	67	9	32	29	3	21	18	3	23	20	3
Other properties	95	93	...	96	95	...	100	98	...	90	88	...
	188	179	8	25	25	—	8	8	—	154	145	8

First Mortgage Outstanding Debt as Percent of Value

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	290	276	15	80	75	6	28	25	3	182	176	6
20 to 29 percent	195	168	27	77	69	8	28	22	6	89	77	12
30 to 39 percent	232	207	26	137	117	20	27	27	—	68	63	6
40 to 49 percent	201	178	23	71	65	6	27	21	6	104	92	12
50 to 59 percent	249	197	51	87	78	8	66	47	20	96	73	23
60 to 69 percent	182	168	14	51	48	3	42	36	6	89	84	5
70 to 79 percent	183	172	11	63	63	—	66	58	8	54	51	3
80 to 89 percent	109	106	3	44	44	—	26	26	—	39	36	3
90 to 99 percent	48	48	—	11	11	—	23	23	—	14	14	—
100 percent or more	23	23	—	5	5	—	3	3	—	15	15	—
Not reported	140	129	11	46	40	6	35	32	3	59	56	3
Median	47	47	...	43	44	...	59	60	...	43	43	...

Total Outstanding Debt as Percent of Value

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	276	276	—	75	75	—	25	25	—	176	176	—
20 to 29 percent	184	168	15	72	69	3	28	22	6	84	77	7
30 to 39 percent	218	207	11	119	117	3	30	27	3	68	63	6
40 to 49 percent	204	178	26	77	65	12	21	21	—	107	92	14
50 to 59 percent	224	197	26	90	78	12	50	47	3	85	73	12
60 to 69 percent	217	168	49	68	48	20	50	36	14	99	84	15
70 to 79 percent	180	172	8	63	63	—	63	58	5	53	51	2
80 to 89 percent	117	106	11	47	44	3	32	26	6	38	36	3
90 to 99 percent	62	48	14	11	11	—	31	23	9	19	14	6
100 percent or more	32	23	9	5	5	—	6	3	3	21	15	6
Not reported	140	129	11	46	40	6	35	32	3	59	56	3
Median	49	47	...	46	44	...	63	60	...	44	43	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	1 850	1 669	181	673	616	57	371	321	51	806	732	73
Interest and principal	1 847	1 666	181	673	616	57	371	321	51	803	729	73
Fully amortized	1 777	1 607	170	664	607	57	369	321	48	744	679	64
Partially amortized	70	59	11	9	9	—	3	—	3	59	50	9
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	3	3	—	—	—	—	—	—	—	3	3	—
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Items Included in First Mortgage Payment

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of both interest and principal	1 847	1 666	181	673	616	57	371	321	51	803	729	73
Real estate taxes and property insurance	1 208	1 084	124	596	547	49	313	271	42	299	266	33
With no other items	498	451	47	72	69	3	230	204	26	196	178	18
With other items	710	633	77	524	479	46	83	66	17	102	88	15
Real estate taxes only	150	136	14	20	20	—	41	35	6	88	80	8
Property insurance only	19	19	—	3	3	—	2	2	—	14	14	—
Other combinations or no other items	470	427	43	53	45	8	15	12	3	401	370	32
No regular payments of interest and principal	6	6	—	—	—	—	—	—	—	6	6	—

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	1 850	1 669	181	673	616	57	371	321	51	806	732	73
Less than \$60	160	142	18	45	37	8	23	20	3	92	86	6
\$60 to \$79	185	168	17	104	96	8	32	27	5	48	45	3
\$80 to \$99	200	173	27	96	84	12	23	20	3	81	69	12
\$100 to \$149	403	383	20	176	173	3	63	60	3	165	150	15
\$150 to \$199	212	187	25	74	60	14	49	43	5	89	84	6
\$200 to \$249	226	196	31	67	63	3	52	35	17	108	97	11
\$250 to \$299	157	140	17	36	33	3	39	34	6	82	73	8
\$300 to \$399	154	142	12	51	45	6	34	31	3	69	66	3
\$400 to \$499	75	73	3	12	12	—	31	31	—	32	29	3
\$500 to \$599	36	23	12	3	3	—	9	3	6	24	17	7
\$600 to \$699	30	30	—	9	9	—	12	12	—	10	10	—
\$700 to \$799	—	—	—	—	—	—	—	—	—	—	—	—
\$800 or more	12	12	—	—	—	—	6	6	—	6	6	—
Median	\$147	\$146	\$169	\$126	\$126	...	\$197	\$190	...	\$159	\$159	...
Mean	\$193	\$193	\$194	\$159	\$160	...	\$244	\$247	...	\$198	\$197	...
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Monthly Interest and Principal Payments on Total Mortgages

Regular monthly payments of interest and/or principal	1 850	1 669	181	673	616	57	371	321	51	806	732	73
Less than \$60	145	142	3	37	37	—	20	20	—	89	86	3
\$60 to \$79	172	168	3	96	96	—	27	27	—	49	45	3
\$80 to \$99	176	173	3	84	84	—	23	20	3	69	69	—
\$100 to \$149	391	383	8	181	173	8	60	60	—	150	150	—
\$150 to \$199	203	187	17	68	60	8	48	43	5	86	84	3
\$200 to \$249	222	196	26	72	63	9	41	35	6	109	97	12
\$250 to \$299	154	140	14	33	33	—	39	34	6	82	73	8
\$300 to \$399	196	142	54	62	45	17	45	31	14	90	66	23
\$400 to \$499	89	73	17	18	12	5	37	31	6	34	29	5
\$500 to \$599	38	23	14	13	3	9	6	3	3	19	17	3
\$600 to \$699	39	30	9	9	9	—	15	12	3	16	10	6
\$700 to \$799	6	—	6	—	—	—	3	—	3	3	—	3
\$800 or more	18	12	7	—	—	—	9	6	3	10	6	4
Median	\$160	\$146	\$330	\$133	\$126	...	\$210	\$190	...	\$177	\$159	...
Mean	\$209	\$193	\$361	\$173	\$160	...	\$268	\$247	...	\$212	\$197	...
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 850	1 669	181	673	616	57	371	321	51	806	732	73
Current or ahead of schedule	1 555	1 406	149	532	489	43	342	298	45	681	620	61
Delinquent (30 days or more)	243	217	26	116	105	11	26	20	6	101	92	9
1 to 3 payments	187	172	15	93	91	3	21	15	6	72	66	6
4 or more payments	57	45	11	23	14	9	5	5	—	29	26	3
Foreclosure in process	20	14	6	14	8	6	3	3	—	3	3	—
Foreclosure not in process	37	31	6	9	6	3	3	3	—	26	23	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	52	46	6	25	22	3	3	3	—	24	21	3
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Selected Monthly Owner Costs

Acquired before 1980	1 686	1 507	179	612	555	57	332	284	48	742	669	73
Less than \$60	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	3	3	—	—	—	—	—	—	—	3	3	—
\$80 to \$99	9	9	—	3	3	—	—	—	—	6	6	—
\$100 to \$149	38	38	—	6	6	—	6	6	—	26	26	—
\$150 to \$199	126	119	6	48	48	—	17	17	—	61	55	6
\$200 to \$249	212	207	6	97	97	—	21	18	3	95	92	3
\$250 to \$299	231	220	11	107	99	8	38	38	—	86	84	3
\$300 to \$349	217	211	6	80	80	—	32	32	—	106	100	6
\$350 to \$399	166	160	6	77	72	6	34	34	—	55	55	—
\$400 to \$449	135	118	17	48	42	6	24	18	5	64	58	6
\$450 to \$499	107	88	19	44	41	3	36	25	11	27	22	5
\$500 to \$599	151	112	39	52	35	17	53	42	11	46	35	12
\$600 to \$699	89	74	15	12	9	3	27	21	6	50	44	6
\$700 to \$799	51	34	17	12	6	6	17	14	3	23	15	8
\$800 or more	51	27	24	6	3	3	12	6	6	33	18	15
Not reported	99	87	12	20	14	6	17	14	3	61	58	3
Median	\$340	\$327	...	\$322	\$311	...	\$423	\$387	...	\$330	\$320	...
Acquired 1980 and 1981 (part)	167	165	3	61	61	—	40	37	3	66	66	—

Real Estate Tax

Acquired before 1980	1 686	1 507	179	612	555	57	332	284	48	742	669	73
Less than \$100	206	177	29	32	21	11	12	9	3	162	147	15
\$100 to \$199	157	136	20	64	55	9	11	11	—	82	70	12
\$200 to \$299	188	180	8	91	88	3	43	40	3	54	52	3
\$300 to \$399	200	183	17	83	80	3	46	35	11	70	68	3
\$400 to \$499	197	163	34	90	75	14	61	44	17	47	44	3
\$500 to \$599	112	97	15	46	40	6	21	18	3	45	39	6
\$600 to \$699	132	112	20	51	48	3	21	15	6	60	48	12
\$700 to \$799	68	66	3	25	25	—	20	20	—	23	20	3
\$800 to \$899	83	75	9	45	39	6	20	20	—	18	15	3
\$900 to \$999	42	42	—	12	12	—	15	15	—	16	16	—
\$1,000 to \$1,499	164	155	10	43	43	—	45	42	3	76	70	7
\$1,500 or more	78	70	8	23	23	—	16	13	3	40	34	5
Not reported	58	52	6	9	6	3	—	—	—	49	46	3
Median	\$432	\$432	\$435	\$435	\$440	...	\$487	\$512	...	\$369	\$363	...
Acquired 1980 and 1981 (part)	167	165	3	61	61	—	40	37	3	66	66	—

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Interest and Principal Payments on First Mortgage as Percent of Income**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	1 850	1 669	181	673	616	57	371	321	51	806	732	73
Less than 5 percent	257	228	29	127	127	—	42	33	8	88	67	21
5 to 9 percent	525	475	50	200	172	28	120	106	14	206	198	8
10 to 14 percent	324	270	54	120	102	17	70	56	14	134	112	22
15 to 19 percent	247	222	25	84	78	6	47	38	9	116	106	10
20 to 24 percent	111	102	9	35	32	3	17	17	—	58	52	6
25 to 29 percent	58	52	6	32	29	3	9	9	—	17	14	3
30 to 34 percent	38	38	—	9	9	—	3	3	—	26	26	—
35 to 39 percent	36	36	—	15	15	—	9	9	—	12	12	—
40 to 49 percent	32	32	—	11	11	—	8	8	—	12	12	—
50 percent or more	48	48	—	12	12	—	7	7	—	29	29	—
Not reported or not computed	176	167	9	28	28	—	41	36	6	106	103	3
Median	11	11	11	10	10	...	10	10	...	12	12	...
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal	1 850	1 669	181	673	616	57	371	321	51	806	732	73
Less than 5 percent	237	228	9	127	127	—	36	33	3	74	67	6
5 to 9 percent	484	475	9	172	172	—	109	106	3	204	198	6
10 to 14 percent	300	270	30	108	102	6	69	56	14	123	112	11
15 to 19 percent	264	222	43	95	78	17	46	38	9	123	106	17
20 to 24 percent	126	102	24	38	32	6	26	17	9	61	52	9
25 to 29 percent	72	52	20	38	29	9	11	9	3	23	14	8
30 to 34 percent	52	38	15	14	9	6	3	3	—	35	26	9
35 to 39 percent	51	36	15	21	15	6	14	9	6	15	12	4
40 to 49 percent	38	32	6	17	11	6	8	8	—	12	12	—
50 percent or more	50	48	3	15	12	3	7	7	—	29	29	—
Not reported or not computed	176	167	9	28	28	—	41	36	6	106	103	3
Median	12	11	20	11	10	...	11	10	...	13	12	...
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Real Estate Tax Per \$1,000 Value

Acquired before 1980	1 686	1 507	179	612	555	57	332	284	48	742	669	73
Less than \$10	666	563	102	204	170	35	123	95	29	338	299	39
\$10 to \$14	285	266	20	106	106	—	82	71	11	97	89	9
\$15 to \$19	173	154	20	75	70	6	35	32	3	63	52	11
\$20 to \$24	122	111	11	60	55	6	21	21	—	40	35	5
\$25 to \$29	52	49	3	12	12	—	12	12	—	28	26	3
\$30 to \$39	90	90	—	52	52	—	12	12	—	25	25	—
\$40 to \$49	31	31	—	20	20	—	—	—	—	11	11	—
\$50 to \$59	17	17	—	14	14	—	—	—	—	3	3	—
\$60 or more	26	23	3	6	6	—	11	9	3	9	9	—
Not reported or not computed	224	204	20	63	52	11	35	32	3	126	120	6
Median	\$11	\$12	...	\$13	\$14	...	\$12	\$12	...	10—	10—	...
Acquired 1980 and 1981 (part)	167	165	3	61	61	—	40	37	3	66	66	—

Real Estate Tax as Percent of Income

Acquired before 1980	1 686	1 507	179	612	555	57	332	284	48	742	669	73
Less than 1.0 percent	260	229	31	69	66	3	43	37	5	148	125	23
1.0 to 1.9 percent	356	295	61	147	121	26	88	65	23	121	109	12
2.0 to 2.9 percent	275	243	32	119	111	8	66	54	11	90	78	12
3.0 to 3.9 percent	152	132	20	60	54	6	32	32	—	60	46	14
4.0 to 4.9 percent	86	83	3	40	40	—	11	11	—	34	31	3
5.0 to 7.4 percent	151	146	5	54	54	—	34	31	3	64	61	3
7.5 to 9.9 percent	49	43	6	30	24	6	6	6	—	14	14	—
10.0 percent or more	102	99	3	50	50	—	12	12	—	40	37	3
Not reported or not computed	254	237	17	43	34	8	41	36	6	170	167	3
Median	2.4	2.5	...	2.6	2.7	...	2.2	2.4	...	2.2	2.2	...
Acquired 1980 and 1981 (part)	167	165	3	61	61	—	40	37	3	66	66	—

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	1 686	1 507	179	612	555	57	332	284	48	742	669	73
Less than 5 percent	5	5	—	—	—	—	3	3	—	3	3	—
5 to 9 percent	105	98	6	46	46	—	20	20	—	39	33	6
10 to 14 percent	228	223	5	97	97	—	44	41	3	87	84	3
15 to 19 percent	276	251	25	85	83	3	67	56	11	124	113	11
20 to 24 percent	224	201	23	104	96	8	46	37	9	74	68	6
25 to 29 percent	108	91	17	37	34	3	24	21	3	48	36	12
30 to 34 percent	91	62	29	25	19	6	31	19	12	35	24	11
35 to 39 percent	69	66	3	35	35	—	9	9	—	25	23	3
40 to 49 percent	114	96	18	34	28	6	9	6	3	71	62	9
50 percent or more	231	196	35	106	80	26	29	29	—	96	87	9
Not reported or not computed	235	218	17	43	37	6	53	44	9	140	137	3
Median	22	22	...	23	22	...	21	20	...	23	22	...
Acquired 1980 and 1981 (part)	167	165	3	61	61	—	40	37	3	66	66	—

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	1 609	1 452	156	636	587	49	344	299	45	629	567	62
1,000,000 or more	309	298	11	182	179	3	59	53	6	69	66	3
250,000 to 999,999	410	361	50	177	154	23	94	77	18	139	130	9
50,000 to 249,999	358	318	39	122	114	8	73	60	14	162	145	17
10,000 to 49,999	341	305	36	120	108	12	77	71	6	145	127	18
Less than 10,000 and rural	190	170	20	35	32	3	42	39	3	114	99	14
Outside SMSA's	244	219	25	37	29	8	27	22	6	180	169	11
10,000 or more	72	61	11	15	12	3	18	13	6	39	36	3
2,500 to 9,999	41	39	3	6	3	3	—	—	—	36	36	—
Less than 2,500 and rural	131	120	11	17	14	3	9	9	—	106	97	9

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Manner of Acquisition

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
By purchase	1 824	1 643	181	670	613	57	369	318	51	785	712	73
Placed one new mortgage	1 608	1 463	145	604	555	49	317	277	40	687	630	57
Placed two or more new mortgages	11	6	5	—	—	—	—	—	—	11	6	5
Assumed mortgage(s) already on property	149	132	17	55	49	6	46	38	8	48	45	3
Assumed mortgage already on property and placed new mortgage	17	8	9	9	6	3	5	2	3	3	—	3
All cash	28	28	—	3	3	—	—	—	—	26	26	—
Borrowed other than with mortgage	11	6	6	—	—	—	—	—	—	11	6	6
Inheritance or gift	23	23	—	—	—	—	3	3	—	20	20	—
Other	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—

Source of Downpayment

Purchased 1975 to 1981 (part)	888	802	87	266	240	26	246	211	34	377	350	27
Sale of previous home	125	101	24	16	16	—	32	21	11	77	64	12
Sale of other real property or other investment	18	18	—	—	—	—	9	9	—	9	9	—
Savings	426	395	32	196	176	20	52	50	3	178	169	9
Borrowing other than mortgage on this property	31	25	6	6	6	—	3	—	3	22	19	3
Gift	6	6	—	—	—	—	6	6	—	—	—	—
Land on which structure was built	11	11	—	—	—	—	—	—	—	11	11	—
Other	3	3	—	3	3	—	—	—	—	—	—	—
No downpayment required	165	148	17	15	12	3	104	90	15	46	46	—
Not reported	104	96	9	31	28	3	39	36	3	34	31	3
Other properties	964	870	95	407	375	31	126	109	17	432	385	47

Year Property Acquired

1979 to 1981 (part)	338	323	15	114	114	—	87	79	9	137	130	6
1977 and 1978	321	275	47	69	57	12	93	78	15	160	139	20
1975 and 1976	238	212	25	84	69	14	68	57	11	86	86	—
1970 to 1974	432	385	47	193	179	14	69	61	8	170	145	25
1965 to 1969	317	288	29	154	143	11	23	14	9	141	132	9
1960 to 1964	128	110	18	51	45	6	11	11	—	66	53	12
1959 or earlier	78	78	—	8	8	—	20	20	—	50	50	—

Year Structure Built

1979 to March 1980	60	60	—	19	19	—	6	6	—	35	35	—
1977 and 1978	81	77	4	9	9	—	22	22	—	49	46	4
1975 and 1976	47	36	11	7	3	3	19	16	2	22	17	6
1970 to 1974	234	212	22	76	73	3	45	37	9	113	103	10
1960 to 1969	394	332	62	152	127	25	70	59	12	171	147	25
1950 to 1959	300	277	23	123	114	9	84	76	8	93	87	6
1940 to 1949	253	218	35	106	92	14	43	34	9	104	92	12
1939 or earlier	370	353	17	152	152	—	53	45	8	164	156	9
Not reported	114	105	8	29	26	3	29	26	3	56	54	3

Rooms

4 or less rooms	62	62	—	21	21	—	14	14	—	27	27	—
5 rooms	369	335	35	154	134	20	57	55	3	157	146	12
6 rooms	530	493	37	233	216	17	90	84	6	208	194	14
7 rooms	288	243	45	82	82	—	91	60	31	115	101	14
8 or more rooms	273	245	28	77	72	6	48	42	6	148	131	16
Not reported	331	294	37	106	91	14	72	66	6	153	136	17
Median	6.1	6.1	...	6.0	6.0	...	6.4	6.2	...	6.2	6.2	...

Purchase Price

Properties acquired by purchase 1977 to 1981 (part)	657	595	61	183	171	12	180	157	23	294	267	27
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	23	23	—	3	3	—	—	—	—	20	20	—
\$10,000 to \$14,999	23	20	3	14	11	3	3	3	—	6	6	—
\$15,000 to \$19,999	67	67	—	28	28	—	23	23	—	17	17	—
\$20,000 to \$24,999	54	48	6	11	8	3	15	12	3	28	28	—
\$25,000 to \$29,999	94	91	3	35	35	—	25	22	3	34	34	—
\$30,000 to \$34,999	58	44	14	12	12	—	15	9	6	32	23	9
\$35,000 to \$39,999	68	62	6	24	24	—	17	14	3	27	24	3
\$40,000 to \$49,999	98	89	8	26	20	6	25	25	—	46	44	2
\$50,000 to \$59,999	78	72	6	25	25	—	29	23	6	24	24	—
\$60,000 to \$79,999	45	42	3	3	3	—	10	10	—	32	29	3
\$80,000 to \$99,999	22	12	10	3	3	—	6	6	—	13	3	10
\$100,000 to \$149,999	12	12	—	—	—	—	6	6	—	6	6	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	15	12	3	—	—	—	6	3	3	9	9	—
Median	\$35100	\$34800	...	\$30500	...	...	\$36900	...	...	\$36100	\$35200	...
Other properties	1 196	1 076	120	490	445	46	191	164	28	515	468	47

Value

Less than \$5,000	14	11	3	—	—	—	—	—	—	14	11	3
\$5,000 to \$9,999	17	17	—	3	3	—	—	—	—	14	14	—
\$10,000 to \$14,999	51	51	—	11	11	—	8	8	—	32	32	—
\$15,000 to \$19,999	113	107	6	64	61	3	9	9	—	39	36	3
\$20,000 to \$24,999	151	134	17	66	63	3	23	20	3	62	51	11
\$25,000 to \$29,999	142	128	14	73	65	8	20	17	3	48	45	3
\$30,000 to \$34,999	178	164	14	88	83	6	34	28	6	56	53	3
\$35,000 to \$39,999	136	134	2	43	43	—	28	25	2	66	66	—
\$40,000 to \$49,999	298	256	43	96	79	17	57	51	6	146	125	21
\$50,000 to \$59,999	178	153	25	79	79	—	50	36	14	48	37	11
\$60,000 to \$79,999	259	238	21	74	64	9	72	63	9	114	111	3
\$80,000 to \$99,999	82	73	9	27	21	6	12	9	3	44	44	—
\$100,000 to \$149,999	57	45	13	3	3	—	15	15	—	39	27	13
\$150,000 or more	36	33	3	—	—	—	9	6	3	27	27	—
Not reported	140	129	11	46	40	6	35	32	3	59	56	3
Median	\$41800	\$41000	...	\$35900	\$35200	...	\$48100	\$47000	...	\$43000	\$42500	...
Mean	\$47700	\$47200	...	\$39300	\$38700	...	\$52300	\$51400	...	\$52600	\$52700	...

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Black Owner(s): 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Purchase Price as Percent of Value												
Acquired by purchase												
Purchased 1977 to 1981 (part)	1 824	1 643	181	670	613	57	369	318	51	785	712	73
Less than 80 percent	657	595	61	183	171	12	180	157	23	294	267	27
80 to 89 percent	320	279	41	76	67	9	85	73	12	159	139	21
90 to 94 percent	155	143	12	47	47	—	43	35	9	65	62	3
95 to 99 percent	78	78	—	24	24	—	26	26	—	29	29	—
100 percent or more	29	29	—	12	12	—	6	6	—	11	11	—
Not reported	34	31	3	16	16	—	8	8	—	9	6	3
Median	41	35	6	9	6	3	12	9	3	20	20	—
	80—	80	...	82	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976	661	588	73	274	245	29	135	116	19	253	227	25
Less than 60 percent	316	276	40	146	126	20	46	38	8	124	113	12
60 to 79 percent	201	176	25	73	65	8	48	39	9	80	71	8
80 to 89 percent	41	41	—	8	8	—	15	15	—	17	17	—
90 to 99 percent	16	11	5	8	8	—	5	3	2	2	—	2
100 percent or more	11	11	—	3	3	—	3	3	—	6	6	—
Not reported	76	74	3	35	35	—	18	18	—	23	21	3
Median	60—	60—	...	60—	60—	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	506	459	47	213	196	17	54	45	9	239	218	21
Less than 40 percent	202	190	12	66	60	6	9	9	—	127	121	6
40 to 59 percent	152	128	24	75	67	8	17	14	3	60	48	13
60 to 79 percent	65	65	—	38	38	—	5	5	—	21	21	—
80 to 99 percent	12	9	3	3	3	—	3	—	3	6	6	—
100 percent or more	3	—	3	—	—	—	—	—	—	3	—	3
Not reported	72	66	6	31	28	3	20	17	3	21	21	—
Median	42	41	...	47	...	...	...	...	...	40—	40—	...
Not acquired by purchase	29	29	—	3	3	—	3	3	—	23	23	—
Purchase Price-Income Ratio												
Properties acquired by purchase 1977 to 1981 (part)												
Less than 1.0	657	595	61	183	171	12	180	157	23	294	267	27
1.0 to 1.4	130	121	8	40	35	6	38	35	3	52	52	—
1.5 to 1.9	155	132	23	46	43	3	44	32	12	65	57	8
2.0 to 2.4	123	114	8	29	26	3	35	33	3	58	56	3
2.5 to 2.9	79	66	13	26	26	—	13	10	3	40	31	10
3.0 to 3.4	35	32	3	14	14	—	6	6	—	14	11	3
3.5 to 3.9	27	27	—	9	9	—	5	5	—	12	12	—
4.0 or more	14	11	3	—	—	—	6	6	—	9	5	3
Not reported or not computed	34	34	—	12	12	—	10	10	—	13	13	—
Median	60	57	3	6	6	—	24	21	3	31	31	—
	1.6	1.6	...	1.5	...	...	...	...	...	1.6	1.6	...
Other properties	1 196	1 076	120	490	445	46	191	164	28	515	468	47
OWNER CHARACTERISTICS												
Ownership Status												
1 owner	711	666	45	288	268	20	122	109	14	301	290	11
2 owners	1 120	986	134	382	345	37	242	205	37	496	436	59
3 or more owners	22	19	3	3	3	—	7	7	—	12	9	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Age of Owner												
Less than 25 years	26	26	—	14	14	—	—	—	—	12	12	—
25 to 34 years	388	361	26	171	156	15	110	101	9	107	104	3
35 to 44 years	502	436	67	204	184	20	109	97	11	190	154	36
45 to 54 years	491	448	42	163	149	14	87	73	14	241	226	14
55 to 64 years	285	252	34	74	72	3	49	35	14	162	145	17
65 years or over	137	128	9	37	31	6	11	11	—	88	85	4
Not reported	24	21	3	9	9	—	6	3	3	9	9	—
Median	45	45	44	42	42	...	42	41	...	49	49	...
Sex of Owner												
Male	367	325	42	129	121	8	88	74	14	150	130	20
Female	391	377	14	173	159	14	44	44	—	174	174	—
Male and female co-owners	1 086	964	122	368	333	35	237	202	34	482	428	53
Not reported	9	6	3	3	3	—	3	—	3	3	3	—
Veteran Status												
Veteran												
Vietnam conflict	748	662	86	179	162	17	285	249	37	283	251	32
Korean conflict	272	238	33	53	45	8	150	133	17	69	60	8
Korean conflict and World War II	113	98	15	34	31	3	37	28	9	42	39	3
World War II	21	18	3	6	6	—	12	9	3	3	3	—
World War I	195	169	26	48	46	3	42	34	8	104	89	15
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	120	111	9	32	29	3	35	35	—	54	48	6
Nonveteran	28	28	—	6	6	—	10	10	—	12	12	—
Not reported	1 054	971	84	482	445	37	77	66	11	495	460	35
	51	39	12	11	9	3	9	6	3	31	24	7
Persons in Household												
1 person	159	151	8	52	46	5	24	21	3	83	83	—
2 persons	334	299	34	123	109	15	83	72	11	128	119	9
3 persons	381	353	29	138	132	6	69	58	11	174	162	11
4 persons	444	407	37	156	145	11	115	104	11	172	158	14
5 persons	235	195	40	91	77	14	47	39	8	97	79	18
6 or more persons	265	239	27	106	101	6	27	24	3	132	114	18
Not reported	34	28	6	6	6	—	6	3	3	22	20	3
Median	3.6	3.5	3.9	3.6	3.6	...	3.6	3.6	...	3.5	3.5	...

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	144	139	6	64	59	6	9	9	-	71	71	-
\$5,000 to \$7,499	126	111	15	52	43	9	17	15	3	57	53	4
\$7,500 to \$9,999	92	86	6	28	26	2	8	8	-	52	3	49
\$10,000 to \$12,499	150	140	17	68	60	9	23	23	-	65	57	8
\$12,500 to \$14,999	99	93	6	48	43	6	14	14	-	36	36	-
\$15,000 to \$19,999	166	154	11	78	75	3	35	33	3	53	47	6
\$20,000 to \$24,999	231	211	20	100	100	-	37	28	8	94	82	12
\$25,000 to \$29,999	224	191	32	75	69	6	55	44	12	93	79	14
\$30,000 to \$34,999	188	158	30	73	65	9	66	52	14	49	41	8
\$35,000 to \$49,999	210	187	23	57	48	9	53	50	3	101	89	12
\$50,000 or more	54	48	6	8	8	-	12	9	3	34	31	3
Not reported	162	153	9	20	20	-	41	36	6	101	98	3
Median	\$21300	\$20900	\$25900	\$19200	\$19500	...	\$26800	\$26400	...	\$20900	\$20200	...
Mean	\$22300	\$22000	\$24800	\$19300	\$19400	...	\$26900	\$26200	...	\$22800	\$22400	...

1-Unit Homeowner Properties With Owner(s) of Spanish Origin

TABLES

Page

UNITED STATES

- | | |
|---|-----|
| 1. Mortgage Status: 1981 | 361 |
| 2. Mortgage Insurance Status, Mortgaged
Properties: 1981 | 363 |

Table 1. Mortgage Status, 1-Unit Homeowner Properties With Owner(s) of Spanish Origin: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
1-housing-unit properties	1 505	493	1 011	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value			
Location by Size of Place				Less than \$5,000	17	15	3
Inside SMSA's	1 312	408	904	\$5,000 to \$9,999	49	43	6
1,000,000 or more	82	21	61	\$10,000 to \$14,999	65	49	16
\$50,000 to \$99,999	269	72	197	\$15,000 to \$19,999	56	35	21
\$50,000 to \$249,999	317	113	204	\$20,000 to \$24,999	69	41	29
\$10,000 to \$49,999	342	89	253	\$25,000 to \$29,999	79	34	45
Less than \$10,000 and rural	302	113	189	\$30,000 to \$34,999	75	28	48
Outside SMSA's	193	86	107	\$35,000 to \$39,999	96	46	50
\$10,000 or more	71	24	47	\$40,000 to \$49,999	180	49	131
\$2,500 to \$9,999	50	30	19	\$50,000 to \$59,999	139	14	125
Less than \$2,500 and rural	72	31	41	\$60,000 to \$79,999	257	42	215
Manner of Acquisition				\$80,000 to \$99,999	154	42	111
By purchase	1 429	426	1 003	\$100,000 to \$149,999	124	21	103
Placed one new mortgage	1 024	219	805	\$150,000 or more	68	9	60
Placed two or more new mortgages	37	6	31	Not reported	77	26	51
Assumed mortgage(s) already on property	163	32	131	Median	\$52000	\$33000	\$60800
Assumed mortgage already on property and placed new mortgage	28	3	25	Mean	\$58100	\$40100	\$69900
All cash	134	124	10	Purchase Price as Percent of Value			
Borrowed other than with mortgage	42	42	—	Acquired by purchase	1 429	426	1 003
Inheritance or gift	54	46	9	Purchased 1977 to 1981 (part)	519	54	465
Other	10	10	—	Less than 80 percent	262	28	234
Not reported	12	12	—	80 to 89 percent	124	17	106
Source of Downpayment				90 to 94 percent	61	—	61
Purchased 1975 to 1981 (part)	669	67	602	95 to 99 percent	23	—	23
Sale of previous home	146	15	131	100 percent or more	26	9	17
Sale of other real property or other investment	14	3	11	Not reported	24	—	24
Savings	297	28	269	Median	80—	...	80—
Borrowing other than mortgage on this property	40	13	27	Purchased 1970 to 1976	416	75	341
Gift	24	—	24	Less than 60 percent	315	58	258
Land on which structure was built	11	—	11	60 to 79 percent	57	11	46
Other	6	—	6	80 to 89 percent	19	—	19
No downpayment required	76	—	76	90 to 99 percent	6	—	6
Not reported	55	7	47	100 percent or more	3	—	3
Other properties	836	427	409	Not reported	15	6	9
Year Property Acquired				Median	60—	...	60—
1979 to 1981 (part)	322	49	273	Purchased 1969 or earlier	493	297	197
1977 and 1978	206	11	195	Less than 40 percent	330	207	123
1975 and 1976	149	12	137	40 to 59 percent	63	30	33
1970 to 1974	283	76	207	60 to 79 percent	27	24	3
1965 to 1969	166	63	102	80 to 99 percent	—	—	—
1960 to 1964	131	71	60	100 percent or more	6	3	3
1959 or earlier	247	210	37	Not reported	68	32	35
Year Structure Built				Median	40—	40—	...
1979 to March 1980	56	—	56	Not acquired by purchase	76	68	9
1977 and 1978	76	7	69	Purchase Price-Income Ratio			
1975 and 1976	56	3	53	Acquired by purchase 1977 to 1981 (part)	519	54	465
1970 to 1974	155	10	145	Less than 1.0	53	7	47
1960 to 1969	302	61	241	1.0 to 1.4	87	6	82
1950 to 1959	388	157	231	1.5 to 1.9	86	10	77
1940 to 1949	185	104	81	2.0 to 2.4	87	3	84
1939 or earlier	218	131	87	2.5 to 2.9	49	6	43
Not reported	68	20	48	3.0 to 3.4	28	3	25
Rooms				3.5 to 3.9	26	—	26
4 or less rooms	193	125	68	4.0 or more	71	12	59
5 rooms	349	124	225	Not reported or not computed	32	9	23
6 rooms	373	110	263	Median	2.1	...	2.1
7 rooms	177	31	146	Other properties	985	439	546
8 or more rooms	157	29	127	MORTGAGE PAYMENTS AND OTHER EXPENSES			
Not reported	257	74	183	Selected Monthly Owner Costs			
Median	5.7	5.2	6.0	Acquired before 1980	1 350	462	888
Purchase Price				Less than \$60	75	75	—
Properties acquired by purchase 1977 to 1981 (part)	519	54	465	\$60 to \$79	71	71	—
Less than \$5,000	7	7	—	\$80 to \$99	65	62	3
\$5,000 to \$9,999	21	6	15	\$100 to \$149	151	124	27
\$10,000 to \$14,999	9	—	9	\$150 to \$199	100	54	46
\$15,000 to \$19,999	39	10	29	\$200 to \$249	112	20	92
\$20,000 to \$24,999	29	6	23	\$250 to \$299	108	8	100
\$25,000 to \$29,999	60	3	57	\$300 to \$349	95	8	87
\$30,000 to \$34,999	17	3	15	\$350 to \$399	114	—	114
\$35,000 to \$39,999	44	—	44	\$400 to \$449	76	—	76
\$40,000 to \$49,999	85	3	82	\$450 to \$499	66	—	66
\$50,000 to \$59,999	82	3	79	\$500 to \$599	112	—	112
\$60,000 to \$79,999	59	3	56	\$600 to \$699	55	—	55
\$80,000 to \$99,999	18	9	9	\$700 to \$799	26	—	26
\$100,000 to \$149,999	23	—	23	\$800 or more	46	—	46
\$150,000 or more	13	3	10	Not reported	79	40	39
Not reported	15	—	15	Median	\$279	\$101	\$381
Median	\$43300	...	\$44200	Acquired 1980 and 1981 (part)	155	32	124
Other properties	985	439	546	Real Estate Tax			
				Acquired before 1980	1 350	462	888
				Less than \$100	194	158	36
				\$100 to \$199	164	84	81
				\$200 to \$299	174	61	113
				\$300 to \$399	187	33	154
				\$400 to \$499	39	3	112
				\$500 to \$599	77	7	74
				\$600 to \$699	74	11	63

Table 1. **Mortgage Status, 1-Unit Homeowner Properties With Owner(s) of Spanish Origin: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States			United States		
Total properties	Nonmortgaged properties	Mortgaged properties	Total properties	Nonmortgaged properties	Mortgaged properties
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			OWNER CHARACTERISTICS—Con.		
Real Estate Tax—Con.			Age of Owner—Con.		
Acquired before 1980—Con.			35 to 44 years		
\$700 to \$799	70	6	64	328	49
\$800 to \$899	22	7	15	321	116
\$900 to \$999	36	—	36	236	116
\$1,000 to \$1,499	95	23	72	210	160
\$1,500 or more	55	2	53	13	6
Not reported	50	36	15	46	58
Median	\$363	\$166	\$447		
Acquired 1980 and 1981 (part)	155	32	124	Sex of Owner	
Real Estate Tax Per \$1,000 Value			Male		
Acquired before 1980	1 350	462	888	301	116
Less than \$10	763	232	531	202	103
\$10 to \$14	197	44	153	992	275
\$15 to \$19	70	23	47	10	—
\$20 to \$24	48	19	29	Veteran Status	
\$25 to \$29	26	6	20	Veteran	
\$30 to \$39	29	6	23	497	134
\$40 to \$49	14	6	8	167	20
\$50 to \$59	11	3	8	97	28
\$60 or more	15	6	9	6	—
Not reported or not computed	177	118	59	152	76
Median	10—	10—	10—	—	—
Acquired 1980 and 1981 (part)	155	32	124	57	10
Selected Annual Owner Costs as Percent of Income			Other		
Acquired before 1980	1 350	462	888	18	—
Less than 5 percent	66	53	13	989	350
5 to 9 percent	197	139	57	19	9
10 to 14 percent	231	85	146	Persons in Household	
15 to 19 percent	168	37	131	1 person	
20 to 24 percent	188	22	166	91	47
25 to 29 percent	86	12	74	314	163
30 to 34 percent	71	7	65	278	88
35 to 39 percent	33	3	31	362	68
40 to 49 percent	55	6	49	187	25
50 percent or more	97	23	73	248	87
Not reported or not computed	158	75	83	25	16
Median	18	10	22	3.7	2.8
Acquired 1980 and 1981 (part)	155	32	124	Income	
OWNER CHARACTERISTICS			Less than \$5,000		
Ownership Status			\$5,000 to \$7,499		
1 owner	454	198	256	123	86
2 owners	994	283	710	77	43
3 or more owners	57	12	45	94	57
Not reported	—	—	—	145	39
Age of Owner			\$7,500 to \$9,999		
Less than 25 years	32	11	20	102	40
25 to 34 years	366	35	331	201	79
				187	33
				143	17
				93	20
				170	19
				66	5
				104	54
				\$19,000	\$12,100
				\$23,400	\$14,300
					\$22,700
					\$27,500

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-housing-unit mortgaged properties.....

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage.....
2 mortgages.....
3 or more mortgages.....

Form of Debt of First Mortgage

Mortgage or deed of trust.....
Contract to purchase.....

Origin of First Mortgage

Mortgage made at time property acquired.....
Mortgage assumed at time property acquired.....
Mortgage placed later than acquisition of property.....
Refinanced mortgage:
Same lender.....
Different lender.....
Mortgage placed on property owned free and clear of debt.....

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property.....
Renew or extend loan that had fallen due, without increasing the outstanding balance.....
Secure better terms.....
Provide funds for additions, improvements, or repairs to this property.....
Provide funds for investment in other real estate.....
Provide funds for other types of investments.....
Provide funds for educational or medical expenses.....
Other reasons.....
Not reported.....
Other properties.....

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property.....
Provide funds for additions, improvements or repairs to this property.....
Provide funds for investment in other real estate.....
Provide funds for other types of investments.....
Provide funds for educational or medical expenses.....
Other reasons.....
Not reported.....
Other properties.....

Year First Mortgage Made or Assumed

1979 to 1981 (part).....
1977 and 1978.....
1975 and 1976.....
1970 to 1974.....
1965 to 1969.....
1960 to 1964.....
1959 or earlier.....

First Mortgage Loan

Less than \$5,000.....
\$5,000 to \$9,999.....
\$10,000 to \$14,999.....
\$15,000 to \$19,999.....
\$20,000 to \$24,999.....
\$25,000 to \$29,999.....
\$30,000 to \$34,999.....
\$35,000 to \$39,999.....
\$40,000 to \$49,999.....
\$50,000 to \$59,999.....
\$60,000 to \$79,999.....
\$80,000 to \$99,999.....
\$100,000 to \$149,999.....
\$150,000 or more.....
Median.....
Mean.....

Total Mortgage Loan

Less than \$5,000.....
\$5,000 to \$9,999.....
\$10,000 to \$14,999.....
\$15,000 to \$19,999.....
\$20,000 to \$24,999.....
\$25,000 to \$29,999.....
\$30,000 to \$34,999.....
\$35,000 to \$39,999.....
\$40,000 to \$49,999.....
\$50,000 to \$59,999.....
\$60,000 to \$79,999.....
\$80,000 to \$99,999.....
\$100,000 to \$149,999.....
\$150,000 or more.....
Median.....
Mean.....

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-housing-unit mortgaged properties.....	1 011	877	135	256	228	28	172	160	12	583	489	94
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage.....	877	877	—	228	228	—	160	160	—	489	489	—
2 mortgages.....	128	—	128	25	—	25	12	—	12	91	—	91
3 or more mortgages.....	6	—	6	3	—	3	—	—	—	3	—	3
Form of Debt of First Mortgage												
Mortgage or deed of trust.....	968	836	131	256	228	28	168	156	12	543	452	91
Contract to purchase.....	44	41	3	—	—	—	4	4	—	40	37	3
Origin of First Mortgage												
Mortgage made at time property acquired.....	774	690	84	204	183	22	128	122	6	442	386	56
Mortgage assumed at time property acquired.....	150	113	37	34	27	7	41	35	6	75	50	25
Mortgage placed later than acquisition of property.....	88	74	13	18	18	—	3	3	—	66	53	13
Refinanced mortgage:												
Same lender.....	30	27	3	6	6	—	—	—	—	24	21	3
Different lender.....	27	20	6	6	6	—	3	3	—	18	12	6
Mortgage placed on property owned free and clear of debt.....	30	26	4	6	6	—	—	—	—	24	20	4
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property.....	88	74	13	18	18	—	3	3	—	66	53	13
Renew or extend loan that had fallen due, without increasing the outstanding balance.....	3	3	—	—	—	—	—	—	—	3	3	—
Secure better terms.....	28	24	3	6	6	—	3	3	—	18	15	3
Provide funds for additions, improvements, or repairs to this property.....	30	20	10	9	9	—	—	—	—	22	12	10
Provide funds for investment in other real estate.....	6	6	—	—	—	—	—	—	—	6	6	—
Provide funds for other types of investments.....	3	3	—	—	—	—	—	—	—	3	3	—
Provide funds for educational or medical expenses.....	6	6	—	—	—	—	—	—	—	6	6	—
Other reasons.....	6	6	—	3	3	—	—	—	—	3	3	—
Not reported.....	6	6	—	—	—	—	—	—	—	6	6	—
Other properties.....	924	803	121	238	210	28	169	157	12	517	436	81
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property.....	84	—	84	22	—	22	9	—	9	54	—	54
Provide funds for additions, improvements or repairs to this property.....	47	—	47	18	—	18	3	—	3	26	—	26
Provide funds for investment in other real estate.....	7	—	7	3	—	3	—	—	—	4	—	4
Provide funds for other types of investments.....	9	—	9	—	—	—	—	—	—	9	—	9
Provide funds for educational or medical expenses.....	3	—	3	—	—	—	—	—	—	3	—	3
Other reasons.....	9	—	9	—	—	—	6	—	6	3	—	3
Not reported.....	9	—	9	—	—	—	—	—	—	9	—	9
Other properties.....	50	—	50	7	—	7	3	—	3	41	—	41
Year First Mortgage Made or Assumed												
1979 to 1981 (part).....	265	224	41	77	73	4	24	21	3	164	130	35
1977 and 1978.....	244	210	34	50	41	9	45	42	3	149	127	21
1975 and 1976.....	137	118	19	15	12	3	36	36	—	86	70	16
1970 to 1974.....	208	189	19	69	63	6	20	20	—	118	105	12
1965 to 1969.....	84	69	15	19	16	3	24	21	3	42	32	9
1960 to 1964.....	48	42	6	14	11	3	16	13	3	18	18	—
1959 or earlier.....	25	25	—	12	12	—	7	7	—	7	7	—
First Mortgage Loan												
Less than \$5,000.....	16	16	—	3	3	—	3	3	—	11	11	—
\$5,000 to \$9,999.....	72	65	7	27	20	7	6	6	—	39	39	—
\$10,000 to \$14,999.....	146	140	6	48	42	6	31	31	—	67	67	—
\$15,000 to \$19,999.....	149	121	27	40	34	6	40	34	6	69	54	15
\$20,000 to \$24,999.....	120	104	15	20	20	—	18	15	3	82	69	12
\$25,000 to \$29,999.....	114	89	24	37	28	9	12	12	—	65	50	15
\$30,000 to \$34,999.....	90	82	7	20	20	—	18	18	—	51	44	7
\$35,000 to \$39,999.....	64	52	12	12	12	—	12	9	3	40	31	9
\$40,000 to \$49,999.....	117	111	6	30	30	—	19	19	—	68	62	6
\$50,000 to \$59,999.....	70	53	17	16	16	—	6	6	—	48	31	17
\$60,000 to \$79,999.....	33	27	6	3	3	—	9	9	—	21	15	6
\$80,000 to \$99,999.....	17	10	7	—	—	—	—	—	—	17	10	7
\$100,000 to \$149,999.....	6	6	—	—	—	—	—	—	—	6	6	—
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$25200	\$24600	...	\$22600	\$23800	...	...	...	...	\$26900	\$25500	...
Mean.....	\$29200	\$28500	...	\$25500	\$26500	...	...	...	...	\$31500	\$29700	...
Total Mortgage Loan												
Less than \$5,000.....	16	16	—	3	3	—	3	3	—	11	11	—
\$5,000 to \$9,999.....	65	65	—	20	20	—	6	6	—	39	39	—
\$10,000 to \$14,999.....	143	140	3	45	42	3	31	31	—	67	67	—
\$15,000 to \$19,999.....	121	121	—	34	34	—	34	34	—	54	54	—
\$20,000 to \$24,999.....	123	104	19	27	20	7	18	15	3	78	69	9
\$25,000 to \$29,999.....	101	89	12	31	28	3	15	12	3	56	50	6
\$30,000 to \$34,999.....	116	82	34	30	20	9	21	18	3	66	44	21
\$35,000 to \$39,999.....	58	52	6	18	12	6	9	9	—	31	31	—
\$40,000 to \$49,999.....	127	111	16	30	30	—	22	19	3	75	62	13
\$50,000 to \$59,999.....	62	53	9	16	16	—	6	6	—	40	31	9
\$60,000 to \$79,999.....	44	27	17	3	3	—	9	9	—	32	15	17
\$80,000 to \$99,999.....	16	10	6	—	—	—	—	—	—	16	10	6
\$100,000 to \$149,999.....	19	6	13	—	—	—	—	—	—	19	6	13
\$150,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
Median.....	\$26900	\$24600	...	\$24900	\$23800	...	...	...	...	\$28900	\$25500	...
Mean.....	\$31300	\$28500	...	\$26700	\$26500	...	...	...	...	\$34300	\$29700	...

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	90	87	3	17	14	3	13	13	—	60	60	—
\$5,000 to \$9,999	123	113	10	46	39	7	25	22	3	53	53	—
\$10,000 to \$14,999	112	93	18	27	25	3	29	26	3	55	43	12
\$15,000 to \$19,999	116	98	18	45	38	6	18	15	3	53	45	9
\$20,000 to \$24,999	106	90	16	18	12	6	12	12	—	76	67	9
\$25,000 to \$29,999	110	91	18	25	22	3	17	17	—	67	52	15
\$30,000 to \$34,999	78	71	7	20	20	—	12	12	—	46	38	7
\$35,000 to \$39,999	54	46	9	9	9	—	18	15	3	28	22	6
\$40,000 to \$49,999	112	102	10	31	31	—	15	15	—	66	56	10
\$50,000 to \$59,999	54	41	13	15	15	—	3	3	—	36	23	13
\$60,000 to \$79,999	36	31	6	3	3	—	9	9	—	24	18	6
\$80,000 to \$99,999	14	7	7	—	—	—	—	—	—	14	7	7
\$100,000 to \$149,999	6	6	—	—	—	—	—	—	—	6	6	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$23100	\$22600	...	\$19200	\$19700	...	...	...	...	\$24700	\$23300	...
Mean	\$26600	\$25800	...	\$23500	\$24500	...	...	...	...	\$28700	\$26700	...

Total Mortgage Outstanding Debt

Less than \$5,000	90	87	3	17	14	3	13	13	—	60	60	—
\$5,000 to \$9,999	113	113	—	39	39	—	22	22	—	53	53	—
\$10,000 to \$14,999	96	93	3	25	25	—	26	26	—	46	43	3
\$15,000 to \$19,999	110	98	12	41	38	3	18	15	3	51	45	6
\$20,000 to \$24,999	100	90	10	12	12	—	15	12	3	73	67	6
\$25,000 to \$29,999	113	91	21	31	22	9	20	17	3	61	52	9
\$30,000 to \$34,999	89	71	18	27	20	7	12	12	—	50	38	12
\$35,000 to \$39,999	55	46	9	15	9	6	15	15	—	25	22	3
\$40,000 to \$49,999	118	102	16	31	31	—	18	15	3	69	56	13
\$50,000 to \$59,999	51	41	10	15	15	—	3	3	—	33	23	10
\$60,000 to \$79,999	46	31	16	3	3	—	9	9	—	34	18	16
\$80,000 to \$99,999	13	7	6	—	—	—	—	—	—	13	7	6
\$100,000 to \$149,999	16	6	10	—	—	—	—	—	—	16	6	10
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$24800	\$22600	...	\$22600	\$19700	...	...	...	...	\$25800	\$23300	...
Mean	\$28500	\$25800	...	\$24800	\$24500	...	...	...	...	\$31100	\$26700	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	25	25	—	3	3	—	7	7	—	15	15	—
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	72	63	9	36	30	6	30	27	3	6	6	—
6.0 percent	42	36	6	11	11	—	9	6	3	21	18	3
6.1 to 6.9 percent	15	15	—	—	—	—	3	3	—	12	12	—
7.0 percent	76	73	3	39	39	—	15	12	3	21	21	—
7.1 to 7.4 percent	23	20	3	—	—	—	—	—	—	23	20	3
7.5 to 7.9 percent	57	50	7	19	15	4	6	6	—	33	29	3
8.0 percent	53	47	6	10	7	3	16	16	—	28	24	3
8.1 to 8.4 percent	6	3	3	—	—	—	—	—	—	6	3	3
8.5 to 8.9 percent	195	168	27	51	35	16	42	42	—	102	90	12
9.0 percent	74	57	17	3	3	—	15	15	—	56	39	17
9.1 to 9.9 percent	156	130	26	37	37	—	17	14	3	103	80	23
10.0 percent	50	50	—	21	21	—	3	3	—	26	26	—
10.1 to 11.9 percent	94	75	18	9	9	—	6	6	—	79	60	18
12.0 percent	23	23	—	6	6	—	3	3	—	14	14	—
12.1 to 13.9 percent	44	36	8	12	12	—	—	—	—	32	24	8
14.0 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Median	8.9	8.8	...	8.6	8.6	...	...	...	...	9.0	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	198	154	45	—	—	—	—	—	—	198	154	45
Rate higher now than when mortgage made	27	18	9	—	—	—	—	—	—	27	18	9
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	172	136	36	—	—	—	—	—	—	172	136	36
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, interest rate cannot be changed	801	711	90	256	228	28	172	160	12	373	323	50
Not reported	12	12	—	—	—	—	—	—	—	12	12	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	198	154	45	—	—	—	—	—	—	198	154	45
Rate renegotiated periodically	3	3	—	—	—	—	—	—	—	3	3	—
Rate changes tied to market index	12	3	9	—	—	—	—	—	—	12	3	9
When mortgage is assumed	154	121	33	—	—	—	—	—	—	154	121	33
When payments become delinquent	23	20	2	—	—	—	—	—	—	23	20	2
Other reason	32	29	3	—	—	—	—	—	—	32	29	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	801	711	90	256	228	28	172	160	12	373	323	50

Term of First Mortgage

Less than 8 years	23	23	—	3	3	—	—	—	—	20	20	—
8 to 12 years	40	34	6	3	3	—	—	—	—	37	31	6
13 to 17 years	20	20	—	—	—	—	—	—	—	20	20	—
18 to 22 years	61	53	8	6	6	—	—	—	—	55	48	8
23 to 27 years	121	110	12	14	11	3	7	7	—	100	91	9
28 to 32 years	704	600	104	230	205	25	165	153	12	308	241	67
33 to 37 years	37	31	6	—	—	—	—	—	—	37	31	6
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	6	6	—	—	—	—	—	—	—	6	6	—
Median	29.7	29.6	...	30.2	30.2	...	...	...	...	28.9	28.6	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Unexpired Term of First Mortgage												
Less than 4 years	45	45	—	6	6	—	4	4	—	35	35	—
4 to 7 years	55	47	9	9	6	3	3	3	—	44	38	6
8 to 12 years	83	77	6	20	20	—	13	13	—	50	44	6
13 to 17 years	61	48	13	11	8	3	12	6	6	38	33	4
18 to 22 years	139	121	18	52	49	3	9	9	—	78	63	15
23 to 27 years	287	253	35	60	47	13	75	75	—	153	131	22
28 to 32 years	179	163	16	65	65	—	15	15	—	99	83	16
33 or more years	3	3	—	—	—	—	—	—	—	3	3	—
No stated term or not computed	159	121	37	34	27	7	41	35	6	84	59	25
Median	23.7	23.8	...	24.1	24.2	...	...	...	...	23.2	23.1	...
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	85	71	14	22	22	—	—	—	—	63	49	14
Payments increase yearly for first five years of mortgage	22	22	—	19	19	—	—	—	—	3	3	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	63	49	14	3	3	—	—	—	—	60	46	14
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, monthly payments cannot change	909	789	120	229	201	28	172	160	12	508	428	80
Not reported	18	18	—	6	6	—	—	—	—	12	12	—
Holder of First Mortgage												
Commercial bank or trust company	72	61	11	9	9	—	9	9	—	54	44	11
Mutual savings bank	45	39	6	12	12	—	18	15	3	15	12	3
Savings and loan association	399	328	71	41	38	3	40	34	6	318	256	62
Life insurance company	15	15	—	6	6	—	6	6	—	3	3	—
Mortgage company	45	45	—	11	11	—	31	31	—	3	3	—
Federal agency	80	74	6	53	46	6	22	22	—	5	5	—
Federally-secured pool	141	120	21	39	32	6	35	33	3	67	55	12
Federal National Mortgage Association	98	81	17	74	61	13	8	8	—	16	12	4
Real estate or construction company	12	12	—	—	—	—	—	—	—	12	12	—
Individual or individual's estate	56	56	—	—	—	—	—	—	—	56	56	—
Other	49	46	3	11	11	—	3	3	—	34	31	3
Location of First Mortgage Holder												
Property in Northeast Region	57	54	3	17	17	—	6	6	—	35	32	3
Lender in Northeast	48	46	3	8	8	—	6	6	—	35	32	3
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	8	8	—	8	8	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	84	82	2	8	8	—	5	5	—	71	68	2
Lender in Northeast	5	5	—	3	3	—	2	2	—	—	—	—
Lender in North Central	68	65	2	—	—	—	—	—	—	68	65	2
Lender in South	11	11	—	6	6	—	3	3	—	3	3	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	357	335	22	77	68	10	74	71	3	206	197	9
Lender in Northeast	20	20	—	9	9	—	12	12	—	—	—	—
Lender in North Central	11	11	—	3	3	—	6	6	—	3	3	—
Lender in South	325	304	22	66	56	10	56	54	3	203	194	9
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	513	406	107	154	135	19	88	78	9	272	192	80
Lender in Northeast	37	34	3	12	12	—	18	15	3	6	6	—
Lender in North Central	22	12	9	9	6	3	6	6	—	6	—	—
Lender in South	205	176	29	115	99	16	42	42	—	48	35	13
Lender in West	250	183	67	18	18	—	21	15	6	211	151	60
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	600	519	81	56	53	3	69	69	—	476	398	78
Agent	411	358	53	201	176	25	103	91	12	108	91	16
Holder's Acquisition of First Mortgage												
Originated by holder	624	550	74	72	72	—	57	57	—	494	420	74
Purchased from present servicer	237	194	42	124	105	19	50	44	6	62	45	17
Purchased from someone else	134	115	18	51	42	9	62	56	6	21	18	3
Not reported	18	18	—	8	8	—	3	3	—	6	6	—
Mortgage Assumption												
Lender's permission needed for assumption	384	305	79	35	32	3	6	6	—	344	268	76
Lender's permission not needed for assumption	482	442	40	178	156	22	148	139	9	156	147	9
Not reported	145	130	15	43	40	3	18	15	3	83	74	9
Prepayment Penalties												
Yes	196	142	53	9	9	—	—	—	—	187	134	53
No	773	698	75	238	210	28	163	154	9	372	334	38
Not reported	42	36	6	9	9	—	9	6	3	24	21	3

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Loan as Percent of Purchase Price

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase with first mortgage made or assumed at time of purchase	921	800	121	238	210	28	166	154	12	517	436	81
Less than 40 percent	32	22	10	7	3	4	—	—	—	26	19	6
40 to 49 percent	28	18	10	5	5	—	7	7	—	16	6	10
50 to 59 percent	22	16	6	6	3	3	3	3	—	13	10	3
60 to 69 percent	67	55	12	12	9	3	6	6	—	49	40	9
70 to 79 percent	126	107	19	23	23	—	6	6	—	97	78	19
80 to 89 percent	210	178	31	30	27	3	35	29	6	145	122	22
90 to 94 percent	127	121	6	55	52	3	16	12	3	56	56	—
95 to 99 percent	108	96	12	48	45	3	30	27	3	30	24	6
100 percent or more	179	168	11	50	44	6	58	58	—	71	66	5
Not reported	24	21	3	3	—	3	6	6	—	15	15	—
Median	88	90	...	93	93	...	...	...	...	83	85	...
Other properties	90	77	13	18	18	—	6	6	—	66	53	13

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	921	800	121	238	210	28	166	154	12	517	436	81
Less than 40 percent	22	22	—	3	3	—	—	—	—	19	19	—
40 to 49 percent	21	18	3	5	5	—	7	7	—	9	6	3
50 to 59 percent	16	16	—	3	3	—	3	3	—	10	10	—
60 to 69 percent	71	55	16	12	9	3	6	6	—	53	40	13
70 to 79 percent	110	107	3	23	23	—	6	6	—	81	78	3
80 to 89 percent	191	178	13	30	27	4	29	29	—	131	122	9
90 to 94 percent	127	121	6	52	52	—	12	12	—	63	56	6
95 to 99 percent	113	96	17	45	45	—	30	27	3	38	24	14
100 percent or more	228	168	60	62	44	18	67	58	9	98	66	33
Not reported	24	21	3	3	—	3	6	6	—	15	15	—
Median	91	90	...	94	93	...	...	...	...	86	85	...
Other properties	90	77	13	18	18	—	6	6	—	66	53	13

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	201	171	31	45	39	6	38	32	6	118	100	19
20 to 29 percent	128	95	33	46	33	13	6	6	—	76	56	20
30 to 39 percent	133	112	21	34	31	3	24	21	3	75	60	15
40 to 49 percent	136	116	20	33	30	3	20	20	—	83	66	17
50 to 59 percent	105	96	9	18	15	3	30	30	—	57	51	6
60 to 69 percent	70	63	7	17	17	—	11	11	—	41	34	7
70 to 79 percent	94	86	8	21	21	—	12	9	3	61	55	6
80 to 89 percent	72	72	—	21	21	—	21	21	—	30	30	—
90 to 99 percent	15	12	3	6	6	—	—	—	—	9	6	3
100 percent or more	6	6	—	3	3	—	—	—	—	3	3	—
Not reported	51	48	3	12	12	—	9	9	—	30	27	3
Median	41	43	...	39	42	...	...	...	...	41	42	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	183	171	12	42	39	3	32	32	—	109	100	9
20 to 29 percent	107	95	12	33	33	—	12	6	6	63	56	6
30 to 39 percent	138	112	26	37	31	6	21	21	—	80	60	20
40 to 49 percent	129	116	13	33	30	3	20	20	—	76	66	10
50 to 59 percent	124	96	28	21	15	6	33	30	3	70	51	18
60 to 69 percent	72	63	9	20	17	3	11	11	—	40	34	6
70 to 79 percent	93	86	7	24	21	3	9	9	—	59	55	4
80 to 89 percent	85	72	13	25	21	4	24	21	3	36	30	6
90 to 99 percent	20	12	8	6	6	—	—	—	—	15	6	8
100 percent or more	9	6	3	3	3	—	—	—	—	6	3	3
Not reported	51	48	3	12	12	—	9	9	—	30	27	3
Median	44	43	...	43	42	...	...	...	...	43	42	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	1 011	877	135	256	228	28	172	160	12	583	489	94
Interest and principal	1 003	868	135	256	228	28	172	160	12	575	480	94
Fully amortized	980	848	132	251	222	28	172	160	12	557	466	92
Partially amortized	23	20	3	6	6	—	—	—	—	17	15	3
Principal only	6	6	—	—	—	—	—	—	—	6	6	—
Fully amortized	3	3	—	—	—	—	—	—	—	3	3	—
Partially amortized	3	3	—	—	—	—	—	—	—	3	3	—
Interest only	3	3	—	—	—	—	—	—	—	3	3	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	1 003	868	135	256	228	28	172	160	12	575	480	94
Real estate taxes and property insurance	680	600	80	233	204	28	172	160	12	276	236	40
With no other items	314	269	45	33	27	6	111	104	6	170	137	33
With other items	366	331	35	199	177	22	61	56	6	105	99	7
Real estate taxes only	63	51	12	6	6	—	—	—	—	57	45	12
Property insurance only	3	3	—	—	—	—	—	—	—	3	3	—
Other combinations or no other items	257	214	43	18	18	—	—	—	—	239	196	43
No regular payments of interest and principal	9	9	—	—	—	—	—	—	—	9	9	—

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Monthly Interest and Principal Payments on First Mortgage												
Regular monthly payments of interest and/or principal	1 011	877	135	256	228	28	172	160	12	583	489	94
Less than \$60	44	41	3	23	20	3	4	4	—	17	17	—
\$60 to \$79	62	58	4	25	21	4	17	17	—	20	20	—
\$80 to \$99	79	70	9	24	18	6	25	22	3	30	30	—
\$100 to \$149	157	136	22	48	42	6	30	24	6	79	69	9
\$150 to \$199	165	141	24	29	23	6	20	20	—	115	97	18
\$200 to \$249	120	105	15	34	31	3	20	20	—	65	54	11
\$250 to \$299	95	88	6	15	15	—	15	15	—	65	59	6
\$300 to \$399	126	104	22	34	34	—	18	15	3	74	54	19
\$400 to \$499	84	74	10	15	15	—	15	15	—	54	44	10
\$500 to \$599	29	26	3	3	3	—	3	3	—	23	20	3
\$600 to \$699	24	14	10	6	6	—	3	3	—	15	6	10
\$700 to \$799	9	6	3	—	—	—	—	—	—	9	6	3
\$800 or more	17	13	4	—	—	—	—	—	—	17	13	4
Median	\$200	\$197	...	\$163	\$177	...	...	...	...	\$224	\$211	...
Mean	\$248	\$240	...	\$203	\$213	...	...	...	...	\$279	\$262	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Monthly Interest and Principal Payments on Total Mortgages												
Regular monthly payments of interest and/or principal	1 011	877	135	256	228	28	172	160	12	583	489	94
Less than \$60	41	41	—	20	20	—	4	4	—	17	17	—
\$60 to \$79	61	58	3	24	21	3	17	17	—	20	20	—
\$80 to \$99	70	70	—	18	18	—	22	22	—	30	30	—
\$100 to \$149	136	136	—	42	42	—	24	24	—	69	69	—
\$150 to \$199	147	141	6	26	23	3	20	20	—	100	97	3
\$200 to \$249	108	105	3	31	31	—	20	20	—	57	54	3
\$250 to \$299	110	88	22	22	15	7	21	15	6	67	59	8
\$300 to \$399	134	104	31	40	34	6	15	15	—	79	54	25
\$400 to \$499	102	74	27	25	15	9	18	15	3	59	44	15
\$500 to \$599	37	26	11	3	3	—	6	3	3	28	20	8
\$600 to \$699	23	14	9	6	6	—	3	3	—	15	6	9
\$700 to \$799	9	6	3	—	—	—	—	—	—	9	6	3
\$800 or more	33	13	20	—	—	—	—	—	—	33	13	20
Median	\$224	\$197	...	\$195	\$177	...	...	...	...	\$249	\$211	...
Mean	\$275	\$240	...	\$224	\$213	...	...	...	...	\$312	\$262	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	1 011	877	135	256	228	28	172	160	12	583	489	94
Current or ahead of schedule	930	805	125	242	213	28	160	148	12	529	444	85
Delinquent (30 days or more)	58	49	9	9	9	—	12	12	—	37	28	9
1 to 3 payments	58	49	9	9	9	—	12	12	—	37	28	9
4 or more payments	—	—	—	—	—	—	—	—	—	—	—	—
Foreclosure in process	—	—	—	—	—	—	—	—	—	—	—	—
Foreclosure not in process	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	23	23	—	6	6	—	—	—	—	18	18	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Selected Monthly Owner Costs												
Acquired before 1980	888	782	105	235	207	28	160	151	9	492	424	68
Less than \$60	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99	3	3	—	—	—	—	—	—	—	3	3	—
\$100 to \$149	27	27	—	4	4	—	3	3	—	20	20	—
\$150 to \$199	46	43	3	18	15	3	10	10	—	18	18	—
\$200 to \$249	92	92	—	27	27	—	25	25	—	39	39	—
\$250 to \$299	100	97	3	30	27	3	17	17	—	54	54	—
\$300 to \$349	87	87	—	38	38	—	12	12	—	37	37	—
\$350 to \$399	114	92	22	28	20	7	33	30	3	54	42	12
\$400 to \$449	76	63	13	9	9	—	15	12	3	52	42	9
\$450 to \$499	66	51	15	16	13	3	3	3	—	47	35	12
\$500 to \$599	112	91	21	36	24	12	18	18	—	58	50	9
\$600 to \$699	55	52	3	19	19	—	6	6	—	29	26	3
\$700 to \$799	26	12	13	—	—	—	6	3	3	20	9	10
\$800 or more	46	33	13	—	—	—	6	6	—	40	27	13
Not reported	39	39	—	12	12	—	6	6	—	21	21	—
Median	\$381	\$363	...	\$344	\$333	...	...	...	...	\$411	\$386	...
Acquired 1980 and 1981 (part)	124	94	29	21	21	—	12	9	3	91	65	26
Real Estate Tax												
Acquired before 1980	888	782	105	235	207	28	160	151	9	492	424	68
Less than \$100	36	34	2	3	3	—	9	9	—	24	21	2
\$100 to \$199	81	78	3	25	22	3	6	6	—	50	50	—
\$200 to \$299	113	97	16	37	33	4	24	21	3	52	43	9
\$300 to \$399	154	131	24	39	27	12	39	36	3	76	68	9
\$400 to \$499	112	77	35	38	32	6	22	19	3	52	26	26
\$500 to \$599	74	68	6	25	22	3	22	22	—	27	24	3
\$600 to \$699	63	59	4	17	17	—	15	15	—	30	27	4
\$700 to \$799	64	55	9	15	15	—	6	6	—	44	35	9
\$800 to \$899	15	15	—	3	3	—	3	3	—	9	9	—
\$900 to \$999	36	33	3	6	6	—	3	3	—	27	24	3
\$1,000 to \$1,499	72	72	—	15	15	—	9	9	—	48	48	—
\$1,500 or more	53	50	3	9	9	—	3	3	—	42	39	3
Not reported	15	15	—	3	3	—	—	—	—	12	12	—
Median	\$447	\$458	...	\$432	\$452	...	...	...	...	\$474	\$495	...
Acquired 1980 and 1981 (part)	124	94	29	21	21	—	12	9	3	91	65	26

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	1 011	877	135
Less than 5 percent	149	129	20
5 to 9 percent	249	207	42
10 to 14 percent	190	165	25
15 to 19 percent	127	116	12
20 to 24 percent	93	86	6
25 to 29 percent	45	38	7
30 to 34 percent	42	31	11
35 to 39 percent	12	9	3
40 to 49 percent	22	22	—
50 percent or more	27	27	—
Not reported or not computed	55	47	9
Median	12	12	...

No regular payments required

Interest and Principal Payments on Total Mortgages as Percent of Income

Regular payments of interest and/or principal	1 011	877	135
Less than 5 percent	136	129	7
5 to 9 percent	213	207	6
10 to 14 percent	209	165	44
15 to 19 percent	124	116	9
20 to 24 percent	95	86	9
25 to 29 percent	50	38	12
30 to 34 percent	34	31	3
35 to 39 percent	21	9	12
40 to 49 percent	42	22	20
50 percent or more	31	27	4
Not reported or not computed	55	47	9
Median	13	12	...

No regular payments required

Real Estate Tax Per \$1,000 Value

Acquired before 1980	888	782	105
Less than \$10	531	441	90
\$10 to \$14	153	147	6
\$15 to \$19	47	45	3
\$20 to \$24	29	29	—
\$25 to \$29	20	20	—
\$30 to \$39	23	23	—
\$40 to \$49	8	8	—
\$50 to \$59	8	6	3
\$60 or more	9	9	—
Not reported or not computed	59	56	3
Median	10—	10—	...

Acquired 1980 and 1981 (part)

Real Estate Tax as Percent of Income

Acquired before 1980	888	782	105
Less than 1.0 percent	132	100	32
1.0 to 1.9 percent	235	202	33
2.0 to 2.9 percent	194	177	17
3.0 to 3.9 percent	121	109	12
4.0 to 4.9 percent	36	36	—
5.0 to 7.4 percent	56	53	3
7.5 to 9.9 percent	22	22	—
10.0 percent or more	29	29	—
Not reported or not computed	64	55	9
Median	2.2	2.3	...

Acquired 1980 and 1981 (part)

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	888	782	105
Less than 5 percent	13	9	4
5 to 9 percent	57	57	—
10 to 14 percent	146	137	9
15 to 19 percent	131	97	34
20 to 24 percent	166	151	15
25 to 29 percent	74	68	6
30 to 34 percent	65	56	9
35 to 39 percent	31	27	3
40 to 49 percent	49	46	3
50 percent or more	73	60	13
Not reported or not computed	83	74	9
Median	22	22	...

Acquired 1980 and 1981 (part)

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	904	773	131
1,000,000 or more	61	52	9
250,000 to 999,999	197	169	28
50,000 to 249,999	204	163	41
10,000 to 49,999	253	226	27
Less than 10,000 and rural	189	162	26
Outside SMSA's	107	103	4
10,000 or more	47	47	—
2,500 to 9,999	19	19	—
Less than 2,500 and rural	41	37	4

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1 011	877	135	256	228	28	172	160	12	583	489	94
149	129	20	40	33	7	44	41	3	66	56	10
249	207	42	76	67	9	40	37	3	133	103	30
190	165	25	41	32	9	28	28	—	120	105	15
127	116	12	24	24	—	30	27	3	74	65	9
93	86	6	24	24	—	12	12	—	56	50	6
45	38	7	9	9	—	6	6	—	30	23	7
42	31	11	6	6	—	3	—	3	33	25	8
12	9	3	3	3	—	—	—	—	9	6	3
22	22	—	16	16	—	—	—	—	6	6	—
27	27	—	6	6	—	—	—	—	21	21	—
55	47	9	12	9	3	9	9	—	34	29	6
12	12	...	11	12	...	...	...	...	13	13	...
—	—	—	—	—	—	—	—	—	—	—	—
1 011	877	135	256	228	28	172	160	12	583	489	94
136	129	7	33	33	—	41	41	—	63	56	7
213	207	6	67	67	—	37	37	—	109	103	6
209	165	44	45	32	13	31	28	3	133	105	28
124	116	9	27	24	3	27	27	—	71	65	5
95	86	9	27	24	3	12	12	—	55	50	6
50	38	12	9	9	—	9	6	3	32	23	9
34	31	3	6	6	—	—	—	—	28	25	3
21	9	12	6	3	—	—	—	—	15	6	9
42	22	20	19	16	3	6	—	6	17	6	11
31	27	4	6	6	—	—	—	—	25	21	4
55	47	9	12	9	3	9	9	—	34	29	6
13	12	...	12	12	...	...	...	...	14	13	...
—	—	—	—	—	—	—	—	—	—	—	—
888	782	105	235	207	28	160	151	9	492	424	68
531	441	90	145	120	25	104	98	6	282	223	59
153	147	6	27	27	—	36	33	3	90	87	3
47	45	3	9	6	3	9	9	—	29	29	—
29	29	—	14	14	—	3	3	—	12	12	—
20	20	—	3	3	—	—	—	—	17	17	—
23	23	—	11	11	—	—	—	—	11	11	—
8	8	—	6	6	—	—	—	—	3	3	—
8	6	3	3	3	—	3	3	—	3	—	3
9	9	—	3	3	—	—	—	—	6	6	—
59	56	3	15	15	—	6	6	—	38	35	3
10—	10—	...	10—	10—	...	...	...	...	10—	10—	...
124	94	29	21	21	—	12	9	3	91	65	26
888	782	105	235	207	28	160	151	9	492	424	68
132	100	32	30	24	7	31	31	—	70	45	25
235	202	33	53	47	6	57	51	6	125	105	21
194	177	17	45	38	6	43	43	—	107	96	10
121	109	12	48	42	6	5	5	—	67	61	6
36	36	—	14	14	—	9	9	—	12	12	—
56	53	3	15	15	—	6	3	3	35	35	—
22	22	—	7	7	—	—	—	—	15	15	—
29	29	—	8	8	—	3	3	—	18	18	—
64	55	9	15	12	3	6	6	—	43	37	6
2.2	2.3	...	2.6	2.7	...	...	...	...	2.3	2.5	...
124	94	29	21	21	—	12	9	3	91	65	26
888	782	105	235	207	28	160	151	9	492	424	68
13	9	4	3	3	—	—	—	—	10	6	4
57	57	—	7	7	—	27	27	—	23	23	—
146	137	9	32	32	—	32	32	—	82	73	9
131	97	34	37	30	7	15	12	3	80	55	25
166	151	15	46	36	9	32	32	—	88	82	5
74	68	6	27	24	3	9	9	—	38	35	3
65	56	9	9	9	—	21	18	3	35	29	6
31	27	3	9	9	—	3	3	—	18	15	3
49	46	3	12	12	—	—	—	—	37	34	3
73	60	13	30	24	6	9	6	3	34	30	4
83	74	9	24	21	3	12	12	—	47	41	6
22	22	...	23	23	...	...	...	...	22	22	...
124	94	29	21	21	—	12	9	3	91	65	26
904	773	131	231	203	28	166	154	12	506	416	90
61	52	9	17	17	—	12	12	—	33	24	9
197	169	28	63	50	12	40	37	3	95	82	13
204	163	41	49	42	7	39	33	6	116	88	28
253	226	27	65	59	6	45	42	3	143	126	18
189	162	26	38	35	3	31	31	—	120	97	23
107	103	4	25	25	—	5	5	—	77	73	4
47	47	—	19	19	—	5	5	—	22	22	—
19	19	—	6	6	—	—	—	—	14	14	—
41	37	4	—	—	—	—	—	—	41	37	4

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Manner of Acquisition												
By purchase	1 003	868	135	253	225	28	169	157	12	580	486	94
Placed one new mortgage	805	731	74	214	192	22	131	125	6	460	414	46
Placed two or more new mortgages	31	15	16	3	3	—	—	—	—	28	12	16
Assumed mortgage(s) already on property	131	113	18	30	30	—	33	29	3	69	54	15
Assumed mortgage already on property and placed new mortgage	25	3	22	7	—	7	6	3	3	13	—	13
All cash	10	6	4	—	—	—	—	—	—	10	6	4
Borrowed other than with mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Inheritance or gift	9	9	—	3	3	—	3	3	—	3	3	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Source of Downpayment												
Purchased 1975 to 1981 (part)	602	520	83	130	117	13	102	96	6	370	306	64
Sale of previous home	131	92	38	25	21	3	9	9	—	97	62	35
Sale of other real property or other investment	11	11	—	3	3	—	3	3	—	6	6	—
Savings	269	236	33	73	63	10	39	36	3	157	137	20
Borrowing other than mortgage on this property	27	24	3	3	3	—	6	3	3	18	18	—
Gift	24	21	3	9	9	—	3	3	—	12	9	3
Land on which structure was built	11	11	—	—	—	—	—	—	—	11	11	—
Other	6	6	—	—	—	—	—	—	—	6	6	—
No downpayment required	76	74	2	8	8	—	33	33	—	34	32	2
Not reported	47	44	3	9	9	—	10	10	—	29	26	3
Other properties	409	357	52	126	111	15	70	64	6	213	183	31
Year Property Acquired												
1979 to 1981 (part)	273	228	44	81	75	7	24	21	3	167	132	35
1977 and 1978	195	173	22	34	28	6	41	41	—	120	104	16
1975 and 1976	137	121	16	15	15	—	39	36	3	83	70	13
1970 to 1974	207	185	21	75	66	9	20	20	—	111	99	12
1965 to 1969	102	84	18	25	22	3	24	21	3	54	42	12
1960 to 1964	60	51	9	11	8	3	16	13	3	33	30	3
1959 or earlier	37	34	3	15	15	—	7	7	—	15	12	3
Year Structure Built												
1979 to March 1980	56	53	3	15	15	—	3	3	—	38	35	3
1977 and 1978	69	59	11	9	6	3	9	9	—	51	43	7
1975 and 1976	53	43	10	7	7	—	3	3	—	43	33	10
1970 to 1974	145	122	22	51	48	3	12	12	—	81	62	19
1960 to 1969	241	213	28	58	55	3	63	57	6	120	101	19
1950 to 1959	231	204	27	59	53	6	54	48	6	118	104	15
1940 to 1949	81	66	16	24	15	10	6	6	—	51	45	6
1939 or earlier	87	69	18	20	17	3	9	9	—	58	43	15
Not reported	48	48	—	12	12	—	12	12	—	24	24	—
Rooms												
4 or less rooms	68	58	10	24	20	4	—	—	—	44	38	6
5 rooms	225	216	9	60	60	—	37	37	—	128	119	9
6 rooms	263	232	31	70	64	6	53	50	3	139	118	22
7 rooms	146	124	22	46	36	10	26	23	3	75	66	9
8 or more rooms	127	85	43	11	8	3	21	18	3	95	59	36
Not reported	183	161	21	45	39	6	35	32	3	102	90	12
Median	6.0	5.9	...	5.8	5.7	...	...	...	...	6.0	5.9	...
Purchase Price												
Properties acquired by purchase 1977 to 1981 (part)	465	399	66	116	103	13	63	60	3	287	236	51
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	15	15	—	—	—	—	—	—	—	15	15	—
\$10,000 to \$14,999	9	3	7	—	—	—	—	—	—	9	3	7
\$15,000 to \$19,999	29	26	3	12	9	3	6	6	—	12	12	—
\$20,000 to \$24,999	23	23	—	—	—	—	2	2	—	20	20	—
\$25,000 to \$29,999	57	47	9	18	12	7	9	9	—	29	27	2
\$30,000 to \$34,999	15	15	—	9	9	—	6	6	—	—	—	—
\$35,000 to \$39,999	44	41	3	13	13	—	3	3	—	28	25	3
\$40,000 to \$49,999	82	70	12	21	21	—	19	16	3	43	34	9
\$50,000 to \$59,999	79	72	6	31	28	3	6	6	—	42	39	3
\$60,000 to \$79,999	56	49	6	12	12	—	6	6	—	37	31	6
\$80,000 to \$99,999	9	6	3	—	—	—	3	3	—	6	3	3
\$100,000 to \$149,999	23	13	11	—	—	—	—	—	—	23	13	11
\$150,000 or more	10	4	6	—	—	—	—	—	—	10	4	6
Not reported	15	15	—	—	—	—	3	3	—	12	12	—
Median	\$44200	\$43200	...	...	...	...	...	...	...	\$45700	\$43300	...
Other properties	546	478	68	141	125	15	109	100	9	296	253	44
Value												
Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	6	6	—	—	—	—	—	—	—	6	6	—
\$10,000 to \$14,999	16	16	—	3	3	—	—	—	—	13	13	—
\$15,000 to \$19,999	21	21	—	6	6	—	6	6	—	9	9	—
\$20,000 to \$24,999	29	29	—	9	9	—	6	6	—	14	14	—
\$25,000 to \$29,999	45	42	3	17	15	3	2	2	—	25	25	—
\$30,000 to \$34,999	48	48	—	9	9	—	15	15	—	24	24	—
\$35,000 to \$39,999	50	44	6	18	14	4	12	12	—	20	18	2
\$40,000 to \$49,999	131	125	6	46	43	3	21	18	3	64	64	—
\$50,000 to \$59,999	125	110	14	37	34	3	23	20	3	65	56	8
\$60,000 to \$79,999	215	188	27	73	60	12	42	42	—	101	86	15
\$80,000 to \$99,999	111	89	22	15	12	3	12	6	6	84	71	12
\$100,000 to \$149,999	103	69	34	6	6	—	21	21	—	75	41	34
\$150,000 or more	60	41	19	6	6	—	3	3	—	51	32	19
Not reported	51	48	3	12	12	—	9	9	—	30	27	3
Median	\$60800	\$57400	...	\$53900	\$52900	...	...	...	...	\$66700	\$59800	...
Mean	\$66900	\$62400	...	\$54800	\$54400	...	...	...	...	\$74200	\$67000	...

Table 2. **Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired by purchase	1 003	868	135	253	225	28	169	157	12	580	486	94
Purchased 1977 to 1981 (part).....	465	399	66	116	103	13	63	60	3	287	236	51
Less than 80 percent.....	234	209	25	53	43	9	36	36	—	144	129	16
80 to 89 percent.....	106	90	16	30	27	4	14	14	—	62	49	13
90 to 94 percent.....	61	46	16	9	9	—	9	6	3	44	31	13
95 to 99 percent.....	23	20	3	9	9	—	—	—	—	14	11	3
100 percent or more.....	17	14	3	9	9	—	—	—	—	9	6	3
Not reported.....	24	21	3	6	6	—	3	3	—	15	12	3
Median.....	80—	80—	...	...	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976.....	341	303	38	87	78	9	60	57	3	194	169	25
Less than 60 percent.....	258	220	38	70	61	9	39	36	3	149	124	25
60 to 79 percent.....	46	46	—	12	12	—	14	14	—	20	20	—
80 to 89 percent.....	19	19	—	3	3	—	—	—	—	16	16	—
90 to 99 percent.....	6	6	—	—	—	—	4	4	—	3	3	—
100 percent or more.....	3	3	—	3	3	—	3	3	—	6	6	—
Not reported.....	9	9	—	3	3	—	—	—	—	6	6	—
Median.....	60—	60—	...	...	...	...	...	...	...	60—	...	...
Purchased 1969 or earlier.....	197	166	31	51	45	6	47	41	6	99	81	19
Less than 40 percent.....	123	95	28	31	28	3	31	25	6	61	43	19
40 to 59 percent.....	33	33	—	14	14	—	4	4	—	14	14	—
60 to 79 percent.....	3	3	—	—	—	—	3	3	—	—	—	—
80 to 99 percent.....	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more.....	3	3	—	—	—	—	—	—	—	3	3	—
Not reported.....	35	32	3	6	3	3	9	9	—	21	21	—
Median.....	...	...	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase	9	9	—	3	3	—	3	3	—	3	3	—

Purchase Price-Income Ratio

Properties acquired by purchase 1977 to 1981 (part)	465	399	66	116	103	13	63	60	3	287	236	51
Less than 1.0.....	47	32	14	9	3	6	3	3	—	35	26	9
1.0 to 1.4.....	82	71	11	13	10	4	20	20	—	48	41	7
1.5 to 1.9.....	77	68	8	17	17	—	18	18	—	41	32	8
2.0 to 2.4.....	84	80	3	25	21	3	12	12	—	47	47	—
2.5 to 2.9.....	43	43	—	12	12	—	3	3	—	28	28	—
3.0 to 3.4.....	25	17	7	6	6	—	—	—	—	19	12	7
3.5 to 3.9.....	26	18	9	15	15	—	3	—	3	9	3	6
4.0 or more.....	59	46	13	16	16	—	—	—	—	43	30	13
Not reported or not computed.....	23	23	—	3	3	—	3	3	—	17	17	—
Median.....	2.1	2.1	...	...	...	...	...	...	...	2.1	2.1	...
Other properties	546	478	68	141	125	15	109	100	9	296	253	44

OWNER CHARACTERISTICS

Ownership Status

1 owner.....	256	224	32	75	66	9	35	32	3	146	126	20
2 owners.....	710	610	100	175	156	19	131	122	9	404	332	72
3 or more owners.....	45	42	3	6	6	—	6	6	—	34	31	3
Not reported.....	—	—	—	—	—	—	—	—	—	—	—	—

Age of Owner

Less than 25 years.....	20	17	3	3	3	—	3	3	—	14	11	3
25 to 34 years.....	331	284	48	90	77	13	63	63	—	179	144	35
35 to 44 years.....	279	235	44	83	70	13	44	39	6	152	126	26
45 to 54 years.....	205	180	24	48	48	—	35	32	3	123	101	21
55 to 64 years.....	120	104	15	30	27	3	18	15	3	72	62	9
65 years or over.....	50	50	—	3	3	—	6	6	—	42	42	—
Not reported.....	6	6	—	—	—	—	4	4	—	3	3	—
Median.....	40	41	...	39	40	...	...	...	...	41	42	...

Sex of Owner

Male.....	185	164	21	51	51	—	35	32	3	100	82	18
Female.....	100	87	13	37	28	9	6	6	—	57	53	4
Male and female co-owners.....	717	616	101	165	146	19	131	122	9	421	348	72
Not reported.....	10	10	—	4	4	—	—	—	—	6	6	—

Veteran Status

Veteran	363	323	40	58	55	3	140	128	12	164	140	25
Vietnam conflict.....	147	129	18	3	3	—	73	67	6	72	59	13
Korean conflict.....	69	60	9	26	26	—	16	13	3	27	21	6
Korean conflict and World War II.....	6	6	—	3	3	—	—	—	—	3	3	—
World War II.....	75	69	6	15	15	—	25	22	3	36	33	3
World War I.....	—	—	—	—	—	—	—	—	—	—	—	—
Other.....	47	41	6	6	3	3	20	20	—	21	18	3
Not reported.....	18	18	—	6	6	—	6	6	—	6	6	—
Nonveteran	640	545	95	195	170	25	32	32	—	413	343	70
Not reported.....	9	9	—	3	3	—	—	—	—	6	6	—

Persons in Household

1 person.....	45	—	6	15	12	3	9	9	—	20	17	3
2 persons.....	151	128	23	16	12	4	25	25	—	111	91	20
3 persons.....	190	172	18	52	46	6	39	39	—	99	87	12
4 persons.....	294	263	30	82	82	—	50	42	9	161	140	21
5 persons.....	162	139	22	41	35	6	23	22	—	98	82	16
6 or more persons.....	162	127	34	47	38	10	22	20	3	91	70	22
Not reported.....	9	9	—	3	3	—	3	3	—	3	3	—
Median.....	3.9	3.9	...	4.0	4.0	...	...	...	...	3.9	3.8	...

Table 2. Mortgage Insurance Status, 1-Unit Homeowner Mortgaged Properties With Owner(s) of Spanish Origin: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS—Con.

Income

Less than \$5,000	37	37	—
\$5,000 to \$7,499	33	33	—
\$7,500 to \$9,999	37	34	3
\$10,000 to \$12,499	105	97	9
\$12,500 to \$14,999	62	49	13
\$15,000 to \$19,999	122	114	9
\$20,000 to \$24,999	154	140	13
\$25,000 to \$29,999	126	89	37
\$30,000 to \$34,999	73	69	3
\$35,000 to \$49,999	151	131	19
\$50,000 or more	61	42	19
Not reported	50	41	9
Median	\$22700	\$21900	...
Mean	\$27500	\$26100	...

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
			14	14	—	6	6	—	17	17	—
			13	13	—	—	—	—	21	21	—
			6	6	—	3	—	3	28	28	—
			40	34	6	15	12	3	50	50	—
			12	12	—	17	17	—	34	20	13
			38	35	3	11	11	—	73	67	6
			43	40	3	36	36	—	74	64	10
			37	24	13	21	15	6	68	51	18
			14	14	—	21	21	—	37	34	3
			27	27	—	24	24	—	100	81	19
			3	3	—	9	9	—	49	30	19
			9	6	3	9	9	—	32	26	6
			\$20100	\$19600	...	...	...	...	\$23600	\$22200	...
			\$20100	\$19900	...	...	...	...	\$31100	\$28700	...

Homeowner Condominium Properties

TABLES

Page

UNITED STATES

1. Mortgage Status: 1981	375
2. Mortgage Insurance Status, Mortgaged Properties: 1981	377

Table 1. **Mortgage Status, Homeowner Condominium Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
Homeowner condominium properties	910	264	646	CONDOMINIUM CHARACTERISTICS—Con.			
CONDOMINIUM CHARACTERISTICS				Value			
Location by Size of Place				Less than \$5,000	—	—	—
Inside SMSA's	857	239	619	\$5,000 to \$9,999	—	—	—
1,000,000 or more	96	14	82	\$10,000 to \$14,999	—	—	—
250,000 to 999,999	98	27	71	\$15,000 to \$19,999	3	—	3
50,000 to 249,999	168	51	117	\$20,000 to \$24,999	6	—	6
10,000 to 49,999	315	83	232	\$25,000 to \$29,999	21	11	10
Less than 10,000 and rural	180	63	118	\$30,000 to \$34,999	31	10	22
Outside SMSA's	52	25	27	\$35,000 to \$39,999	50	7	43
10,000 or more	13	1	12	\$40,000 to \$49,999	132	33	99
2,500 to 9,999	16	6	10	\$50,000 to \$59,999	151	38	113
Less than 2,500 and rural	23	17	6	\$60,000 to \$79,999	207	67	140
Number of Housing Units				\$80,000 to \$99,999	110	26	85
1 housing unit	154	33	121	\$100,000 to \$149,999	85	22	64
2 to 4 housing units	120	35	85	\$150,000 or more	78	34	44
5 to 49 housing units	377	112	265	Not reported	33	16	18
50 or more housing units	254	82	172	Median	\$64100	\$67400	\$62500
Not reported	5	2	3	Mean	\$77300	\$86700	\$73600
Manner of Acquisition				Purchase Price as Percent of Value			
By purchase	898	252	646	Acquired by purchase	898	252	646
Placed one new mortgage	595	33	562	Purchased 1977 to 1981 (part)	558	110	448
Placed two or more new mortgages	6	—	6	Less than 80 percent	297	76	221
Assumed mortgage(s) already on condominium	74	6	68	80 to 89 percent	114	14	100
Assumed mortgage already on condominium and placed new mortgage	7	—	7	90 to 94 percent	53	7	46
All cash	200	199	—	95 to 99 percent	29	1	28
Borrowed other than with mortgage	17	13	3	100 percent or more	48	5	43
Inheritance or gift	2	2	—	Not reported	16	7	9
Other	3	3	—	Median	80—	80—	80—
Not reported	8	8	—	Purchased 1970 to 1976	285	112	173
Source of Downpayment				Less than 60 percent	181	76	105
Purchased 1975 to 1981 (part)	670	135	535	60 to 79 percent	77	29	48
Sale of previous home	160	61	99	80 to 89 percent	4	3	1
Sale of other real property or other investment	47	10	37	90 to 99 percent	—	—	—
Savings	384	54	331	100 percent or more	5	—	4
Borrowing other than mortgage on this condominium	20	—	20	Not reported	19	4	14
Gift	17	1	16	Median	60—	60—	60—
Other	4	—	4	Purchased 1969 or earlier	55	29	26
No downpayment required	7	—	7	Less than 40 percent	36	18	18
Not reported	30	9	21	40 to 59 percent	13	6	7
Other condominiums	240	129	111	60 to 79 percent	—	—	—
Year Condominium Acquired				80 to 99 percent	2	2	—
1979 to 1981 (part)	347	60	287	100 percent or more	3	3	1
1977 and 1978	217	55	161	Not reported	40—	40—	40—
1975 and 1976	113	26	87	Median	12	12	—
1970 to 1974	175	90	85	Purchase Price-Income Ratio			
1965 to 1969	49	23	25	Acquired by purchase 1977 to 1981 (part)	558	110	448
1960 to 1964	5	5	—	Less than 1.0	63	15	48
1959 or earlier	4	4	—	1.0 to 1.4	118	12	106
Year Structure Built				1.5 to 1.9	123	14	109
1979 to March 1980	88	16	71	2.0 to 2.4	69	10	59
1977 and 1978	90	27	63	2.5 to 2.9	37	6	31
1975 and 1976	104	17	87	3.0 to 3.4	26	8	19
1970 to 1974	341	107	234	3.5 to 3.9	22	8	14
1960 to 1969	200	74	126	4.0 or more	42	21	21
1950 to 1959	26	9	17	Not reported or not computed	58	17	41
1940 to 1949	11	2	9	Median	1.8	2.3	1.7
1939 or earlier	36	7	29	Other condominiums	352	154	198
Not reported	14	5	8	MORTGAGE PAYMENTS AND OTHER EXPENSES			
Rooms				Selected Monthly Owner Costs			
1 room	2	1	1	Acquired before 1980	715	235	479
2 rooms	9	1	8	Less than \$60	2	2	—
3 rooms	112	40	73	\$60 to \$79	4	4	—
4 rooms	249	76	173	\$80 to \$99	9	9	—
5 rooms	270	72	197	\$100 to \$149	48	48	1
6 rooms	163	39	124	\$150 to \$199	62	55	7
7 rooms	37	15	22	\$200 to \$249	71	39	32
8 or more rooms	26	1	25	\$250 to \$299	57	23	34
Not reported	41	18	23	\$300 to \$349	65	21	44
Median	4.7	4.6	4.8	\$350 to \$399	59	12	47
Purchase Price				\$400 to \$449	60	1	59
Condominium acquired by purchase 1977 to 1981 (part)	558	110	448	\$450 to \$499	48	3	46
Less than \$5,000	—	—	—	\$500 to \$599	70	3	67
\$5,000 to \$9,999	—	—	—	\$600 to \$699	46	1	44
\$10,000 to \$14,999	3	—	3	\$700 to \$799	61	3	31
\$15,000 to \$19,999	8	3	6	\$800 or more	20	9	57
\$20,000 to \$24,999	20	5	15	Not reported	\$375	\$197	\$462
\$25,000 to \$29,999	45	8	37	Median	195	28	167
\$30,000 to \$34,999	44	8	36	Acquired 1980 and 1981 (part)			
\$35,000 to \$39,999	73	9	64	Real Estate Tax			
\$40,000 to \$49,999	95	25	70	Acquired before 1980	715	235	479
\$50,000 to \$59,999	86	8	78	Less than \$100	70	27	43
\$60,000 to \$79,999	89	20	69	\$100 to \$199	27	13	14
\$80,000 to \$99,999	43	7	35	\$200 to \$299	46	17	29
\$100,000 to \$149,999	28	8	20	\$300 to \$399	76	22	54
\$150,000 or more	15	3	11	\$400 to \$499	48	18	30
Not reported	10	4	5	\$500 to \$599	63	24	39
Median	\$48600	\$47900	\$48900	\$600 to \$699	81	24	56
Other condominiums	352	154	198	\$700 to \$799	43	6	37
				\$800 to \$899	43	12	31
				\$900 to \$999	46	9	37
				\$1,000 to \$1,499	80	29	51
				\$1,500 or more	82	27	55
				Not reported	10	7	3
				Median	\$628	\$571	\$652
				Acquired 1980 and 1981 (part)	195	28	167

Table 1. **Mortgage Status, Homeowner Condominium Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax Per \$1,000 Value**

Acquired before 1980	715	235	479
Less than \$10	333	118	215
\$10 to \$14	168	42	126
\$15 to \$19	71	10	61
\$20 to \$24	50	23	26
\$25 to \$29	15	6	9
\$30 to \$39	8	2	6
\$40 to \$49	2	—	2
\$50 to \$59	—	—	—
\$60 or more	2	—	2
Not reported or not computed	66	33	33
Median	10—	10—	\$10

Acquired 1980 and 1981 (part)**Selected Annual Owner Costs as Percent of Income**

Acquired before 1980	715	235	479
Less than 5 percent	29	28	1
5 to 9 percent	73	41	31
10 to 14 percent	121	52	69
15 to 19 percent	118	21	97
20 to 24 percent	80	10	70
25 to 29 percent	68	12	56
30 to 34 percent	38	3	35
35 to 39 percent	32	10	22
40 to 49 percent	30	6	24
50 percent or more	43	11	32
Not reported or not computed	83	40	42
Median	19	13	21

Acquired 1980 and 1981 (part)**OWNER CHARACTERISTICS****Ownership Status**

1 owner	455	120	335
2 owners	423	138	285
3 or more owners	22	4	18
Not reported	10	1	8

Age of Owner

Less than 25 years	26	3	23
25 to 34 years	187	2	185
35 to 44 years	120	7	113
45 to 54 years	144	25	118
55 to 64 years	140	43	97
65 years or over	278	177	101
Not reported	15	6	9
Median	53	65+	45

United States**OWNER CHARACTERISTICS—Con.****Race of Owner**

White	833	251	582
Black	35	—	34
Asian and Pacific Islander	15	1	14
American Indian, Eskimo, and Aleut	4	1	3
Not reported	23	10	13

Sex of Owner

Male	211	43	168
Female	301	90	211
Male and female co-owners	387	128	259
Not reported	11	3	9

Spanish Origin

Spanish	27	3	24
Not Spanish	854	249	605
Not reported	29	12	17

Veteran Status

Veteran	272	73	199
Vietnam conflict	43	5	38
Korean conflict	36	5	31
Korean conflict and World War II	11	2	9
World War II	144	53	91
World War I	5	5	—
Other	30	3	26
Not reported	3	—	3

Nonveteran

Not reported	613	175	437
Median	26	16	10

Persons in Household

1 person	313	90	224
2 persons	405	135	270
3 persons	88	11	77
4 persons	37	2	35
5 persons	26	6	20
6 or more persons	11	3	8
Not reported	29	17	12
Median	1.8	1.8	1.8

Income

Less than \$5,000	25	14	11
\$5,000 to \$7,499	42	24	18
\$7,500 to \$9,999	16	5	11
\$10,000 to \$12,499	62	34	28
\$12,500 to \$14,999	38	18	20
\$15,000 to \$19,999	86	14	72
\$20,000 to \$24,999	120	24	96
\$25,000 to \$29,999	88	20	68
\$30,000 to \$34,999	80	9	71
\$35,000 to \$49,999	137	33	104
\$50,000 or more	121	28	93
Not reported	95	42	53
Median	\$26,000	\$20,600	\$27,900
Mean	\$33,600	\$29,900	\$34,900

Table 2. Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

Homeowner condominium mortgaged properties -----			646	625	21
MORTGAGE CHARACTERISTICS					
Number of Mortgages					
1 mortgage -----	625	625	-		
2 mortgages -----	21	-	21		
3 or more mortgages -----	-	-	-		
Form of Debt of First Mortgage					
Mortgage or deed of trust -----	639	618	21		
Contract to purchase -----	8	8	-		
Origin of First Mortgage					
Mortgage made at time condominium acquired -----	553	540	13		
Mortgage assumed at time condominium acquired -----	71	64	8		
Mortgage placed later than acquisition of condominium -----	21	21	-		
Refinanced mortgage:					
Same lender -----	16	16	-		
Different lender -----	5	5	-		
Mortgage placed on condominium owned free and clear of debt -----	-	-	-		
Purpose of First Mortgage Placed Later Than Acquisition of Condominium					
Mortgages placed later than acquisition of condominium -----	21	21	-		
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	2	2	-		
Secure better terms -----	8	8	-		
Provide funds for additions, improvements, or repairs to this condominium -----	-	-	-		
Provide funds for investment in other real estate -----	3	3	-		
Provide funds for other types of investments -----	3	3	-		
Provide funds for educational or medical expenses -----	-	-	-		
Other reasons -----	-	-	-		
Not reported -----	5	5	-		
Other condominiums -----	625	604	21		
Purpose of Junior Mortgage Placed Later Than Acquisition of Condominium					
Junior Mortgages placed later than acquisition of condominium -----	9	-	9		
Provide funds for additions, improvements or repairs to this condominium -----	3	-	3		
Provide funds for investment in other real estate -----	-	-	-		
Provide funds for other types of investments -----	-	-	-		
Provide funds for educational or medical expenses -----	-	-	-		
Other reasons -----	3	-	3		
Not reported -----	3	-	3		
Other condominiums -----	11	-	11		
Year First Mortgage Made or Assumed					
1979 to 1981 (part) -----	284	280	4		
1977 and 1978 -----	170	157	13		
1975 and 1976 -----	81	81	1		
1970 to 1974 -----	85	85	-		
1965 to 1969 -----	25	23	3		
1960 to 1964 -----	-	-	-		
1959 or earlier -----	-	-	-		
First Mortgage Loan					
Less than \$5,000 -----	-	-	-		
\$5,000 to \$9,999 -----	7	5	3		
\$10,000 to \$14,999 -----	39	39	-		
\$15,000 to \$19,999 -----	70	66	4		
\$20,000 to \$24,999 -----	80	80	-		
\$25,000 to \$29,999 -----	92	86	6		
\$30,000 to \$34,999 -----	75	72	3		
\$35,000 to \$39,999 -----	72	70	2		
\$40,000 to \$49,999 -----	87	86	2		
\$50,000 to \$59,999 -----	52	52	-		
\$60,000 to \$79,999 -----	46	46	-		
\$80,000 to \$99,999 -----	12	12	-		
\$100,000 to \$149,999 -----	12	12	-		
\$150,000 or more -----	1	1	-		
Median -----	\$32300	\$32600	\$27400		
Mean -----	\$36100	\$36400	\$26000		
Total Mortgage Loan					
Less than \$5,000 -----	-	-	-		
\$5,000 to \$9,999 -----	5	5	-		
\$10,000 to \$14,999 -----	39	39	-		
\$15,000 to \$19,999 -----	68	66	3		
\$20,000 to \$24,999 -----	80	80	-		
\$25,000 to \$29,999 -----	86	86	-		
\$30,000 to \$34,999 -----	78	72	6		
\$35,000 to \$39,999 -----	70	70	-		
\$40,000 to \$49,999 -----	92	86	6		
\$50,000 to \$59,999 -----	53	52	-		
\$60,000 to \$79,999 -----	50	46	4		
\$80,000 to \$99,999 -----	12	12	-		
\$100,000 to \$149,999 -----	12	12	-		
\$150,000 or more -----	1	1	-		
Median -----	\$32800	\$32600	\$41900		
Mean -----	\$36700	\$36400	\$44100		

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
			54	51	3	19	16	3	574		
			51	51	-	16	16	-	559		
			3	-	3	3	-	3	15		
			-	-	-	-	-	-	-		
			54	51	3	19	16	3	566		
			-	-	-	-	-	-	8		
			40	40	-	13	10	3	501		
			11	8	3	6	6	-	55		
			3	3	-	-	-	-	19		
			3	3	-	-	-	-	13		
			-	-	-	-	-	-	5		
			-	-	-	-	-	-	-		
			3	3	-	-	-	-	19		
			-	-	-	-	-	-	2		
			21	21	-	-	-	-	19		
			2	2	-	-	-	-	2		
			8	8	-	-	-	-	8		
			-	-	-	-	-	-	-		
			3	3	-	-	-	-	3		
			3	3	-	-	-	-	3		
			-	-	-	-	-	-	-		
			-	-	-	-	-	-	-		
			5	5	-	-	-	-	2		
			625	604	21	19	16	3	555		
			-	-	-	-	-	-	-		
			9	-	9	3	-	3	7		
			3	-	3	3	-	3	-		
			-	-	-	-	-	-	-		
			-	-	-	-	-	-	-		
			-	-	-	-	-	-	-		
			3	-	3	-	-	-	3		
			3	-	3	-	-	-	3		
			11	-	11	-	-	-	8		
			284	280	4	7	7	-	256		
			170	157	13	6	6	-	149		
			81	81	1	-	-	-	75		
			85	85	-	3	3	-	74		
			25	23	3	3	-	3	20		
			-	-	-	-	-	-	-		
			-	-	-	-	-	-	-		
			-	-	-	3	-	3	-		
			7	5	3	-	-	-	5		
			39	39	-	3	3	-	31		
			70	66	4	3	3	-	52		
			80	80	-	-	-	-	77		
			92	86	6	-	-	-	85		
			75	72	3	-	-	-	67		
			72	70	2	6	6	-	63		
			87	86	2	-	-	-	79		
			52	52	-	4	4	-	45		
			46	46	-	-	-	-	46		
			12	12	-	-	-	-	12		
			12	12	-	-	-	-	12		
			1	1	-	-	-	-	1		
			\$32300	\$32600	\$27400	\$36000	...	...	\$32800		
			\$36100	\$36400	\$26000	\$29700	...	...	\$37000		
			-	-	-	-	-	-	-		
			5	5	-	3	-	-	5		
			39	39	-	3	3	-	31		
			68	66	3	6	3	3	51		
			80	80	-	-	-	-	76		
			86	86	-	-	-	-	79		
			78	72	6	-	-	-	70		
			70	70	-	6	6	-	61		
			92	86	6	-	-	-	80		
			53	52	-	4	4	-	46		
			50	46	4	-	-	-	50		
			12	12	-	-	-	-	12		
			12	12	-	-	-	-	12		
			1	1	-	-	-	-	1		
			\$32800	\$32600	\$41900	\$36000	...	...	\$33200		
			\$36700	\$36400	\$44100	\$30900	...	...	\$37500		

Table 2. **Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States**MORTGAGE CHARACTERISTICS—Con.****First Mortgage Outstanding Debt**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	6	3	3	—	—	—	3	—	3	3	—	—
\$5,000 to \$9,999	32	32	—	3	3	—	3	3	—	26	26	—
\$10,000 to \$14,999	35	34	—	3	3	—	—	—	—	31	31	—
\$15,000 to \$19,999	80	77	3	18	15	3	3	3	—	59	59	—
\$20,000 to \$24,999	78	78	—	1	1	—	—	—	—	78	78	—
\$25,000 to \$29,999	85	76	9	7	7	—	—	—	—	78	69	9
\$30,000 to \$34,999	71	70	—	11	11	—	—	—	—	60	60	—
\$35,000 to \$39,999	75	73	2	2	2	—	6	6	—	67	65	2
\$40,000 to \$49,999	79	77	2	6	6	—	4	4	—	67	67	—
\$50,000 to \$59,999	45	45	—	—	—	—	—	—	—	45	45	—
\$60,000 to \$79,999	39	39	—	3	3	—	—	—	—	36	36	—
\$80,000 to \$99,999	14	14	—	—	—	—	—	—	—	14	14	—
\$100,000 to \$149,999	6	6	—	—	—	—	—	—	—	6	6	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$30400	\$30900	\$26600	\$26700	\$27800	...	\$36000	...	...	\$30800	\$31100	...
Mean	\$34300	\$34600	\$24200	\$27100	\$27800	...	\$27900	...	...	\$35200	\$35300	...

Total Mortgage Outstanding Debt

Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	34	32	3	3	3	—	5	3	3	26	26	—
\$10,000 to \$14,999	34	34	—	3	3	—	—	—	—	31	31	—
\$15,000 to \$19,999	77	77	—	15	15	—	3	3	—	59	59	—
\$20,000 to \$24,999	78	78	—	1	1	—	—	—	—	78	78	—
\$25,000 to \$29,999	76	76	—	7	7	—	—	—	—	69	69	—
\$30,000 to \$34,999	77	70	6	11	11	—	—	—	—	66	60	6
\$35,000 to \$39,999	74	73	1	2	2	—	6	6	—	66	65	1
\$40,000 to \$49,999	82	77	4	9	6	3	4	4	—	68	67	2
\$50,000 to \$59,999	48	45	3	—	—	—	—	—	—	48	45	3
\$60,000 to \$79,999	41	39	2	3	3	—	—	—	—	38	36	2
\$80,000 to \$99,999	15	14	—	—	—	—	—	—	—	15	14	—
\$100,000 to \$149,999	6	6	—	—	—	—	—	—	—	6	6	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$31300	\$30900	\$38700	\$28900	\$27800	...	\$36000	...	...	\$31500	\$31100	...
Mean	\$34800	\$34600	\$40000	\$28600	\$27800	...	\$28400	...	...	\$35600	\$35300	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	7	4	3	—	—	—	5	3	3	1	1	—
6.0 percent	10	10	—	—	—	—	—	—	—	10	10	—
6.1 to 6.9 percent	14	14	—	—	—	—	—	—	—	14	14	—
7.0 percent	20	17	3	6	3	3	—	—	—	14	14	—
7.1 to 7.4 percent	16	14	1	—	—	—	—	—	—	16	14	1
7.5 to 7.9 percent	49	49	—	7	7	—	—	—	—	42	42	—
8.0 percent	22	20	2	3	3	—	3	3	—	15	14	2
8.1 to 8.4 percent	12	11	—	—	—	—	—	—	—	12	11	—
8.5 to 8.9 percent	134	127	6	19	19	—	3	3	—	112	105	6
9.0 percent	33	33	—	—	—	—	—	—	—	32	32	—
9.1 to 9.9 percent	97	92	5	—	—	—	3	3	—	94	89	5
10.0 percent	26	25	—	3	3	—	—	—	—	23	22	—
10.1 to 11.9 percent	112	112	—	5	5	—	4	4	—	104	104	—
12.0 percent	9	9	—	—	—	—	—	—	—	9	9	—
12.1 to 13.9 percent	60	60	—	7	7	—	—	—	—	54	53	—
14.0 percent or more	26	26	—	3	3	—	—	—	—	23	23	—
Median	9.1	9.1	8.6	8.8	8.8	...	8.6	...	...	9.2	9.2	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	296	289	7	—	—	—	—	—	—	296	289	7
Rate higher now than when mortgage made	24	24	—	—	—	—	—	—	—	24	24	—
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	268	261	7	—	—	—	—	—	—	268	261	7
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
No, interest rate cannot be changed	333	320	13	54	51	3	19	16	3	261	253	8
Not reported	17	17	—	—	—	—	—	—	—	17	17	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	296	289	7	—	—	—	—	—	—	296	289	7
Rate renegotiated periodically	24	24	—	—	—	—	—	—	—	24	24	—
Rate changes tied to market index	8	8	—	—	—	—	—	—	—	8	8	—
When mortgage is assumed	259	252	7	—	—	—	—	—	—	259	252	7
When payments become delinquent	39	39	—	—	—	—	—	—	—	39	39	—
Other reason	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Interest rate cannot be changed	333	320	13	54	51	3	19	16	3	261	253	8

Term of First Mortgage

Less than 8 years	8	8	—	—	—	—	—	—	—	8	8	—
8 to 12 years	8	7	1	—	—	—	—	—	—	8	7	1
13 to 17 years	5	5	—	1	1	—	—	—	—	4	4	—
18 to 22 years	30	27	3	—	—	—	—	—	—	30	27	3
23 to 27 years	125	122	3	3	3	—	3	—	3	119	118	—
28 to 32 years	462	448	14	48	45	3	16	16	—	398	387	11
33 to 37 years	4	4	—	—	—	—	—	—	—	4	4	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	3	3	—	—	—	—	—	—	—	3	3	—
Median	29.6	29.6	29.2	30.2	30.2	...	30.1	...	...	29.5	29.5	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2. Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Unexpired Term of First Mortgage												
Less than 4 years	7	7	—	—	—	—	—	—	—	7	7	—
4 to 7 years	8	7	1	—	—	—	—	—	—	8	7	1
8 to 12 years	18	15	3	2	2	—	3	—	3	14	14	—
13 to 17 years	43	43	—	3	3	—	—	—	—	39	39	—
18 to 22 years	91	91	—	5	5	—	—	—	—	86	86	—
23 to 27 years	223	215	7	20	20	—	6	6	—	196	189	7
28 to 32 years	181	179	2	13	13	—	4	4	—	164	163	2
33 or more years	1	1	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	75	67	8	11	8	3	6	6	—	58	53	5
Median	25.7	25.7	...	25.9	25.9	...	...	...	...	25.6	25.6	...
Holder of First Mortgage												
Commercial bank or trust company	100	90	10	7	4	3	3	—	3	89	85	4
Mutual savings bank	43	41	2	—	—	—	—	—	—	43	41	2
Savings and loan association	380	373	8	13	13	—	6	6	—	361	353	8
Life insurance company	7	7	—	2	2	—	3	3	—	2	2	—
Mortgage company	11	11	—	5	5	—	—	—	—	7	7	—
Federal agency	11	11	—	8	8	—	—	—	—	4	4	—
Federally-secured pool	43	43	—	15	15	—	7	7	—	21	21	—
Federal National Mortgage Association	13	13	—	3	3	—	—	—	—	10	10	—
Real estate or construction company	5	5	—	—	—	—	—	—	—	5	5	—
Individual or individual's estate	18	18	—	—	—	—	—	—	—	18	18	—
Other	14	12	1	—	—	—	—	—	—	14	12	1
Location of First Mortgage Holder												
Condominium in Northeast Region	94	93	2	1	1	—	3	3	—	91	89	2
Lender in Northeast	93	91	2	1	1	—	3	3	—	89	88	2
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	2	2	—	—	—	—	—	—	—	2	2	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Condominium in North Central Region	167	161	6	15	15	—	6	3	3	145	142	3
Lender in Northeast	5	2	3	—	—	—	3	—	3	2	2	—
Lender in North Central	153	149	3	9	9	—	—	—	—	143	140	3
Lender in South	9	9	—	6	6	—	3	3	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Condominium in South Region	279	275	4	19	19	—	10	10	—	250	246	4
Lender in Northeast	10	10	—	—	—	—	3	3	—	7	7	—
Lender in North Central	10	10	—	—	—	—	—	—	—	10	10	—
Lender in South	257	253	4	19	19	—	7	7	—	232	227	4
Lender in West	2	2	—	—	—	—	—	—	—	1	1	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Condominium in West Region	106	97	9	19	16	3	—	—	—	87	81	6
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	6	6	—	3	3	—	—	—	—	3	3	—
Lender in South	12	12	—	6	6	—	—	—	—	6	6	—
Lender in West	88	79	9	10	7	3	—	—	—	78	72	6
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	520	504	16	31	28	3	10	10	—	479	466	13
Agent	126	122	4	23	23	—	9	6	3	94	93	2
Holder's Acquisition of First Mortgage												
Originated by holder	472	461	12	13	13	—	4	4	—	456	444	12
Purchased from present servicer	97	94	3	13	13	—	12	9	3	72	72	—
Purchased from someone else	38	35	3	13	10	3	3	3	—	21	21	—
Not reported	38	35	3	14	14	—	—	—	—	24	21	3
Mortgage Assumption												
Lender's permission needed for assumption	432	423	9	18	18	—	3	3	—	411	402	9
Lender's permission not needed for assumption	130	124	6	18	18	—	16	13	3	96	92	3
Not reported	84	78	6	17	14	3	—	—	—	67	65	3
Prepayment Penalties												
Yes	157	155	2	6	6	—	—	—	—	151	149	2
No	443	426	16	35	32	3	19	16	3	389	378	11
Not reported	47	44	3	13	13	—	—	—	—	34	31	3
First Mortgage Loan as Percent of Purchase Price												
Condominiums acquired by purchase with first mortgage made or assumed at time of purchase	625	604	21	51	48	3	19	16	3	555	540	15
Less than 40 percent	31	26	5	3	—	3	—	—	—	28	26	2
40 to 49 percent	25	25	—	3	3	—	—	—	—	22	22	—
50 to 59 percent	45	45	—	6	6	—	—	—	—	39	39	—
60 to 69 percent	72	69	3	6	6	—	—	—	—	66	63	3
70 to 79 percent	148	144	4	4	4	—	4	4	—	140	137	4
80 to 89 percent	137	134	3	1	1	—	4	4	—	133	129	3
90 to 94 percent	105	102	3	13	13	—	5	5	—	87	84	3
95 to 99 percent	27	27	—	9	9	—	—	—	—	18	18	—
100 percent or more	17	14	3	6	6	—	6	3	3	5	5	—
Not reported	18	18	—	—	—	—	—	—	—	18	18	—
Median	79	79	77	91	92	...	92	...	...	78	78	...
Other condominiums	21	21	—	3	3	—	—	—	—	19	19	—

Table 2. **Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Loan as Percent of Purchase Price**

Condominiums acquired by purchase with first mortgage made or assumed at time of purchase

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Less than 40 percent	625	604	21	51	48	3	19	16	3	555	540	15
40 to 49 percent	26	26	—	—	—	—	—	—	—	26	26	—
50 to 59 percent	25	25	—	3	3	—	—	—	—	22	22	—
60 to 69 percent	45	45	—	6	6	—	—	—	—	39	39	—
70 to 79 percent	69	69	—	6	6	—	—	—	—	63	63	—
80 to 89 percent	146	144	2	4	4	—	4	4	—	139	137	2
90 to 94 percent	138	134	4	4	1	3	4	4	—	131	129	2
95 to 99 percent	102	102	—	13	13	—	5	5	—	84	84	—
100 percent or more	27	27	—	9	9	—	—	—	—	18	18	—
Not reported	28	14	14	6	6	—	6	3	3	16	5	11
Median	18	18	—	—	—	—	—	—	—	18	18	—
	79	79	100+	91	92	...	92	...	...	79	78	...
Other condominiums	21	21	—	3	3	—	—	—	—	19	19	—

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	58	51	7	6	3	3	3	—	3	49	48	1
20 to 29 percent	61	60	1	3	3	—	3	3	—	55	54	1
30 to 39 percent	72	72	—	2	2	—	—	—	—	70	69	—
40 to 49 percent	111	104	6	17	17	—	—	—	—	94	87	6
50 to 59 percent	111	111	—	11	11	—	3	3	—	97	97	—
60 to 69 percent	93	88	5	5	5	—	4	4	—	84	79	5
70 to 79 percent	57	57	—	—	—	—	—	—	—	57	57	—
80 to 89 percent	44	43	1	—	—	—	6	6	—	39	37	1
90 to 99 percent	18	18	—	6	6	—	—	—	—	12	12	—
100 percent or more	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	18	18	—	—	—	—	—	—	—	18	18	—
Median	51	52	44	49	50	...	61	...	...	51	51	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	51	51	—	3	3	—	—	—	—	48	48	—
20 to 29 percent	63	60	3	3	3	—	5	3	3	54	54	—
30 to 39 percent	72	72	—	2	2	—	—	—	—	70	69	—
40 to 49 percent	106	104	2	17	17	—	—	—	—	89	87	2
50 to 59 percent	116	111	5	14	11	3	3	3	—	98	97	2
60 to 69 percent	88	88	—	5	5	—	4	4	—	79	79	—
70 to 79 percent	64	57	6	—	—	—	—	—	—	63	57	6
80 to 89 percent	46	43	3	—	—	—	6	6	—	40	37	3
90 to 99 percent	20	18	2	6	6	—	—	—	—	14	12	2
100 percent or more	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	18	18	—	—	—	—	—	—	—	18	18	—
Median	52	52	71	51	50	...	61	...	...	52	51	...

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	646	625	21	54	51	3	19	16	3	573	558	15
Interest and principal	644	624	21	54	51	3	19	16	3	572	557	15
Fully amortized	620	599	21	54	51	3	19	16	3	548	533	15
Partially amortized	24	24	—	—	—	—	—	—	—	24	24	—
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	1	1	—	—	—	—	—	—	—	1	1	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	644	624	21	54	51	3	19	16	3	572	557	15
Real estate taxes and property insurance	148	162	6	28	28	—	15	13	3	125	122	3
With no other items	89	87	2	3	3	—	6	6	—	80	79	2
With other items	79	75	4	24	24	—	10	7	3	45	43	1
Real estate taxes only	210	203	7	—	—	—	3	3	—	207	200	7
Property insurance only	—	—	—	—	—	—	—	—	—	—	—	—
Other combinations or no other items	266	258	8	26	23	3	—	—	—	240	235	5
No regular payments of interest and principal	2	2	—	—	—	—	—	—	—	2	2	—

Monthly Interest and Principal Payments on First Mortgage

Regular monthly payments of interest and/or principal	646	625	21	54	51	3	19	16	3	573	558	15
Less than \$60	11	8	3	—	—	—	6	3	3	5	5	—
\$60 to \$79	11	11	—	—	—	—	—	—	—	11	11	—
\$80 to \$99	21	21	—	6	6	—	3	3	—	12	12	—
\$100 to \$149	63	60	3	13	10	3	—	—	—	50	50	—
\$150 to \$199	89	86	3	5	5	—	—	—	—	84	81	3
\$200 to \$249	92	88	5	8	8	—	—	—	—	84	79	5
\$250 to \$299	72	67	5	2	2	—	3	3	—	67	61	5
\$300 to \$399	129	128	2	12	12	—	3	3	—	114	112	2
\$400 to \$499	60	60	—	3	3	—	4	4	—	53	53	—
\$500 to \$599	40	39	—	2	2	—	—	—	—	37	37	—
\$600 to \$699	18	18	—	2	2	—	—	—	—	17	17	—
\$700 to \$799	10	9	—	—	—	—	—	—	—	10	9	—
\$800 or more	30	30	—	—	—	—	—	—	—	30	30	—
Median	\$275	\$279	\$216	\$216	\$225	...	\$267	...	...	\$280	\$283	...
Mean	\$324	\$328	\$213	\$243	\$251	...	\$227	...	...	\$335	\$337	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2. **Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgages

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Regular monthly payments of interest and/or principal	646	625	21	54	51	3	19	16	3	573	558	15
Less than \$60	8	8	—	—	—	—	3	3	—	5	5	—
\$60 to \$79	11	11	—	—	—	—	—	—	—	11	11	—
\$80 to \$99	21	21	—	6	6	—	3	3	—	12	12	—
\$100 to \$149	60	60	—	10	10	—	—	—	—	50	50	—
\$150 to \$199	89	86	3	5	5	—	3	—	3	81	81	—
\$200 to \$249	88	88	—	8	8	—	—	—	—	80	79	—
\$250 to \$299	72	67	5	2	2	—	3	3	—	67	61	5
\$300 to \$399	132	128	5	15	12	3	3	3	—	114	112	2
\$400 to \$499	60	60	—	3	3	—	4	4	—	53	53	—
\$500 to \$599	42	39	3	2	2	—	—	—	—	40	37	3
\$600 to \$699	20	18	2	2	2	—	—	—	—	18	17	2
\$700 to \$799	12	9	3	—	—	—	—	—	—	12	9	3
\$800 or more	30	30	1	—	—	—	—	—	—	30	30	1
Median	\$282	\$279	\$350	\$234	\$225	...	\$267	...	...	\$286	\$283	...
Mean	\$332	\$328	\$439	\$256	\$251	...	\$247	...	...	\$341	\$337	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	646	625	21	54	51	3	19	16	3	573	558	15
Current or ahead of schedule	582	566	16	38	35	3	19	16	3	526	515	11
Delinquent (30 days or more)	26	25	1	3	3	—	—	—	—	23	22	1
1 to 3 payments	24	23	1	3	3	—	—	—	—	21	20	1
4 or more payments	2	2	—	—	—	—	—	—	—	2	2	—
Foreclosure in process	—	—	—	—	—	—	—	—	—	—	—	—
Foreclosure not in process	1	1	—	—	—	—	—	—	—	1	1	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	34	3	13	13	—	—	—	—	25	22	3
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Selected Monthly Owner Costs

Acquired before 1980	479	460	19	42	39	3	18	16	3	419	406	13
Less than \$60	—	—	—	—	—	—	—	—	—	—	—	—
\$60 to \$79	—	—	—	—	—	—	—	—	—	—	—	—
\$80 to \$99	—	—	—	—	—	—	—	—	—	—	—	—
\$100 to \$149	1	1	—	—	—	—	—	—	—	1	1	—
\$150 to \$199	7	7	—	—	—	—	3	3	—	4	4	—
\$200 to \$249	32	32	—	6	6	—	—	—	—	26	26	—
\$250 to \$299	34	34	—	12	12	—	—	—	—	22	22	—
\$300 to \$349	44	41	3	2	2	—	5	3	3	37	37	—
\$350 to \$399	47	47	—	1	1	—	—	—	—	46	46	—
\$400 to \$449	59	55	3	6	6	—	—	—	—	52	49	3
\$450 to \$499	46	41	4	3	—	3	3	3	—	39	37	2
\$500 to \$599	67	66	—	9	9	—	3	3	—	55	54	—
\$600 to \$699	44	44	—	1	1	—	4	4	—	39	39	—
\$700 to \$799	31	29	2	—	—	—	—	—	—	30	28	2
\$800 or more	57	51	6	—	—	—	—	—	—	57	51	6
Not reported	11	11	—	—	—	—	—	—	—	11	11	—
Median	\$462	\$459	\$485	\$397	\$348	...	\$465	...	...	\$471	\$467	...
Acquired 1980 and 1981 (part)	167	165	2	12	12	—	—	—	—	155	153	2

Real Estate Tax

Acquired before 1980	479	460	19	42	39	3	18	16	3	419	406	13
Less than \$100	43	43	—	3	3	—	3	3	—	37	37	—
\$100 to \$199	14	14	—	2	2	—	—	—	—	13	13	—
\$200 to \$299	29	26	3	6	6	—	3	—	3	20	20	—
\$300 to \$399	54	52	2	9	9	—	6	6	—	39	37	2
\$400 to \$499	30	27	3	—	—	—	—	—	—	30	27	3
\$500 to \$599	39	39	—	3	3	—	—	—	—	36	36	—
\$600 to \$699	56	52	4	6	3	3	4	4	—	47	45	1
\$700 to \$799	37	37	—	4	4	—	—	—	—	33	33	—
\$800 to \$899	31	28	3	3	3	—	—	—	—	28	25	3
\$900 to \$999	37	34	4	3	3	—	3	3	—	32	28	4
\$1,000 to \$1,499	51	51	—	3	3	—	—	—	—	47	47	—
\$1,500 or more	55	55	—	—	—	—	—	—	—	55	55	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Median	\$652	\$653	\$638	\$539	\$400	...	\$362	...	...	\$672	\$670	...
Acquired 1980 and 1981 (part)	167	165	2	12	12	—	—	—	—	155	153	2

Interest and Principal Payments on First Mortgage as Percent of Income

Regular payments of interest and/or principal	646	625	21	54	51	3	19	16	3	573	558	15
Less than 5 percent	64	61	3	1	1	—	9	6	3	53	53	—
5 to 9 percent	149	142	8	16	13	3	3	3	—	130	125	5
10 to 14 percent	146	139	7	13	13	—	4	4	—	129	122	7
15 to 19 percent	115	114	—	7	7	—	3	3	—	105	105	—
20 to 24 percent	53	49	3	11	11	—	—	—	—	42	38	3
25 to 29 percent	27	27	—	—	—	—	—	—	—	27	27	—
30 to 34 percent	16	16	—	2	2	—	—	—	—	14	14	—
35 to 39 percent	4	4	—	3	3	—	—	—	—	1	1	—
40 to 49 percent	3	3	—	—	—	—	—	—	—	3	3	—
50 percent or more	12	12	—	—	—	—	—	—	—	12	12	—
Not reported or not computed	57	57	—	—	—	—	—	—	—	57	57	—
Median	13	13	10	13	14	...	6	...	...	13	13	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2. **Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Interest and Principal Payments on Total Mortgages as Percent of Income

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	646	625	21	54	51	3	19	16	3	573	558	15
Less than 5 percent	61	61	—	1	1	—	6	6	—	53	53	—
5 to 9 percent	142	142	—	13	13	—	3	3	—	126	125	1
10 to 14 percent	142	139	3	13	13	—	6	4	3	122	122	—
15 to 19 percent	124	114	9	7	7	—	3	3	—	114	105	9
20 to 24 percent	52	49	3	14	11	3	—	—	—	38	38	—
25 to 29 percent	30	27	3	—	—	—	—	—	—	30	27	3
30 to 34 percent	16	16	—	2	2	—	—	—	—	14	14	—
35 to 39 percent	4	4	—	3	3	—	—	—	—	1	1	—
40 to 49 percent	5	3	1	—	—	—	—	—	—	5	3	1
50 percent or more	12	12	—	—	—	—	—	—	—	12	12	—
Not reported or not computed	57	57	—	—	—	—	—	—	—	57	57	—
Median	13	13	19	14	14	...	10	...	...	13	13	...

No regular payments required

	—	—	—	—	—	—	—	—	—	—	—	—
Real Estate Tax Per \$1,000 Value												
Acquired before 1980	479	460	19	42	39	3	18	16	3	419	406	13
Less than \$10	215	201	14	20	17	3	12	10	3	182	174	8
\$10 to \$14	126	122	4	10	10	—	—	—	—	116	112	4
\$15 to \$19	61	60	1	5	5	—	3	3	—	53	52	1
\$20 to \$24	26	26	—	—	—	—	—	—	—	22	22	—
\$25 to \$29	9	9	—	—	—	—	—	—	—	9	9	—
\$30 to \$39	6	6	—	3	3	—	—	—	—	2	2	—
\$40 to \$49	2	2	—	—	—	—	—	—	—	2	2	—
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported or not computed	33	33	—	3	3	—	—	—	—	30	30	—
Median	\$10	\$11	10—	10—	\$10	...	10—	...	...	\$11	\$11	...
Acquired 1980 and 1981 (part)	167	165	2	12	12	—	—	—	—	155	153	2

Real Estate Tax as Percent of Income

Acquired before 1980	479	460	19	42	39	3	18	16	3	419	406	13
Less than 1.0 percent	50	50	—	—	—	—	6	6	—	44	44	—
1.0 to 1.9 percent	114	108	6	12	12	—	9	6	3	93	90	3
2.0 to 2.9 percent	112	104	8	13	13	—	—	—	—	99	90	8
3.0 to 3.9 percent	64	60	3	6	3	3	—	—	—	58	57	—
4.0 to 4.9 percent	28	28	—	—	—	—	3	3	—	25	25	—
5.0 to 7.4 percent	27	26	1	6	6	—	—	—	—	21	19	1
7.5 to 9.9 percent	13	13	—	—	—	—	—	—	—	13	13	—
10.0 percent or more	18	18	—	1	1	—	—	—	—	16	16	—
Not reported or not computed	54	54	—	3	3	—	—	—	—	51	51	—
Median	2.4	2.4	2.4	2.6	2.5	...	1.4	...	...	2.5	2.5	...
Acquired 1980 and 1981 (part)	167	165	2	12	12	—	—	—	—	155	153	2

Selected Annual Owner Costs as Percent of Income

Acquired before 1980	479	460	19	42	39	3	18	16	3	419	406	13
Less than 5 percent	1	1	—	—	—	—	—	—	—	1	1	—
5 to 9 percent	31	31	—	—	—	—	3	3	—	28	28	—
10 to 14 percent	69	68	—	10	10	—	3	3	—	56	55	—
15 to 19 percent	97	94	3	7	7	—	7	4	3	83	83	—
20 to 24 percent	70	70	—	9	9	—	—	—	—	61	61	—
25 to 29 percent	56	46	11	6	3	3	3	3	—	48	40	8
30 to 34 percent	35	35	—	—	—	—	—	—	—	34	34	—
35 to 39 percent	22	21	1	—	—	—	3	3	—	20	18	1
40 to 49 percent	24	22	2	4	4	—	—	—	—	19	18	2
50 percent or more	32	30	2	5	5	—	—	—	—	27	26	2
Not reported or not computed	42	42	—	—	—	—	—	—	—	42	42	—
Median	21	21	28	22	21	...	17	...	...	22	21	...
Acquired 1980 and 1981 (part)	167	165	2	12	12	—	—	—	—	155	153	2

CONDOMINIUM CHARACTERISTICS

Location by Size of Place

Inside SMSA's	619	602	17	53	50	3	19	16	3	547	536	11
1,000,000 or more	82	81	—	1	1	—	—	—	—	81	81	—
250,000 to 999,999	71	69	2	5	5	—	—	—	—	66	65	2
50,000 to 249,999	117	112	5	7	7	—	12	10	3	97	95	2
10,000 to 49,999	232	226	6	38	35	3	6	6	—	187	184	3
Less than 10,000 and rural	118	114	3	3	3	—	—	—	—	115	111	3
Outside SMSA's	27	23	4	—	—	—	—	—	—	27	23	4
10,000 or more	12	9	3	—	—	—	—	—	—	12	9	3
2,500 to 9,999	10	9	1	—	—	—	—	—	—	10	8	1
Less than 2,500 and rural	6	6	—	—	—	—	—	—	—	6	6	—

Number of Housing Units

1 housing unit	121	114	7	15	15	—	9	6	3	97	93	4
2 to 4 housing units	85	80	4	26	23	3	6	6	—	53	52	1
5 to 49 housing units	265	261	4	11	11	—	—	—	—	254	249	4
50 or more housing units	172	167	5	2	2	—	4	4	—	166	162	5
Not reported	3	3	—	—	—	—	—	—	—	3	3	—

Manner of Acquisition

By purchase	646	625	21	54	51	3	19	16	3	574	559	15
Placed one new mortgage	562	551	11	43	43	—	13	10	3	506	498	8
Placed two or more new mortgages	6	4	2	—	—	—	—	—	—	6	4	2
Assumed mortgage(s) already on condominium	68	65	3	6	6	—	6	6	—	56	53	3
Assumed mortgage already on condominium and placed new mortgage	7	2	5	4	2	3	—	—	—	2	—	2
All cash	—	—	—	—	—	—	—	—	—	—	—	—
Borrowed other than with mortgage	3	3	—	—	—	—	—	—	—	3	3	—
Inheritance or gift	—	—	—	—	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Table 2. **Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

CONDOMINIUM CHARACTERISTICS—Con.

Source of Downpayment

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1975 to 1981 (part)	535	517	18	42	39	3	13	13	—	479	464	15
Sale of previous home	99	96	3	11	11	—	—	—	—	88	85	3
Sale of other real property or other investment	37	37	—	—	—	—	4	4	—	34	34	—
Savings	331	320	11	21	21	—	4	4	—	306	295	11
Borrowing other than mortgage on this condominium	20	16	3	6	3	3	—	—	—	14	13	—
Gift	16	16	—	3	3	—	—	—	—	13	13	—
Other	4	4	—	—	—	—	—	—	—	4	4	—
No downpayment required	7	7	—	—	—	—	6	6	—	1	1	—
Not reported	21	21	—	2	2	—	—	—	—	20	20	—
Other condominiums	111	108	3	11	11	—	5	3	3	94	94	—

Year Condominium Acquired

1979 to 1981 (part)	287	283	4	21	21	—	7	7	—	258	255	4
1977 and 1978	161	149	12	16	13	3	6	6	—	140	131	9
1975 and 1976	87	85	2	6	6	—	—	—	—	81	79	2
1970 to 1974	85	85	—	8	8	—	3	3	—	75	75	—
1965 to 1969	25	22	3	3	3	—	3	—	3	19	19	—
1960 to 1964	—	—	—	—	—	—	—	—	—	—	—	—
1959 or earlier	—	—	—	—	—	—	—	—	—	—	—	—

Year Structure Built

1979 to March 1980	71	71	—	—	—	—	4	4	—	68	68	—
1977 and 1978	63	62	2	6	6	—	—	—	—	57	56	2
1975 and 1976	87	87	1	14	14	—	1	1	—	73	72	1
1970 to 1974	234	223	11	27	24	3	3	3	—	203	195	8
1960 to 1969	126	121	5	4	4	—	3	3	—	119	114	5
1950 to 1959	17	17	—	—	—	—	3	3	—	15	15	—
1940 to 1949	9	9	—	3	3	—	—	—	—	7	7	—
1939 or earlier	29	27	3	—	—	—	6	3	3	24	24	—
Not reported	8	8	—	—	—	—	—	—	—	8	8	—

Rooms

1 room	1	1	—	—	—	—	—	—	—	1	1	—
2 rooms	8	8	—	—	—	—	—	—	—	8	8	—
3 rooms	73	72	—	1	1	—	—	—	—	72	72	—
4 rooms	173	163	10	16	13	3	1	1	—	156	149	7
5 rooms	197	196	2	21	21	—	9	9	—	167	165	2
6 rooms	124	118	6	13	13	—	6	6	—	105	99	6
7 rooms	22	22	—	—	—	—	—	—	—	22	22	—
8 or more rooms	25	25	—	3	3	—	—	—	—	22	22	—
Not reported	23	20	3	—	—	—	3	—	3	20	20	—
Median	4.8	4.8	4.4	5.0	5.1	...	...	...	...	4.7	4.7	...

Purchase Price

Condominium acquired by purchase 1977 to 1981 (part) ..	448	432	16	37	34	3	13	13	—	398	386	13
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	—	—	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$14,999	3	3	—	3	3	—	—	—	—	—	—	—
\$15,000 to \$19,999	6	6	—	—	—	—	3	3	—	3	3	—
\$20,000 to \$24,999	15	15	—	—	—	—	—	—	—	15	15	—
\$25,000 to \$29,999	37	33	3	6	6	—	—	—	—	31	27	3
\$30,000 to \$34,999	36	33	3	3	3	—	—	—	—	33	30	3
\$35,000 to \$39,999	64	63	—	5	5	—	3	3	—	56	56	—
\$40,000 to \$49,999	70	65	5	2	2	—	—	—	—	67	63	5
\$50,000 to \$59,999	78	75	3	9	6	3	7	7	—	62	62	—
\$60,000 to \$79,999	69	68	1	8	8	—	—	—	—	61	59	1
\$80,000 to \$99,999	35	35	—	—	—	—	—	—	—	35	35	—
\$100,000 to \$149,999	20	20	—	—	—	—	—	—	—	20	20	—
\$150,000 or more	11	11	—	—	—	—	—	—	—	11	11	—
Not reported	5	5	—	—	—	—	—	—	—	5	5	—
Median	\$48900	\$49300	...	\$46000	\$39700	...	...	...	...	\$48900	\$49500	...
Other condominiums	198	193	5	17	17	—	6	3	3	175	173	2

Value

Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	—	—	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$14,999	—	—	—	—	—	—	—	—	—	—	—	—
\$15,000 to \$19,999	3	3	—	—	—	—	3	3	—	—	—	—
\$20,000 to \$24,999	6	6	—	3	3	—	—	—	—	3	3	—
\$25,000 to \$29,999	10	10	—	3	3	—	—	—	—	7	7	—
\$30,000 to \$34,999	22	18	4	1	1	—	3	—	3	18	17	1
\$35,000 to \$39,999	43	43	—	10	10	—	—	—	—	33	33	—
\$40,000 to \$49,999	99	94	5	7	7	—	5	5	—	87	82	5
\$50,000 to \$59,999	113	113	—	11	11	—	—	—	—	103	103	—
\$60,000 to \$79,999	140	135	5	11	11	—	7	7	—	121	116	5
\$80,000 to \$99,999	85	79	6	8	5	3	—	—	—	76	73	3
\$100,000 to \$149,999	64	63	—	—	—	—	—	—	—	63	63	—
\$150,000 or more	44	43	—	—	—	—	—	—	—	44	43	—
Not reported	18	18	—	—	—	—	—	—	—	18	18	—
Median	\$62500	\$62400	\$65300	\$53300	\$51900	...	\$46900	...	...	\$64400	\$64300	...
Mean	\$73600	\$73900	\$63900	\$53600	\$51700	...	\$48600	...	...	\$76300	\$76600	...

Table 2. **Mortgage Insurance Status, Homeowner Condominium Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

CONDOMINIUM CHARACTERISTICS—Con.

Purchase Price as Percent of Value

Acquired by purchase	646	625	21	54	51	3	19	16	3	574	559	15
Purchased 1977 to 1981 (part)	448	432	16	37	34	3	13	13	—	398	386	13
Less than 80 percent	221	210	11	18	15	3	4	4	—	199	192	8
80 to 89 percent	100	97	3	5	5	—	6	6	—	89	86	3
90 to 94 percent	46	44	2	4	4	—	—	—	—	42	40	2
95 to 99 percent	28	28	—	6	6	—	—	—	—	21	21	—
100 percent or more	43	43	—	3	3	—	3	3	—	38	38	—
Not reported	9	9	—	—	—	—	—	—	—	9	9	—
Median	80	80	...	80	83	...	...	...	...	80	80	...
Purchased 1970 to 1976	173	171	2	14	14	—	3	3	—	156	153	2
Less than 60 percent	105	103	2	13	13	—	3	3	—	89	87	2
60 to 79 percent	48	47	—	—	—	—	—	—	—	47	47	—
80 to 89 percent	1	1	—	—	—	—	—	—	—	1	1	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
Median	60	60	...	...	...	...	...	...	...	60	60	...
Purchased 1969 or earlier	26	23	3	3	3	—	3	—	3	20	20	—
Less than 40 percent	18	15	3	3	3	—	3	—	3	12	12	—
40 to 59 percent	7	7	—	—	—	—	—	—	—	7	7	—
60 to 79 percent	—	—	—	—	—	—	—	—	—	—	—	—
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	1	1	—	—	—	—	—	—	—	1	1	—
Median	40	40	...	...	...	...	...	...	...	40	40	...
Not acquired by purchase	—	—	—	—	—	—	—	—	—	—	—	—
Purchase Price-Income Ratio												
Condominium acquired by purchase 1977 to 1981 (part)	448	432	16	37	34	3	13	13	—	398	386	13
Less than 1.0	48	48	—	6	6	—	6	6	—	36	36	—
1.0 to 1.4	106	96	10	8	8	—	4	4	—	94	85	10
1.5 to 1.9	109	109	—	5	5	—	3	3	—	101	101	—
2.0 to 2.4	59	59	—	5	5	—	—	—	—	54	54	—
2.5 to 2.9	31	26	6	6	3	3	—	—	—	25	22	3
3.0 to 3.4	19	18	—	2	2	—	—	—	—	17	17	—
3.5 to 3.9	14	14	—	—	—	—	—	—	—	14	14	—
4.0 or more	21	21	—	5	5	—	—	—	—	16	16	—
Not reported or not computed	41	41	—	—	—	—	—	—	—	41	41	—
Median	1.7	1.7	...	1.9	1.8	...	...	...	...	1.7	1.8	...
Other condominiums	198	193	5	17	17	—	6	3	3	175	173	2
OWNER CHARACTERISTICS												
Ownership Status												
1 owner	335	329	7	21	18	3	6	6	—	309	305	4
2 owners	285	271	14	28	28	—	13	10	3	244	233	11
3 or more owners	18	18	—	5	5	—	—	—	—	13	13	—
Not reported	8	8	—	—	—	—	—	—	—	8	8	—
Age of Owner												
Less than 25 years	23	23	—	2	2	—	—	—	—	21	21	—
25 to 34 years	185	180	5	24	24	—	—	—	—	161	156	5
35 to 44 years	113	113	—	7	7	—	5	5	—	100	100	—
45 to 54 years	118	107	12	12	9	3	13	10	3	94	88	6
55 to 64 years	97	93	4	5	5	—	—	—	—	92	88	4
65 years or over	101	100	—	3	3	—	—	—	—	97	96	—
Not reported	9	9	—	—	—	—	—	—	—	9	9	—
Median	45	44	49	37	35	...	48	...	...	45	45	...
Race of Owner												
White	582	564	18	45	42	3	13	13	—	524	509	15
Black	34	32	3	6	6	—	6	3	3	23	23	—
Asian and Pacific Islander	14	14	—	—	—	—	—	—	—	14	14	—
American Indian, Eskimo, and Aleut	3	3	—	3	3	—	—	—	—	—	—	—
Not reported	13	13	—	—	—	—	—	—	—	13	13	—
Sex of Owner												
Male	168	167	1	3	3	—	6	6	—	158	158	1
Female	211	205	6	22	19	3	3	3	—	187	183	3
Male and female co-owners	259	245	14	29	29	—	10	7	3	220	209	11
Not reported	9	9	—	—	—	—	—	—	—	9	9	—
Spanish Origin												
Spanish	24	22	2	3	3	—	—	—	—	21	19	2
Not Spanish	605	586	19	51	48	3	16	13	3	538	525	13
Not reported	17	17	—	—	—	—	3	3	—	15	15	—
Veteran Status												
Veteran	199	187	12	13	13	—	16	13	3	171	161	9
Vietnam conflict	38	37	1	4	4	—	—	—	—	34	32	1
Korean conflict	31	27	4	3	3	—	—	—	—	25	21	4
Korean conflict and World War II	9	9	—	3	3	—	3	3	—	6	6	—
World War II	91	85	6	2	2	—	10	7	3	79	76	4
World War I	—	—	—	—	—	—	—	—	—	—	—	—
Other	26	26	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	—	—	—	3	3	—	24	24	—
Nonveteran	437	428	9	41	38	3	3	3	—	393	387	6
Not reported	10	10	—	—	—	—	—	—	—	10	10	—

Rental and Vacant 1-to-4-Housing-Unit Properties

TABLES	Page	TABLES	Page
UNITED STATES		OUTSIDE SMSA's	
1a. Mortgage Status: 1981	389	1e. Mortgage Status: 1981	458
2a. Mortgage Insurance Status, Mortgaged Properties: 1981	391	2e. Mortgage Insurance Status, Mortgaged Properties: 1981	460
3. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	399	NORTHEAST REGION	
4. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	402	1f. Mortgage Status: 1981	468
5. Holder of First Mortgage, Mortgaged Properties: 1981	404	2f. Mortgage Insurance Status, Mortgaged Properties: 1981	470
6. First Mortgage Loan, Mortgaged Properties: 1981	410	NORTH CENTRAL REGION	
7. First Mortgage Loan as Percent of Purchase Price, Mortgaged Properties: 1981	413	1g. Mortgage Status: 1981	478
8. Value per Housing Unit, Mortgaged Properties: 1981	415	2g. Mortgage Insurance Status, Mortgaged Properties: 1981	480
9. Value per Housing Unit, Nonmortgaged Properties: 1981	417	SOUTH REGION	
10. Total Outstanding Debt as Percent of Value, Mortgaged Properties: 1981	419	1h. Mortgage Status: 1981	488
11. Monthly Rental Receipts per Housing Unit, Mortgaged Properties: 1981	422	2h. Mortgage Insurance Status, Mortgaged Properties: 1981	490
12. Monthly Rental Receipts per Housing Unit, Nonmortgaged Properties: 1981	425	WEST REGION	
13. Junior Mortgage Characteristics, Mortgaged Properties: 1981	427	1i. Mortgage Status: 1981	498
INSIDE SMSA's		2i. Mortgage Insurance Status, Mortgaged Properties: 1981	500
1b. Mortgage Status: 1981	428	INSIDE SMSA's, PLACES OF 1,000,000 OR MORE	
2b. Mortgage Insurance Status, Mortgaged Properties: 1981	430	1j. Mortgage Status: 1981	508
INSIDE SMSA's, IN CENTRAL CITIES		2j. Mortgage Insurance Status, Mortgaged Properties: 1981	510
1c. Mortgage Status: 1981	438	INSIDE SMSA's, PLACES OF 250,000 TO 999,999	
2c. Mortgage Insurance Status, Mortgaged Properties: 1981	440	1k. Mortgage Status: 1981	518
INSIDE SMSA's, NOT IN CENTRAL CITIES		2k. Mortgage Insurance Status, Mortgaged Properties: 1981	520
1d. Mortgage Status: 1981	448		
2d. Mortgage Insurance Status, Mortgaged Properties: 1981	450		

TABLES	Page
INSIDE SMSA's, PLACES OF 50,000 TO 249,999	
1l. Mortgage Status: 1981	528
2l. Mortgage Insurance Status, Mortgaged Properties: 1981	530

INSIDE SMSA's, PLACES OF LESS THAN 50,000 AND RURAL	
1m. Mortgage Status: 1981	538
2m. Mortgage Insurance Status, Mortgaged Properties: 1981	540

TABLES	Page
OUTSIDE SMSA's, PLACES OF 10,000 OR MORE	
1n. Mortgage Status: 1981	548
2n. Mortgage Insurance Status, Mortgaged Properties: 1981	550

OUTSIDE SMSA's, PLACES OF LESS THAN 10,000 AND RURAL	
1o. Mortgage Status: 1981	558
2o. Mortgage Insurance Status, Mortgaged Properties: 1981	560

Table 1a. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	9 100	5 108	3 991	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999	621	362	259
Inside SMSA's	6 278	3 181	3 098	\$35,000 to \$39,999	568	250	318
1,000,000 or more	461	263	199	\$40,000 to \$49,999	835	294	541
250,000 to 999,999	1 059	559	500	\$50,000 to \$59,999	793	341	451
50,000 to 249,999	1 631	783	849	\$60,000 to \$79,999	1 003	366	637
10,000 to 49,999	1 433	573	860	\$80,000 to \$99,999	473	136	337
Less than 10,000 and rural	1 694	1 003	690	\$100,000 to \$149,999	485	136	349
Outside SMSA's	2 821	1 927	894	\$150,000 to \$199,999	152	35	117
10,000 or more	658	374	284	\$200,000 or more	135	46	90
2,500 to 9,999	650	456	194	Not reported	762	599	162
Less than 2,500 and rural	1 513	1 097	416	Median	\$37400	\$27000	\$51500
				Mean	\$48300	\$35300	\$63700
Number of Housing Units				Value Per Housing Unit			
1 housing unit	7 198	4 193	3 005	Less than \$5,000	283	262	21
2 housing units	1 295	649	646	\$5,000 to \$9,999	625	527	98
3 housing units	297	133	164	\$10,000 to \$14,999	761	564	197
4 housing units	310	133	177	\$15,000 to \$19,999	837	565	272
				\$20,000 to \$24,999	749	474	275
Number of Buildings				\$25,000 to \$29,999	781	466	316
1 building	8 540	4 817	3 723	\$30,000 to \$34,999	651	357	293
2 to 4 buildings	427	257	170	\$35,000 to \$39,999	569	229	339
Not reported	132	34	98	\$40,000 to \$49,999	788	265	523
				\$50,000 to \$59,999	675	282	393
Manner of Acquisition				\$60,000 to \$79,999	776	279	497
By purchase	7 508	3 576	3 932	\$80,000 to \$99,999	325	89	236
Placed one new mortgage	4 030	1 244	2 786	\$100,000 to \$149,999	345	101	244
Placed two or more new mortgages	113	41	72	\$150,000 or more	172	50	123
Assumed mortgage(s) already on property	1 063	206	857	Not reported	762	599	162
Assumed mortgage already on property and placed new mortgage	130	6	124	Median	\$31000	\$23600	\$41900
All cash	1 852	1 778	74	Mean	\$39900	\$30200	\$51400
Borrowed other than with mortgage	320	301	19	Monthly Rental Receipts Per Housing Unit			
Inheritance or gift	1 273	1 226	47	Acquired before 1980 ¹	6 655	3 786	2 868
Other	180	169	11	Less than \$60	618	496	122
Not reported	139	138	2	\$60 to \$79	334	268	67
				\$80 to \$99	317	228	89
Land and Building Acquisition				\$100 to \$119	420	302	118
During same 12-month period	8 325	4 532	3 794	\$120 to \$149	491	320	171
Acquired land previously	564	426	139	\$150 to \$199	906	493	413
Land not owned by building owner	78	54	24	\$200 to \$249	645	282	363
Not reported	132	97	35	\$250 to \$299	475	179	296
				\$300 to \$349	319	73	245
Year Property Acquired				\$350 to \$399	213	39	174
1979 to 1981 (part)	2 011	752	1 258	\$400 to \$449	123	28	94
1977 and 1978	1 324	443	881	\$450 to \$499	102	8	94
1975 and 1976	867	394	473	\$500 or more	181	38	143
1970 to 1974	1 617	833	784	No rental receipts	435	351	84
1965 to 1969	906	607	300	Not reported	1 078	682	396
1960 to 1964	769	594	176	Median	\$172	\$128	\$230
1959 or earlier	1 605	1 486	119	Mean	\$239	\$170	\$318
				Other properties	2 445	1 322	1 123
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980	145	11	134	Acquired by purchase	7 508	3 576	3 932
1977 and 1978	232	48	184	Purchased 1977 to 1981 (part)	2 842	707	2 135
1975 and 1976	155	24	131	Less than 80 percent	1 442	362	1 080
1970 to 1974	486	109	378	80 to 89 percent	534	71	462
1960 to 1969	1 094	435	659	90 to 94 percent	181	47	133
1950 to 1959	1 380	669	710	95 to 99 percent	108	10	97
1940 to 1949	1 269	811	458	100 percent or more	389	143	246
1939 or earlier	4 084	2 861	1 224	Not reported	189	73	116
Not reported	255	141	113	Median	80—	80—	80—
Purchase Price Per Housing Unit				Purchased 1970 to 1976	2 062	833	1 229
Properties acquired by purchase 1977 to 1981 (part)	2 842	707	2 135	Less than 60 percent	1 331	549	782
Less than \$5,000	172	127	45	60 to 79 percent	340	113	226
\$5,000 to \$9,999	279	126	154	80 to 89 percent	73	21	52
\$10,000 to \$14,999	263	88	174	90 to 99 percent	21	15	7
\$15,000 to \$19,999	228	80	148	100 percent or more	58	24	33
\$20,000 to \$24,999	223	55	168	Not reported	239	111	128
\$25,000 to \$29,999	180	43	137	Median	60—	60—	60—
\$30,000 to \$34,999	240	31	210	Purchased 1969 or earlier	2 603	2 035	568
\$35,000 to \$39,999	195	31	165	Less than 40 percent	1 435	1 141	294
\$40,000 to \$49,999	272	20	252	40 to 59 percent	428	284	144
\$50,000 to \$59,999	232	21	212	60 to 79 percent	137	95	43
\$60,000 to \$79,999	255	10	245	80 to 99 percent	48	42	6
\$80,000 to \$99,999	70	7	63	100 percent or more	65	56	10
\$100,000 to \$149,999	63	13	49	Not reported	490	418	72
\$150,000 or more	29	3	26	Median	40—	40—	40—
Not reported	141	53	88	Not acquired by purchase	1 592	1 532	59
Median	\$30100	\$14200	\$34700	Rental Receipts as Percent of Value			
Other properties	6 257	4 401	1 857	Acquired before 1980 ¹	6 655	3 786	2 868
Value				Less than 5 percent	1 238	706	532
Less than \$5,000	223	207	16	5 to 9 percent	2 310	1 009	1 301
\$5,000 to \$9,999	470	415	54	10 to 14 percent	786	423	362
\$10,000 to \$14,999	546	446	100	15 to 19 percent	216	147	69
\$15,000 to \$19,999	682	523	159	20 to 24 percent	95	65	29
\$20,000 to \$24,999	646	478	168	25 to 29 percent	33	29	4
\$25,000 to \$29,999	706	473	233	30 to 39 percent	43	36	7
				40 percent or more	64	59	6
				Not reported or not computed	1 870	1 312	558
				Median	7	8	7
				Other properties	2 445	1 322	1 123

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1a. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States**PROPERTY CHARACTERISTICS—Con.****Rental Vacancy Losses as Percent of Potential Receipts**

Acquired before 1980 ¹	6 655	3 786	2 868
Less than 1.0 percent	3 057	1 634	1 423
1.0 to 2.9 percent	51	18	33
3.0 to 4.9 percent	95	24	71
5.0 to 6.9 percent	39	8	31
7.0 to 8.9 percent	187	54	133
9.0 to 10.9 percent	86	31	55
11.0 to 12.9 percent	58	30	29
13.0 to 14.9 percent	65	41	24
15.0 percent or more	943	518	425
Not reported or not computed	2 073	1 428	644
Median	1.0—	1.0—	1.0—

Other properties

MORTGAGE PAYMENTS AND OTHER EXPENSES**Real Estate Tax Per Housing Unit**

Acquired before 1980	7 885	4 642	3 243
Less than \$100	1 300	1 074	226
\$100 to \$199	1 286	940	346
\$200 to \$299	1 129	603	525
\$300 to \$399	876	462	414
\$400 to \$499	633	287	346
\$500 to \$599	464	186	278
\$600 to \$699	397	186	211
\$700 to \$799	297	97	200
\$800 to \$899	207	67	141
\$900 to \$999	180	69	112
\$1,000 to \$1,499	339	115	224
\$1,500 or more	215	95	120
Not reported	562	462	100
Median	\$295	\$213	\$417

Acquired 1980 and 1981 (part)

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 885	4 642	3 243
Less than \$10	3 157	1 710	1 447
\$10 to \$14	1 396	684	712
\$15 to \$19	721	388	333
\$20 to \$24	465	273	191
\$25 to \$29	242	141	101
\$30 to \$39	253	148	106
\$40 to \$49	142	96	46
\$50 to \$59	67	49	18
\$60 or more	122	92	31
Not reported or not computed	1 319	1 061	258
Median	\$10	\$11	\$10

Acquired 1980 and 1981 (part)

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.**United States****MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax as Percent of Rental Receipts**

Acquired before 1980 ¹	6 655	3 786	2 868
Less than 5 percent	358	233	125
5 to 9 percent	1 011	520	491
10 to 14 percent	993	477	516
15 to 19 percent	758	353	405
20 to 24 percent	511	240	271
25 to 29 percent	348	175	173
30 to 34 percent	205	124	81
35 to 39 percent	122	75	47
40 percent or more	603	363	240
Not reported or not computed	1 746	1 226	520
Median	16	16	16

Other properties

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ¹	6 655	3 786	2 868
Less than 20 percent	878	874	4
20 to 29 percent	502	493	9
30 to 39 percent	347	281	66
40 to 49 percent	293	203	91
50 to 59 percent	277	125	151
60 to 69 percent	245	78	166
70 to 79 percent	278	75	203
80 to 89 percent	263	67	196
90 to 99 percent	262	46	217
100 to 109 percent	264	34	231
110 percent or more	1 242	264	977
Not reported or not computed	1 804	1 246	557
Median	65	28	102

Other properties

OWNER CHARACTERISTICS**Type of Owner**

Individual	8 156	4 565	3 591
Partnership	373	158	215
Real estate corporation	144	77	67
Real estate investment trust	28	16	12
Financial institution	33	21	12
Housing cooperative organization	—	—	—
Church or church-related institution	132	98	34
Other	200	159	41
Not reported	34	14	20

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	3 991	3 664	328	483	449	34	411	370	40	3 098	2 845	253
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	3 664	3 664	-	449	449	-	370	370	-	2 845	2 845	-
2 mortgages	312	-	312	34	-	34	33	-	33	244	-	244
3 or more mortgages	16	-	16	-	-	-	7	-	7	9	-	9
Form of Debt of First Mortgage												
Mortgage or deed of trust	3 767	3 450	317	483	449	34	411	370	40	2 873	2 631	242
Contract to purchase	215	204	11	-	-	-	-	-	-	215	204	11
Wrap-around mortgage	10	10	-	-	-	-	-	-	-	10	10	-
Origin of First Mortgage												
Mortgage made at time property acquired	2 590	2 450	139	211	203	8	160	152	9	2 218	2 095	123
Mortgage assumed at time property acquired	943	792	151	263	238	25	245	213	32	435	341	94
Mortgage placed later than acquisition of property	459	422	37	9	8	1	5	5	-	444	408	36
Refinanced mortgage:												
Same lender	213	194	19	7	7	-	-	-	-	206	187	19
Different lender	74	62	12	1	-	1	5	5	-	68	56	11
Mortgage placed on property owned free and clear of debt	171	166	5	1	1	-	-	-	-	170	165	5
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	459	422	37	9	8	1	5	5	-	444	408	36
Renew or extend loan that had fallen due, without increasing the outstanding balance	15	12	2	-	-	-	-	-	-	15	12	2
Secure better terms	26	22	5	-	-	-	-	-	-	26	22	5
Provide funds for additions, improvements, or repairs to this property	146	133	13	3	2	1	-	-	-	143	131	12
Provide funds for investment in other real estate	109	103	5	3	3	-	4	4	-	102	97	5
Provide funds for other types of investments	17	9	9	-	-	-	-	-	-	17	9	9
Provide funds for educational or medical expenses	9	-	-	-	-	-	-	-	-	9	-	-
Other reasons	57	57	-	-	-	-	2	2	-	55	55	-
Not reported	80	77	3	3	3	-	-	-	-	77	74	3
Other properties	3 532	3 242	290	474	441	33	405	365	40	2 653	2 437	217
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	143	-	143	20	-	20	14	-	14	109	-	109
Provide funds for additions, improvements or repairs to this property	32	-	32	-	-	-	8	-	8	25	-	25
Provide funds for investment in other real estate	44	-	44	7	-	7	3	-	3	34	-	34
Provide funds for other types of investments	10	-	10	-	-	-	3	-	3	7	-	7
Provide funds for educational or medical expenses	1	-	1	1	-	1	-	-	-	-	-	-
Other reasons	40	-	40	7	-	7	-	-	-	33	-	33
Not reported	16	-	16	5	-	5	-	-	-	10	-	10
Other properties	184	-	184	14	-	14	26	-	26	144	-	144
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 406	1 238	168	145	132	13	151	123	28	1 109	983	126
1977 and 1978	970	915	55	75	71	4	69	65	4	826	779	47
1975 and 1976	476	431	45	46	41	5	64	64	-	366	326	40
1970 to 1974	743	699	43	127	116	11	61	57	4	555	527	28
1965 to 1969	252	241	11	50	50	-	43	39	4	159	152	7
1960 to 1964	116	110	6	27	26	1	10	10	-	78	74	4
1959 or earlier	30	30	-	14	14	-	13	13	-	4	4	-
First Mortgage Loan												
Less than \$5,000	111	109	1	7	7	-	3	3	-	101	100	1
\$5,000 to \$9,999	440	408	32	50	43	7	26	23	4	363	342	21
\$10,000 to \$14,999	608	566	42	122	114	8	62	55	7	424	397	27
\$15,000 to \$19,999	506	478	29	64	61	3	79	78	-	363	338	25
\$20,000 to \$24,999	496	458	38	84	84	-	72	59	13	340	316	25
\$25,000 to \$29,999	330	311	19	40	40	-	36	36	-	254	235	19
\$30,000 to \$34,999	353	318	35	44	33	11	45	41	3	265	245	20
\$35,000 to \$39,999	248	227	20	8	7	1	23	20	3	217	201	16
\$40,000 to \$49,999	364	323	41	28	24	4	37	31	6	299	268	31
\$50,000 to \$59,999	238	220	18	26	26	-	10	10	-	201	184	18
\$60,000 to \$79,999	189	157	33	10	10	-	17	14	3	163	133	29
\$80,000 to \$99,999	48	45	3	-	-	-	-	-	-	48	45	3
\$100,000 to \$149,999	42	25	16	1	1	-	-	-	-	41	24	16
\$150,000 to \$199,999	4	3	-	-	-	-	-	-	-	4	3	-
\$200,000 or more	15	14	1	-	-	-	-	-	-	15	14	1
Median	\$23300	\$23000	\$30500	\$19900	\$19900	...	\$22500	\$22200	...	\$24400	\$23900	\$32100
Mean	\$29500	\$28600	\$40300	\$23100	\$23100	...	\$25900	\$25700	...	\$31000	\$29800	\$44600
First Mortgage Outstanding Debt												
Less than \$5,000	564	543	22	66	59	7	29	29	-	469	455	14
\$5,000 to \$9,999	519	487	32	67	64	3	40	30	11	412	393	19
\$10,000 to \$14,999	479	436	42	82	74	8	53	53	-	343	309	34
\$15,000 to \$19,999	417	395	22	77	76	-	75	75	-	266	244	22
\$20,000 to \$24,999	395	361	34	49	49	-	54	41	13	293	272	21
\$25,000 to \$29,999	370	354	16	34	34	-	36	36	-	300	284	16
\$30,000 to \$34,999	261	216	45	39	27	12	41	35	7	181	155	26
\$35,000 to \$39,999	181	171	10	5	5	-	22	22	-	153	144	10
\$40,000 to \$49,999	325	290	35	24	20	4	35	29	6	265	241	25
\$50,000 to \$59,999	214	192	22	26	26	-	10	10	-	178	156	22

Table 2a. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
\$60,000 to \$79,999	171	144	27	13	13	—	14	11	3	144	121	23
\$80,000 to \$99,999	51	44	7	—	—	—	—	—	—	51	44	7
\$100,000 to \$149,999	28	16	13	1	1	—	—	—	—	28	15	13
\$150,000 to \$199,999	4	3	—	—	—	—	—	—	—	4	3	—
\$200,000 or more	12	11	1	—	—	—	—	—	—	12	11	1
Median	\$20200	\$19600	\$28700	\$16700	\$16800	...	\$20700	\$19900	...	\$21000	\$20400	\$30200
Mean	\$26000	\$24900	\$38200	\$20500	\$20400	...	\$23800	\$23500	...	\$27200	\$25800	\$42400

Total Mortgage Outstanding Debt

Less than \$5,000	546	543	4	62	59	4	29	29	—	455	455	—
\$5,000 to \$9,999	496	487	10	68	64	4	30	30	—	399	393	6
\$10,000 to \$14,999	455	436	19	76	74	2	57	53	4	321	309	13
\$15,000 to \$19,999	406	395	11	78	76	1	75	71	—	254	244	10
\$20,000 to \$24,999	385	361	23	52	49	3	44	41	4	289	272	16
\$25,000 to \$29,999	376	354	22	38	34	4	39	36	3	298	284	14
\$30,000 to \$34,999	238	216	22	29	27	2	37	35	3	171	155	16
\$35,000 to \$39,999	197	171	26	11	5	6	26	22	3	160	144	16
\$40,000 to \$49,999	336	290	46	21	20	1	39	29	10	275	241	35
\$50,000 to \$59,999	228	192	37	30	26	4	11	10	1	187	156	32
\$60,000 to \$79,999	193	144	49	13	13	—	18	11	7	163	121	42
\$80,000 to \$99,999	72	44	29	4	—	4	5	—	5	64	44	20
\$100,000 to \$149,999	42	16	26	1	1	—	—	—	—	41	15	26
\$150,000 to \$199,999	4	3	1	—	—	—	—	—	—	4	3	1
\$200,000 or more	17	11	6	—	—	—	—	—	—	17	11	6
Median	\$21200	\$19600	\$46300	\$17300	\$16800	...	\$21600	\$19900	...	\$22100	\$20400	\$50000
Mean	\$27800	\$24900	\$60400	\$21300	\$20400	...	\$25800	\$23500	...	\$29100	\$25800	\$66400

Current Interest Rate on First Mortgage

Less than 5.0 percent	69	67	2	12	11	1	20	20	—	37	36	2
5.0 percent	16	16	—	4	4	—	—	—	—	12	12	—
5.1 to 5.9 percent	189	169	19	89	80	9	42	35	7	57	54	3
6.0 percent	158	149	9	20	20	—	25	22	4	113	108	5
6.1 to 6.9 percent	131	121	10	22	18	4	5	5	—	105	98	7
7.0 percent	180	170	10	61	60	1	50	42	8	69	67	2
7.1 to 7.4 percent	46	46	—	3	3	—	—	—	—	43	43	—
7.5 to 7.9 percent	269	237	32	35	32	3	21	21	—	213	184	28
8.0 percent	299	282	18	28	28	—	52	49	3	219	205	14
8.1 to 8.4 percent	37	29	7	6	6	—	—	—	—	31	23	7
8.5 to 8.9 percent	569	528	40	110	98	11	107	93	14	353	337	15
9.0 percent	315	287	28	2	—	2	21	18	3	292	270	23
9.1 to 9.9 percent	574	536	38	26	26	—	35	33	2	513	477	36
10.0 percent	210	205	5	11	11	—	14	14	—	186	180	5
10.1 to 11.9 percent	427	353	74	26	22	4	11	11	—	390	320	70
12.0 percent	122	119	4	8	8	—	4	4	—	111	107	4
12.1 to 13.9 percent	200	188	12	19	19	—	3	3	—	178	166	12
14.0 percent or more	180	162	18	2	2	—	1	1	—	177	159	18
Median	9.0	9.0	9.0	7.9	7.9	...	8.0	8.0	...	9.0	9.0	9.5

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 052	959	94	—	—	—	—	—	—	1 052	959	94
Rate higher now than when mortgage made	180	147	33	—	—	—	—	—	—	180	147	33
Rate lower now than when mortgage made	11	11	—	—	—	—	—	—	—	11	11	—
Rate unchanged or same now as when mortgage made	825	764	61	—	—	—	—	—	—	825	764	61
Not reported	36	36	—	—	—	—	—	—	—	36	36	—
No, interest rate cannot be changed	2 896	2 663	233	483	449	34	409	369	40	2 004	1 846	158
Not reported	43	42	1	—	—	—	1	1	—	41	41	1

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	1 052	959	94	—	—	—	—	—	—	1 052	959	94
Rate renegotiated periodically	77	70	7	—	—	—	—	—	—	77	70	7
Rate changes tied to market index	88	78	10	—	—	—	—	—	—	88	78	10
When mortgage is assumed	738	666	72	—	—	—	—	—	—	738	666	72
When payments become delinquent	174	168	5	—	—	—	—	—	—	174	168	5
Other reason	171	158	12	—	—	—	—	—	—	171	158	12
Not reported	13	13	—	—	—	—	—	—	—	13	13	—
Interest rate cannot be changed	2 896	2 663	233	483	449	34	409	369	40	2 004	1 846	158

Term of First Mortgage

Less than 8 years	306	277	29	—	—	—	—	—	—	306	277	29
8 to 12 years	365	351	14	1	1	—	—	—	—	364	351	14
13 to 17 years	357	336	20	7	7	—	9	9	—	340	320	20
18 to 22 years	536	509	27	19	15	4	2	1	—	515	493	22
23 to 27 years	577	536	41	52	46	6	26	26	—	499	464	35
28 to 32 years	1 738	1 547	192	401	378	24	373	333	40	964	836	128
33 to 37 years	26	22	4	3	3	—	—	—	—	23	19	4
38 or more years	9	7	—	—	—	—	—	—	—	9	7	—
No stated term	78	77	—	—	—	—	—	—	—	78	77	—
Median	26.4	26.0	28.8	30.0	30.1	...	30.3	30.2	...	22.8	22.4	28.2

Unexpired Term of First Mortgage

Less than 4 years	337	321	16	13	13	—	—	—	—	323	308	16
4 to 7 years	419	394	24	10	10	—	13	13	—	396	372	24
8 to 12 years	425	406	19	22	21	1	13	13	—	391	372	18
13 to 17 years	409	399	10	28	28	—	18	15	4	362	356	7
18 to 22 years	468	446	22	59	57	2	39	35	4	371	354	17
23 to 27 years	600	539	60	48	45	3	59	58	1	493	436	56
28 to 32 years	302	278	24	41	37	—	24	24	—	238	218	20
33 or more years	8	7	—	—	—	—	—	—	—	8	7	—
No stated term or not computed	1 024	873	151	263	238	25	245	213	32	516	422	94
Median	16.7	16.4	22.2	21.2	21.0	...	23.0	23.3	...	15.5	15.2	22.4

¹Detail does not add to total because lenders reported more than one reason.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)

Payments increase yearly for first five years of mortgage

Payments increase yearly for first ten years of mortgage

Payments change in some other way

Not reported

No, monthly payments cannot change

Not reported

Holder of First Mortgage

Commercial bank or trust company

Mutual savings bank

Savings and loan association

Life insurance company

Mortgage company

Federal agency

Federally-secured pool

Federal National Mortgage Association

Real estate or construction company

Individual or individual's estate

Other

Location of First Mortgage Holder

Property in Northeast Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in North Central Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in South Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in West Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Servicing of First Mortgage

Holder

Agent

Holder's Acquisition of First Mortgage

Originated by holder

Purchased from present servicer

Purchased from someone else

Not reported

Mortgage Assumption

Lender's permission needed for assumption

Lender's permission not needed for assumption

Not reported

Prepayment Penalties

Yes

No

Not reported

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent

40 to 49 percent

50 to 59 percent

60 to 69 percent

70 to 79 percent

80 to 89 percent

90 to 94 percent

95 to 99 percent

100 percent or more

Not reported

Median

Other properties

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
284	265	19	24	24	—	6	6	—	254	236	19
20	20	—	18	18	—	—	—	—	2	2	—
—	—	—	—	—	—	—	—	—	—	—	—
220	205	15	3	3	—	6	6	—	212	197	15
43	40	3	3	3	—	—	—	—	40	36	3
3 627	3 322	305	448	414	34	396	359	37	2 783	2 549	233
81	76	4	12	12	—	8	5	3	61	60	1
641	589	51	16	9	7	34	27	7	590	553	37
277	257	20	54	50	4	48	40	7	175	166	9
1 680	1 513	167	61	59	2	73	66	7	1 546	1 388	158
76	74	2	24	24	—	29	29	—	23	21	2
114	112	2	46	44	2	40	40	—	28	28	—
81	72	9	41	33	8	20	19	2	20	20	—
211	188	22	87	84	3	79	68	10	45	36	9
263	245	18	140	136	4	77	69	8	46	40	6
31	27	4	4	—	4	—	—	—	27	27	—
481	454	27	—	—	—	—	—	—	481	454	27
138	133	5	10	10	—	12	12	—	116	111	5
560	540	20	37	37	—	29	29	—	494	474	19
519	499	20	33	33	—	20	19	—	466	447	19
8	8	—	—	—	—	3	3	—	5	5	—
31	31	—	4	4	—	6	6	—	20	20	—
2	2	—	—	—	—	—	—	—	2	2	—
—	—	—	—	—	—	—	—	—	—	—	—
976	931	45	70	69	2	72	70	2	834	793	41
16	16	—	3	3	—	5	5	—	8	8	—
847	809	38	29	28	2	35	35	—	782	746	36
106	100	7	38	38	—	28	26	2	40	35	5
5	5	—	—	—	—	3	3	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
2	2	—	—	—	—	—	—	—	2	2	—
1 325	1 210	116	205	185	20	173	156	17	948	869	79
113	98	14	35	29	7	40	33	7	38	37	—
33	33	—	4	4	—	5	5	—	25	25	—
1 150	1 050	101	159	146	13	123	114	10	868	790	78
20	20	—	4	4	—	4	4	—	12	12	—
—	—	—	—	—	—	—	—	—	—	—	—
9	8	1	3	3	—	—	—	—	6	5	1
1 130	982	147	170	158	12	137	116	22	822	709	113
31	28	3	1	1	—	26	23	3	4	4	—
27	23	4	11	7	4	7	7	—	9	9	—
250	221	30	119	116	4	71	57	15	60	48	11
822	711	111	39	34	5	32	29	3	750	649	102
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
3 078	2 829	249	158	143	16	156	144	12	2 764	2 542	222
913	834	78	325	306	19	254	226	29	334	303	31
3 058	2 817	241	161	143	18	163	153	10	2 734	2 521	213
520	468	52	199	191	8	140	118	22	181	159	22
304	275	29	98	91	7	94	86	7	111	97	14
110	104	6	25	24	2	14	13	1	71	67	4
1 863	1 704	159	26	26	1	24	24	—	1 812	1 654	158
1 671	1 540	131	402	375	28	357	320	37	912	846	67
457	420	37	55	49	6	29	26	3	373	346	28
677	600	77	19	19	—	11	11	—	647	570	77
3 161	2 925	236	449	416	33	390	350	40	2 321	2 158	163
154	139	15	15	13	2	9	9	—	130	116	13
3 532	3 242	290	474	441	33	405	365	40	2 653	2 437	217
149	100	49	20	16	4	7	4	3	121	80	41
128	113	15	24	24	—	10	5	5	94	84	10
223	185	38	29	24	—	34	30	3	160	131	29
386	338	47	32	25	7	57	41	16	296	272	24
717	660	56	92	88	4	52	51	1	573	521	51
777	728	49	103	98	5	63	59	3	612	571	40
233	225	8	27	27	—	31	31	—	175	167	8
211	204	8	63	56	6	33	33	—	116	114	1
525	510	15	60	60	—	92	85	8	372	365	7
184	180	4	23	23	—	26	26	—	135	131	4
81	82	68	83	83	...	85	86	...	80	81	70
459	422	37	9	8	1	5	5	—	444	408	36

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Loan as Percent of Purchase Price**

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent	102	100	2
40 to 49 percent	123	113	10
50 to 59 percent	188	185	3
60 to 69 percent	345	338	6
70 to 79 percent	699	660	38
80 to 89 percent	798	728	69
90 to 94 percent	243	225	19
95 to 99 percent	227	204	23
100 percent or more	625	510	115
Not reported	184	180	4
Median	83	82	94

Other properties

459 422 37

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	767	704	63
20 to 29 percent	497	438	59
30 to 39 percent	534	486	48
40 to 49 percent	525	473	51
50 to 59 percent	530	475	55
60 to 69 percent	451	427	25
70 to 79 percent	301	282	19
80 to 89 percent	125	124	1
90 to 99 percent	56	56	—
100 percent or more	42	40	3
Not reported	162	158	4
Median	42	43	38

Total Outstanding Debt as Percent of Value

Less than 20 percent	709	704	5
20 to 29 percent	459	438	21
30 to 39 percent	515	486	29
40 to 49 percent	508	473	34
50 to 59 percent	541	475	66
60 to 69 percent	476	427	49
70 to 79 percent	347	282	65
80 to 89 percent	157	124	33
90 to 99 percent	63	56	7
100 percent or more	54	40	14
Not reported	162	158	4
Median	45	43	61

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	3 982	3 654	328
Interest and principal	3 921	3 607	314
Fully amortized	3 631	3 333	298
Partially amortized	290	274	16
Principal only	6	6	—
Fully amortized	3	3	—
Partially amortized	3	3	—
Interest only	55	41	14
No regular payments required	10	10	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	3 921	3 607	314
Real estate taxes and property insurance	1 620	1 484	136
With no other items	947	861	86
With other items	673	623	50
Real estate taxes only	515	482	33
Property insurance only	35	31	4
Other combinations or no other items	1 751	1 610	141
No regular payments of interest and principal	70	57	14

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	3 982	3 654	328
Less than \$60	425	399	26
\$60 to \$79	325	301	24
\$80 to \$99	346	325	21
\$100 to \$149	741	690	51
\$150 to \$199	537	490	47
\$200 to \$249	455	413	42
\$250 to \$299	300	272	28
\$300 to \$399	338	318	20
\$400 to \$499	242	209	33
\$500 to \$599	116	98	18
\$600 to \$699	44	41	3
\$700 to \$799	35	32	3
\$800 or more	78	67	11
Median	\$164	\$161	\$194
Mean	\$233	\$229	\$276
No regular payments required	10	10	—

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
3 532	3 242	290	474	441	33	405	365	40	2 653	2 437	217
102	100	2	16	16	—	4	4	—	82	80	2
123	113	10	24	24	—	5	5	—	94	84	10
188	185	3	24	24	—	30	30	—	134	131	3
345	338	6	25	25	—	41	41	—	279	272	6
699	660	38	91	88	4	58	51	7	550	521	28
798	728	69	109	98	11	68	59	9	620	571	49
243	225	19	29	27	2	31	31	—	184	167	17
227	204	23	60	56	3	39	33	6	128	114	14
625	510	115	74	60	14	103	85	18	448	365	83
184	180	4	23	23	—	26	26	—	135	131	4
83	82	94	84	83	...	88	86	...	82	81	92
459	422	37	9	8	1	5	5	—	444	408	36
767	704	63	100	91	9	56	49	7	610	564	46
497	438	59	66	54	12	42	35	7	390	349	41
534	486	48	68	66	2	63	61	2	403	358	45
525	473	51	88	88	—	39	38	1	398	348	50
530	475	55	40	35	5	56	36	20	434	404	30
451	427	25	44	41	3	54	50	3	353	335	18
301	282	19	46	42	4	47	47	—	208	193	15
125	124	1	15	15	—	21	21	—	90	89	1
56	56	—	1	1	—	12	12	—	43	43	—
42	40	3	—	—	—	—	—	—	42	40	3
162	158	4	16	16	—	20	20	—	125	121	4
42	43	38	40	41	...	49	48	...	42	43	38
709	704	5	94	91	4	49	49	—	566	564	1
459	438	21	55	54	1	35	35	—	368	349	19
515	486	29	74	66	8	65	61	4	376	358	18
508	473	34	88	88	—	38	38	—	382	348	34
541	475	66	39	35	4	41	36	5	461	404	58
476	427	49	48	41	7	60	50	10	368	335	32
347	282	65	49	42	7	59	47	12	239	193	46
157	124	33	19	15	4	28	21	6	111	89	22
63	56	7	1	1	—	12	12	—	50	43	7
54	40	14	—	—	—	3	—	3	51	40	11
162	158	4	16	16	—	20	20	—	125	121	4
45	43	61	41	41	...	52	48	...	45	43	59
3 982	3 654	328	483	449	34	411	370	40	3 088	2 835	253
3 921	3 607	314	483	449	34	411	370	40	3 027	2 788	239
3 631	3 333	298	483	449	34	405	364	40	2 743	2 520	223
290	274	16	—	—	—	6	6	—	284	268	16
6	6	—	—	—	—	—	—	—	6	6	—
3	3	—	—	—	—	—	—	—	3	3	—
3	3	—	—	—	—	—	—	—	3	3	—
55	41	14	—	—	—	—	—	—	55	41	14
10	10	—	—	—	—	—	—	—	10	10	—
3 921	3 607	314	483	449	34	411	370	40	3 027	2 788	239
1 620	1 484	136	446	413	33	340	303	37	835	767	67
947	861	86	73	64	9	271	247	24	603	550	53
673	623	50	373	349	24	69	56	12	232	218	14
515	482	33	19	19	—	57	53	4	439	411	29
35	31	4	2	—	2	3	3	—	30	28	2
1 751	1 610	141	17	17	—	11	11	—	1 723	1 582	141
70	57	14	—	—	—	—	—	—	70	57	14
3 982	3 654	328	483	449	34	411	370	40	3 088	2 835	253
425	399	26	71	64	7	35	35	—	319	301	18
325	301	24	57	48	8	40	33	7	229	220	9
346	325	21	54	54	—	32	27	4	260	244	17
741	690	51	84	79	5	76	76	—	581	534	47
537	490	47	76	76	—	72	59	13	389	356	33
455	413	42	49	46	4	63	61	2	343	306	37
300	272	28	25	19	6	35	29	7	239	224	15
338	318	20	23	23	—	30	26	3	285	268	16
242	209	33	34	30	4	18	14	3	190	165	25
116	98	18	4	4	—	3	3	—	109	91	18
44	41	3	—	—	—	4	4	—	41	37	3
35	32	3	4	4	—	3	3	—	28	25	3
78	67	11	3	3	—	—	—	—	75	64	11
\$164	\$161	\$194	\$136	\$137	...	\$166	\$162	...	\$170	\$167	\$204
\$233	\$229	\$276	\$219	\$223	...	\$189	\$188	...	\$241	\$236	\$303
10	10	—	—	—	—	—	—	—	10	10	—

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	3 982	3 654	328	483	449	34	411	370	40	3 088	2 835	253
Less than \$60	401	399	1	64	64	—	35	35	—	302	301	1
\$60 to \$79	308	301	7	52	48	4	33	33	—	223	220	3
\$80 to \$99	335	325	10	56	54	3	27	27	—	251	244	7
\$100 to \$149	705	690	15	81	79	2	77	76	1	547	534	12
\$150 to \$199	514	490	24	81	76	5	62	59	4	371	356	15
\$200 to \$249	438	413	25	46	46	—	61	61	—	331	306	25
\$250 to \$299	314	272	42	22	19	3	39	29	10	252	224	28
\$300 to \$399	366	318	48	29	23	6	31	26	5	306	268	37
\$400 to \$499	241	209	32	34	30	4	24	14	10	183	165	18
\$500 to \$599	124	98	26	8	4	4	7	3	3	110	91	18
\$600 to \$699	79	41	38	—	—	—	7	4	3	72	37	34
\$700 to \$799	45	32	13	4	4	—	3	3	—	38	25	13
\$800 or more	113	67	47	6	3	4	4	—	4	103	64	39
Median	\$174	\$161	\$381	\$143	\$137	...	\$177	\$162	...	\$180	\$167	\$390
Mean	\$252	\$229	\$508	\$233	\$223	...	\$212	\$188	...	\$261	\$236	\$540
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	3 982	3 654	328	483	449	34	411	370	40	3 088	2 835	253
Current or ahead of schedule	3 687	3 382	305	448	419	29	376	340	37	2 863	2 624	239
Delinquent (30 days or more)	214	194	20	22	19	4	29	25	4	162	150	13
1 to 3 payments	167	154	13	22	18	4	19	19	—	127	117	10
4 or more payments	47	40	6	1	1	—	10	7	4	36	33	3
Foreclosure in process	24	19	5	—	—	—	7	3	4	17	15	2
Foreclosure not in process	23	22	1	1	1	—	3	3	—	19	18	1
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	81	78	2	13	11	2	5	5	—	63	62	1
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Real Estate Tax Per Housing Unit

Acquired before 1980	3 243	3 016	227	398	368	30	310	291	19	2 535	2 357	178
Less than \$100	226	213	13	15	13	2	13	13	—	198	187	11
\$100 to \$199	346	324	22	36	34	2	21	21	1	289	269	20
\$200 to \$299	525	492	34	76	68	7	62	59	3	387	364	23
\$300 to \$399	414	384	30	77	64	12	50	46	4	388	274	13
\$400 to \$499	346	322	24	44	40	4	43	39	4	260	243	17
\$500 to \$599	278	255	22	48	44	4	25	21	4	205	190	15
\$600 to \$699	211	199	12	27	27	—	31	31	—	154	142	12
\$700 to \$799	200	183	18	5	5	—	16	16	—	180	162	18
\$800 to \$899	141	133	7	25	25	—	11	11	—	104	97	7
\$900 to \$999	112	101	11	12	12	—	18	18	—	82	71	11
\$1,000 to \$1,499	224	199	25	22	22	—	17	14	3	184	162	22
\$1,500 or more	120	115	5	6	6	—	4	4	—	110	105	5
Not reported	100	96	3	7	7	—	—	—	—	93	90	3
Median	\$417	\$415	\$454	\$391	\$402	...	\$420	\$419	...	\$423	\$416	\$518
Acquired 1980 and 1981 (part)	749	648	101	85	81	4	101	79	22	563	487	75

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	2 859	2 652	207	356	325	30	280	261	19	2 223	2 065	158
Less than 20 percent	54	50	4	6	4	2	3	3	—	45	43	2
20 to 29 percent	211	189	22	61	53	7	21	20	—	130	116	14
30 to 39 percent	215	193	21	18	14	4	33	29	4	164	150	14
40 to 49 percent	250	231	18	46	43	4	28	24	4	176	165	11
50 to 59 percent	245	235	10	37	37	—	21	20	1	187	178	9
60 to 69 percent	232	216	16	24	20	3	16	16	—	192	179	12
70 to 79 percent	232	238	15	35	35	—	36	33	3	182	170	11
80 to 89 percent	214	210	4	18	16	2	23	23	—	173	171	2
90 to 99 percent	162	159	3	8	8	—	12	12	—	142	139	3
100 percent or more	543	505	38	33	30	3	35	31	3	476	444	32
Not reported or not computed	480	424	56	71	66	5	53	50	4	355	308	47
Median	69	70	59	53	54	...	65	66	...	72	73	64
Other properties	1 133	1 012	120	128	123	4	130	109	22	875	780	95

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	2 859	2 652	207	356	325	30	280	261	19	2 223	2 065	158
Less than 20 percent	50	50	—	4	4	—	3	3	—	43	43	—
20 to 29 percent	191	189	2	53	53	—	20	20	—	118	116	2
30 to 39 percent	199	193	6	17	14	4	29	29	—	153	150	2
40 to 49 percent	241	231	9	43	43	—	24	24	—	174	165	9
50 to 59 percent	243	235	8	38	37	1	20	20	—	185	178	7
60 to 69 percent	222	216	6	21	20	1	17	16	—	184	179	5
70 to 79 percent	244	238	6	39	35	4	34	33	1	171	170	1
80 to 89 percent	215	210	5	16	16	—	23	23	—	176	171	5
90 to 99 percent	171	159	12	11	8	3	12	12	—	148	139	9
100 percent or more	602	505	96	42	30	12	45	31	14	515	444	70
Not reported or not computed	480	424	56	71	66	5	53	50	4	355	308	47
Median	72	70	100+	57	54	...	70	66	...	74	73	100+
Other properties	1 133	1 012	120	128	123	4	130	109	22	875	780	95

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980.....	3 243	3 016	227	398	368	30	310	291	19	2 535	2 357	178
Less than \$10	1 447	1 311	136	202	181	21	166	158	8	1 079	972	108
\$10 to \$14	712	662	50	81	72	10	61	50	11	569	540	30
\$15 to \$19	333	317	16	53	53	—	29	29	—	252	236	16
\$20 to \$24	191	185	6	13	13	—	11	11	—	167	161	6
\$25 to \$29	101	96	5	6	6	—	6	6	—	88	83	5
\$30 to \$39	106	99	6	11	11	—	3	3	—	91	86	5
\$40 to \$49	46	45	1	9	9	—	9	9	—	27	27	—
\$50 to \$59	18	18	—	—	—	—	—	—	—	18	18	—
\$60 or more	31	31	—	3	3	—	3	3	—	24	24	—
Not reported or not computed	258	251	7	20	20	—	20	20	—	217	210	7
Median	\$10	\$11	10—	10—	10—	...	10—	10—	...	\$11	\$11	10—
Acquired 1980 and 1981 (part)	749	648	101	85	81	4	101	79	22	563	487	75

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	2 868	2 661	207	356	325	30	280	261	19	2 232	2 074	158
Less than 5 percent	125	116	9	13	11	2	14	11	3	99	94	4
5 to 9 percent	491	436	55	64	50	14	43	39	5	384	348	37
10 to 14 percent	516	492	24	78	78	—	46	46	—	392	368	24
15 to 19 percent	405	384	22	51	45	6	37	37	—	317	301	16
20 to 24 percent	271	249	22	37	37	—	45	38	7	188	174	15
25 to 29 percent	173	163	10	14	11	3	24	24	—	134	128	7
30 to 34 percent	81	81	—	4	4	—	1	1	—	76	76	—
35 to 39 percent	47	42	4	3	3	—	5	5	—	38	34	4
40 percent or more	240	235	4	18	18	—	12	12	—	210	205	4
Not reported or not computed	520	464	56	74	69	5	53	50	4	393	345	47
Median	16	16	12	14	14	...	16	16	...	16	16	13
Other properties	1 123	1 003	120	128	123	4	130	109	22	865	771	95

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	2 868	2 661	207	356	325	30	280	261	19	2 232	2 074	158
Less than 20 percent	4	4	—	—	—	—	—	—	—	4	4	—
20 to 29 percent	9	9	—	—	—	—	—	—	—	9	9	—
30 to 39 percent	66	66	—	13	13	—	3	3	—	50	50	—
40 to 49 percent	91	89	2	18	18	—	12	12	—	61	59	2
50 to 59 percent	151	145	7	29	25	4	20	20	—	103	100	3
60 to 69 percent	166	162	5	17	17	1	22	22	—	127	122	4
70 to 79 percent	203	195	8	39	39	—	24	24	—	140	132	8
80 to 89 percent	196	183	13	32	28	4	17	16	1	147	139	8
90 to 99 percent	217	214	2	29	28	1	17	17	—	171	169	1
100 to 109 percent	231	223	8	27	24	3	28	28	—	175	171	4
110 percent or more	977	876	102	78	66	12	77	62	14	823	748	75
Not reported or not computed	557	496	61	74	69	5	60	56	4	424	371	52
Median	102	101	110+	88	86	...	97	93	...	105	104	110+
Other properties	1 123	1 003	120	128	123	4	130	109	22	865	771	95

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	3 098	2 808	290	458	423	34	366	329	37	2 275	2 056	219
1,000,000 or more	199	187	12	18	14	4	7	7	—	175	166	8
250,000 to 999,999	500	451	49	96	87	9	89	85	4	314	279	35
50,000 to 249,999	849	762	87	159	150	9	86	72	14	604	540	64
10,000 to 49,999	860	800	60	143	139	4	115	108	7	601	552	49
Less than 10,000 and rural	690	608	82	41	33	8	69	57	12	580	518	62
Outside SMSA's	894	856	38	26	26	—	45	41	4	823	789	34
10,000 or more	284	275	8	18	18	—	22	19	4	243	239	5
2,500 to 9,999	194	186	8	8	8	—	5	5	—	181	173	8
Less than 2,500 and rural	416	395	21	—	—	—	17	17	—	399	377	21

Number of Housing Units

1 housing unit	3 005	2 774	231	425	397	28	371	333	38	2 210	2 044	166
2 housing units	646	592	54	45	42	3	29	28	2	571	523	49
3 housing units	164	147	17	7	6	1	7	7	—	150	135	15
4 housing units	177	151	26	6	4	2	4	3	1	166	143	23

Number of Buildings

1 building	3 723	3 424	299	474	441	33	400	360	40	2 849	2 623	226
2 to 4 buildings	170	154	15	4	3	1	7	7	—	159	145	14
Not reported	98	85	13	5	5	—	4	3	—	90	77	13

Manner of Acquisition

By purchase	3 932	3 612	321	483	449	34	411	370	40	3 038	2 793	246
Placed one new mortgage	2 786	2 676	110	215	207	8	160	152	9	2 410	2 316	94
Placed two or more new mortgages	72	26	47	—	—	—	—	—	—	72	26	47
Assumed mortgage(s) already on property	857	800	58	250	235	15	231	218	13	376	346	30
Assumed mortgage already on property and placed new mortgage	124	24	99	17	5	12	19	—	19	88	19	69
All cash	74	70	4	1	1	—	—	—	—	73	70	4
Borrowed other than with mortgage	19	16	3	—	—	—	—	—	—	19	16	3
Inheritance or gift	47	40	7	—	—	—	—	—	—	47	40	7
Other	11	11	—	—	—	—	—	—	—	11	11	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Land and Building Acquisition												
During some 12-month period	3 794	3 474	320	471	436	34	404	363	40	2 919	2 674	245
Acquired land previously	139	130	8	3	3	—	—	—	—	136	128	8
Land not owned by building owner	24	24	—	3	3	—	—	—	—	21	21	—
Not reported	35	35	—	6	6	—	7	7	—	22	22	—
Year Property Acquired												
1979 to 1981 (part)	1 258	1 100	158	147	133	13	146	117	28	966	850	116
1977 and 1978	881	825	57	60	56	4	79	74	4	743	694	48
1975 and 1976	473	435	38	56	52	5	54	54	—	363	329	34
1970 to 1974	784	733	51	126	115	11	64	61	4	594	557	36
1965 to 1969	300	290	10	50	50	—	43	39	4	207	201	6
1960 to 1964	176	164	12	29	29	—	10	10	—	137	125	12
1959 or earlier	119	117	1	15	14	1	15	15	—	89	89	—
Year Structure Built												
1979 to March 1980	134	116	18	26	26	—	7	7	—	101	83	18
1977 and 1978	184	167	17	7	7	—	20	10	10	156	150	6
1975 and 1976	131	115	16	22	16	6	17	17	—	93	83	10
1970 to 1974	378	345	33	64	60	4	50	47	3	264	237	26
1960 to 1969	659	574	85	83	73	10	81	71	10	495	430	65
1950 to 1959	710	657	54	120	112	8	124	106	18	467	438	28
1940 to 1949	458	444	14	56	55	1	32	32	—	371	357	13
1939 or earlier	1 224	1 143	80	92	86	6	70	70	—	1 062	988	74
Not reported	113	102	11	14	14	—	10	10	—	89	78	11
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)												
Less than \$5,000	2 135	1 920	215	207	189	17	224	192	33	1 704	1 539	165
\$5,000 to \$9,999	45	45	—	2	2	—	—	—	—	43	43	—
\$10,000 to \$14,999	154	139	15	5	3	2	6	6	—	143	130	13
\$15,000 to \$19,999	174	170	5	6	5	1	13	13	—	155	151	4
\$20,000 to \$24,999	148	143	6	7	6	1	16	15	1	126	122	4
\$25,000 to \$29,999	168	151	17	20	20	—	24	21	4	123	110	13
\$30,000 to \$34,999	137	128	9	9	9	—	7	7	—	121	112	9
\$35,000 to \$39,999	210	187	23	35	35	—	26	23	3	149	129	19
\$40,000 to \$44,999	165	148	17	17	11	6	43	37	6	104	100	4
\$45,000 to \$49,999	252	236	15	25	25	—	30	26	3	197	185	12
\$50,000 to \$59,999	212	183	29	34	30	4	10	5	5	168	148	20
\$60,000 to \$79,999	245	209	36	29	29	—	32	25	7	184	155	29
\$80,000 to \$99,999	63	47	16	7	7	—	3	—	3	52	39	13
\$100,000 to \$149,999	49	38	11	4	—	4	—	—	—	46	38	7
\$150,000 or more	26	13	13	—	—	—	4	4	—	22	9	13
Not reported	88	84	4	7	7	—	10	10	—	71	67	4
Median	\$34700	\$33800	\$49800	\$39600	\$39800	...	\$36700	\$35900	...	\$33500	\$32600	\$50900
Other properties	1 857	1 744	112	277	260	17	186	178	8	1 394	1 306	88
Value												
Less than \$5,000	16	16	—	—	—	—	—	—	—	16	16	—
\$5,000 to \$9,999	54	54	—	3	3	—	—	—	—	51	51	—
\$10,000 to \$14,999	100	97	3	7	7	—	13	13	—	80	77	3
\$15,000 to \$19,999	159	159	—	7	7	—	6	6	—	145	145	—
\$20,000 to \$24,999	168	152	16	18	15	4	5	5	—	145	133	12
\$25,000 to \$29,999	233	225	8	30	29	2	24	24	—	178	172	7
\$30,000 to \$34,999	259	257	2	61	61	—	32	32	—	166	164	2
\$35,000 to \$39,999	318	302	16	57	53	4	49	45	4	213	203	9
\$40,000 to \$49,999	541	496	45	66	62	4	101	87	14	374	346	28
\$50,000 to \$59,999	451	412	39	94	81	14	50	47	3	307	285	22
\$60,000 to \$79,999	637	594	43	67	64	4	53	46	7	517	485	32
\$80,000 to \$99,999	337	303	33	31	31	—	27	20	7	279	252	26
\$100,000 to \$149,999	349	281	69	25	20	4	18	13	6	306	248	58
\$150,000 to \$199,999	117	88	29	—	—	—	8	8	—	108	79	29
\$200,000 or more	90	70	20	—	—	—	3	3	—	86	66	20
Not reported	162	158	4	16	16	—	20	20	—	125	121	4
Median	\$51500	\$49900	\$75000	\$47500	\$46600	...	\$46500	\$45700	...	\$53800	\$51900	\$87100
Mean	\$63700	\$60000	\$104200	\$50400	\$49900	...	\$55200	\$54100	...	\$66900	\$62300	\$117100
Value Per Housing Unit												
Less than \$5,000	21	21	—	—	—	—	—	—	—	21	21	—
\$5,000 to \$9,999	98	98	1	5	5	—	1	1	—	92	92	1
\$10,000 to \$14,999	197	187	11	15	14	2	18	18	—	164	155	8
\$15,000 to \$19,999	272	267	6	21	21	1	12	12	—	239	234	5
\$20,000 to \$24,999	275	255	21	24	20	5	17	17	—	234	218	16
\$25,000 to \$29,999	316	294	22	31	31	—	27	26	1	258	237	21
\$30,000 to \$34,999	293	281	12	58	56	2	29	29	—	207	196	11
\$35,000 to \$39,999	339	314	25	56	52	4	45	41	4	239	221	17
\$40,000 to \$49,999	523	475	48	63	59	4	95	82	13	364	333	31
\$50,000 to \$59,999	393	358	35	91	77	14	49	45	3	253	236	18
\$60,000 to \$79,999	497	458	39	56	56	—	50	41	9	391	360	31
\$80,000 to \$99,999	236	210	26	28	28	—	23	16	7	185	166	19
\$100,000 to \$149,999	244	196	48	18	15	4	15	11	3	211	170	41
\$150,000 or more	123	92	30	—	—	—	10	10	—	113	82	30
Not reported	162	158	4	16	16	—	20	20	—	125	121	4
Median	\$41900	\$40800	\$54800	\$43600	\$43200	...	\$44900	\$43800	...	\$40900	\$39700	\$58300
Mean	\$51400	\$49200	\$74700	\$46600	\$46400	...	\$51600	\$50500	...	\$52100	\$49500	\$80500

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**PROPERTY CHARACTERISTICS—Con.****Monthly Rental Receipts Per Housing Unit**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	2 868	2 661	207	356	325	30	280	261	19	2 232	2 074	158
Less than \$60	122	116	6	6	6	—	3	3	—	113	107	6
\$60 to \$79	67	65	2	2	2	—	2	2	—	62	61	2
\$80 to \$99	89	87	1	12	12	—	7	7	—	70	68	1
\$100 to \$119	118	115	3	7	4	3	19	19	—	92	92	—
\$120 to \$149	171	170	1	23	23	—	9	9	—	139	138	1
\$150 to \$199	413	400	13	41	36	4	24	23	1	348	340	8
\$200 to \$249	363	336	27	38	35	4	53	50	4	271	251	20
\$250 to \$299	296	271	25	47	47	—	31	31	—	217	192	25
\$300 to \$349	245	226	19	35	28	7	33	30	4	177	168	8
\$350 to \$399	174	165	9	31	31	—	18	14	3	125	120	6
\$400 to \$449	94	74	21	15	12	3	10	7	3	69	55	14
\$450 to \$499	94	87	7	4	4	—	14	14	—	76	70	7
\$500 or more	143	126	17	22	19	4	3	3	—	117	104	13
No rental receipts	84	77	7	10	10	—	10	10	—	64	58	7
Not reported	396	346	50	62	56	5	43	40	4	291	250	41
Median	\$230	\$225	\$294	\$263	\$261	...	\$247	\$244	...	\$221	\$215	\$285
Mean	\$318	\$307	\$473	\$333	\$327	...	\$355	\$332	...	\$311	\$302	\$462
Other properties	1 123	1 003	120	128	123	4	130	109	22	865	771	95

Purchase Price as Percent of Value

Acquired by purchase	3 932	3 612	321	483	449	34	411	370	40	3 038	2 793	246
Purchased 1977 to 1981 (port)	2 135	1 920	215	207	189	17	224	192	33	1 704	1 539	165
Less than 80 percent	1 080	968	112	97	87	10	104	93	11	879	788	91
80 to 89 percent	462	432	31	44	44	—	50	39	11	368	348	20
90 to 94 percent	133	109	24	14	10	4	22	11	10	98	87	11
95 to 99 percent	97	86	11	16	16	—	14	14	—	67	56	11
100 percent or more	246	212	33	27	23	4	20	20	—	198	169	29
Not reported	116	112	4	9	9	—	13	13	—	94	90	4
Median	80—	80—	80—	80	81	...	80	80—	...	80—	80—	80—
Purchased 1970 to 1976	1 229	1 147	82	182	167	16	118	115	4	928	865	63
Less than 60 percent	782	721	61	115	101	14	69	66	4	598	555	43
60 to 79 percent	226	208	18	31	30	2	23	23	—	172	156	16
80 to 89 percent	52	52	—	12	12	—	3	3	—	38	38	—
90 to 99 percent	7	7	—	—	—	—	—	—	—	7	7	—
100 percent or more	33	33	—	4	4	—	3	3	—	26	26	—
Not reported	128	124	4	20	20	—	20	20	—	88	84	4
Median	60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	...
Purchased 1969 or earlier	568	545	23	94	93	1	68	64	4	406	388	18
Less than 40 percent	294	276	18	46	45	1	33	29	4	215	202	13
40 to 59 percent	144	143	1	22	22	—	22	22	—	100	98	1
60 to 79 percent	43	39	4	15	15	—	4	4	—	24	20	4
80 to 99 percent	6	6	—	—	—	—	—	—	—	6	6	—
100 percent or more	10	10	—	—	—	—	3	3	—	6	6	—
Not reported	72	72	—	10	10	—	7	7	—	55	55	—
Median	40—	40—	...	40—	40—	...	...	...	...	40—	40—	...
Not acquired by purchase	59	52	7	—	—	—	—	—	—	59	52	7

Rental Receipts as Percent of Value

Acquired before 1980²	2 868	2 661	207	356	325	30	280	261	19	2 232	2 074	158
Less than 5 percent	532	493	40	49	46	3	55	55	—	429	392	37
5 to 9 percent	1 301	1 225	76	185	164	21	145	130	15	971	931	40
10 to 14 percent	362	333	30	32	31	1	15	15	—	316	287	29
15 to 19 percent	69	65	4	1	1	—	5	5	—	62	59	3
20 to 24 percent	29	28	2	3	3	—	—	—	—	27	25	2
25 to 29 percent	4	4	—	1	1	—	—	—	—	2	2	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported or not computed	558	502	56	85	79	5	60	57	4	413	366	47
Median	7	7	7	7	7	...	7	7	...	7	7	7
Other properties	1 123	1 003	120	128	123	4	130	109	22	865	771	95

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	2 868	2 661	207	356	325	30	280	261	19	2 232	2 074	158
Less than 1.0 percent	1 423	1 346	77	189	176	12	153	146	7	1 081	1 024	57
1.0 to 2.9 percent	33	31	2	4	4	—	—	—	—	29	27	2
3.0 to 4.9 percent	71	67	4	4	4	—	7	7	—	60	55	4
5.0 to 6.9 percent	31	28	2	2	1	1	—	—	—	29	27	2
7.0 to 8.9 percent	133	110	23	33	24	8	10	6	3	91	80	11
9.0 to 10.9 percent	55	51	5	—	—	—	5	5	—	50	45	5
11.0 to 12.9 percent	29	28	1	3	3	—	—	—	—	26	25	1
13.0 to 14.9 percent	24	23	1	3	3	—	4	4	—	17	16	1
15.0 percent or more	425	402	23	36	32	4	29	28	1	360	342	18
Not reported or not computed	644	575	69	83	77	5	73	65	7	489	433	57
Median	1.0—	1.0—	1.0—	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	1.0—
Other properties	1 123	1 003	120	128	123	4	130	109	22	865	771	95

OWNER CHARACTERISTICS

Type of Owner	3 591	3 299	292	439	407	32	379	342	37	2 773	2 550	223
Individual	215	187	29	30	27	2	23	19	4	163	140	22
Partnership	67	67	—	9	9	—	—	—	—	56	56	—
Real estate corporation	12	12	—	—	—	—	2	2	—	12	12	—
Real estate investment trust	12	12	—	3	3	—	—	—	—	9	9	—
Financial institution	—	—	—	—	—	—	—	—	—	—	—	—
Housing cooperative organization	34	34	—	3	3	—	—	—	—	31	31	—
Church or church-related institution	41	37	4	—	—	—	4	4	—	37	34	4
Other	20	16	4	—	—	—	3	3	—	17	13	4
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 3. **First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
First mortgage debt on 1-to-4-housing-unit properties -----	103 843	91 332	12 511	9 889	9 172	717	9 766	8 696	1 070	84 188	73 464	10 724
Average first mortgage debt per property -----	26 000	24 900	38 200	20 500	20 400	20 900	23 800	23 500	26 400	27 200	25 800	42 400
MORTGAGE CHARACTERISTICS												
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	97 821	85 555	12 266	9 889	9 172	717	9 766	8 696	1 070	78 166	67 687	10 479
Contract to purchase -----	5 400	5 156	245	-	-	-	-	-	-	5 400	5 156	245
Wrap-around mortgage -----	621	621	-	-	-	-	-	-	-	621	-	-
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	52 861	44 580	8 281	5 105	4 675	430	4 616	3 900	716	43 140	36 005	7 135
1977 and 1978 -----	28 756	26 307	2 449	1 795	1 665	130	2 169	1 921	248	24 792	22 721	2 071
1975 and 1976 -----	8 738	7 715	1 023	755	660	96	1 415	1 415	-	6 568	5 640	927
1970 to 1974 -----	10 272	9 687	585	1 566	1 512	54	1 056	982	74	7 650	7 193	457
1965 to 1969 -----	2 526	2 399	128	500	500	-	413	381	32	1 613	1 518	95
1960 to 1964 -----	609	564	45	126	120	6	63	63	-	419	381	39
1959 or earlier -----	81	81	-	41	41	-	34	34	-	6	6	-
First Mortgage Loan												
Less than \$5,000 -----	211	208	3	16	16	-	13	13	-	182	179	3
\$5,000 to \$9,999 -----	1 798	1 671	127	196	181	14	99	71	28	1 503	1 419	84
\$10,000 to \$14,999 -----	5 189	4 753	437	1 072	1 001	71	547	483	64	3 570	3 268	302
\$15,000 to \$19,999 -----	6 692	6 298	395	927	882	45	1 194	1 193	-	4 571	4 222	349
\$20,000 to \$24,999 -----	9 358	8 582	776	1 713	1 712	1	1 467	1 186	281	6 177	5 684	494
\$25,000 to \$29,999 -----	7 980	7 511	469	1 003	1 003	-	965	965	-	6 012	5 543	469
\$30,000 to \$34,999 -----	10 142	9 048	1 094	1 289	923	366	1 376	1 269	107	7 477	6 856	621
\$35,000 to \$39,999 -----	8 110	7 461	649	261	232	30	825	712	114	7 023	6 518	505
\$40,000 to \$49,999 -----	15 318	13 557	1 762	1 257	1 067	189	1 661	1 396	265	12 401	11 093	1 308
\$50,000 to \$59,999 -----	12 466	11 548	918	1 441	1 441	-	547	547	-	10 478	9 560	918
\$60,000 to \$79,999 -----	12 359	10 231	2 128	630	630	-	1 072	861	211	10 657	8 740	1 917
\$80,000 to \$99,999 -----	4 066	3 810	276	-	-	-	-	-	-	4 086	3 810	276
\$100,000 to \$149,999 -----	4 247	2 483	1 764	84	84	-	-	-	-	4 162	2 399	1 764
\$150,000 to \$199,999 -----	572	500	73	-	-	-	-	-	-	572	500	73
\$200,000 or more -----	5 315	3 673	1 642	-	-	-	-	-	-	5 315	3 673	1 642
First Mortgage Outstanding Debt												
Less than \$5,000 -----	1 401	1 352	49	169	155	14	78	78	-	1 154	1 119	34
\$5,000 to \$9,999 -----	3 846	3 592	254	501	479	23	300	208	92	3 044	2 905	139
\$10,000 to \$14,999 -----	5 918	5 409	509	1 005	911	93	677	677	-	4 237	3 821	416
\$15,000 to \$19,999 -----	7 330	6 941	389	1 361	1 359	1	1 324	1 324	-	4 646	4 258	387
\$20,000 to \$24,999 -----	8 754	8 008	746	1 094	1 094	-	1 171	889	281	6 489	6 025	465
\$25,000 to \$29,999 -----	10 198	9 767	431	904	904	-	1 004	1 004	-	8 290	7 859	431
\$30,000 to \$34,999 -----	8 463	7 005	1 457	1 256	861	395	1 332	1 110	221	5 875	5 034	841
\$35,000 to \$39,999 -----	6 785	6 422	363	186	186	-	811	811	-	5 788	5 425	363
\$40,000 to \$49,999 -----	14 546	12 975	1 571	1 078	889	189	1 594	1 329	265	11 874	10 757	1 117
\$50,000 to \$59,999 -----	11 699	10 478	1 221	1 402	1 402	-	580	580	-	9 716	8 495	1 221
\$60,000 to \$79,999 -----	11 444	9 678	1 767	847	847	-	896	685	211	9 702	8 146	1 556
\$80,000 to \$99,999 -----	4 584	3 948	636	-	-	-	-	-	-	4 584	3 948	636
\$100,000 to \$149,999 -----	3 189	1 785	1 404	84	84	-	-	-	-	3 104	1 701	1 404
\$150,000 to \$199,999 -----	572	500	73	-	-	-	-	-	-	572	500	73
\$200,000 or more -----	5 114	3 473	1 642	-	-	-	-	-	-	5 114	3 473	1 642
Current Interest Rate on First Mortgage												
Less than 5.0 percent -----	544	518	26	36	27	8	50	50	-	458	441	18
5.0 percent -----	-	41	-	-	1	-	-	-	-	40	40	-
5.1 to 5.9 percent -----	1 535	1 348	187	536	490	46	344	284	60	656	575	81
6.0 percent -----	1 532	1 464	68	223	223	-	281	249	32	1 027	992	36
6.1 to 6.9 percent -----	1 685	1 616	70	262	248	14	64	64	-	1 359	1 303	56
7.0 percent -----	2 866	2 643	223	1 019	988	31	1 033	857	175	814	798	16
7.1 to 7.4 percent -----	720	720	-	73	73	-	-	-	-	647	647	-
7.5 to 7.9 percent -----	4 260	3 595	665	509	464	45	344	344	-	3 407	2 787	620
8.0 percent -----	5 154	4 789	365	623	623	-	1 243	1 168	75	3 288	2 998	289
8.1 to 8.4 percent -----	726	583	143	101	101	-	-	-	-	625	481	143
8.5 to 8.9 percent -----	13 529	12 106	1 423	2 372	2 006	366	3 399	2 812	587	7 757	7 288	469
9.0 percent -----	7 085	6 477	608	17	17	-	578	511	67	6 491	5 966	524
9.1 to 9.9 percent -----	18 615	16 821	1 794	1 135	1 135	-	994	922	73	16 486	14 764	1 722
10.0 percent -----	6 782	6 470	312	597	597	-	501	501	-	5 684	5 372	312
10.1 to 11.9 percent -----	18 052	14 390	3 661	1 389	1 199	189	452	452	-	16 211	12 739	3 472
12.0 percent -----	4 062	3 980	82	297	297	-	206	206	-	3 559	3 477	82
12.1 to 13.9 percent -----	8 615	8 143	473	655	655	-	222	222	-	7 738	7 265	473
14.0 percent or more -----	8 040	5 629	2 410	43	43	-	55	55	-	7 942	5 532	2 410
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed -----	34 177	30 574	3 603	-	-	-	-	-	-	34 177	30 574	3 603
Rate higher now than when mortgage made -----	7 715	5 941	1 774	-	-	-	-	-	-	7 715	5 941	1 774
Rate lower now than when mortgage made -----	1 328	1 328	-	-	-	-	-	-	-	1 328	1 328	-
Rate unchanged or same now as when mortgage made -----	23 879	22 049	1 829	-	-	-	-	-	-	23 879	22 049	1 829
Not reported -----	1 255	1 255	-	-	-	-	-	-	-	1 255	1 255	-
No, interest rate cannot be changed -----	68 557	59 680	8 877	9 889	9 172	717	9 711	8 641	1 070	48 957	41 867	7 089
Not reported -----	1 109	1 078	31	-	-	-	55	55	-	1 054	1 023	31
Reason for Change in First Mortgage Rate												
Interest rate can be changed -----	34 177	30 574	3 603	-	-	-	-	-	-	34 177	30 574	3 603
Rate renegotiated periodically -----	2 367	2 141	226	-	-	-	-	-	-	2 367	2 141	226
Rate changes tied to market index -----	5 398	4 609	789	-	-	-	-	-	-	5 398	4 609	789
When mortgage is assumed -----	21 659	19 279	2 381	-	-	-	-	-	-	21 659	19 279	2 381
When payments become delinquent -----	4 343	4 233	110	-	-	-	-	-	-	4 343	4 233	110
Other reason -----	5 536	5 167	369	-	-	-	-	-	-	5 536	5 167	369
Not reported -----	344	344	-	-	-	-	-	-	-	344	344	-
Interest rate cannot be changed -----	68 557	59 680	8 877	9 889	9 172	717	9 711	8 641	1 070	48 957	41 867	7 089

¹Detail does not add to total because lenders reported more than one reason.

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	10 747	7 874	2 874	—	—	—	—	—	—	10 747	7 874	2 874
8 to 12 years	4 519	4 305	215	12	12	—	—	—	—	4 508	4 293	215
13 to 17 years	4 231	3 956	274	101	101	—	95	95	—	4 034	3 760	274
18 to 22 years	9 895	9 231	663	202	180	22	35	35	—	9 658	9 017	641
23 to 27 years	13 742	12 853	889	535	476	59	547	547	—	12 660	11 829	831
28 to 32 years	57 952	50 453	7 499	9 023	8 388	635	9 089	8 019	1 070	39 840	34 047	5 793
33 to 37 years	810	763	47	16	16	—	—	—	—	794	747	47
38 or more years	491	454	37	—	—	—	—	—	—	491	454	37
No stated term	1 456	1 443	13	—	—	—	—	—	—	1 456	1 443	13

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	9 389	8 462	927	1 135	1 135	—	111	111	—	8 142	7 216	927
Payments increase yearly for first five years of mortgage	1 181	1 181	—	990	990	—	—	—	—	191	191	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	6 760	6 000	760	94	94	—	111	111	—	6 555	5 795	760
Not reported	1 448	1 281	167	51	51	—	—	—	—	1 397	1 230	167
No, monthly payments cannot change	92 516	80 995	11 521	8 600	7 884	717	9 481	8 442	1 039	74 435	64 670	9 766
Not reported	1 937	1 875	63	153	153	—	174	142	32	1 610	1 579	31

Holder of First Mortgage

Commercial bank or trust company	15 053	11 733	3 320	190	39	151	896	789	107	13 967	10 905	3 062
Mutual savings bank	5 335	5 028	306	644	604	40	499	439	60	4 191	3 985	206
Savings and loan association	47 701	41 806	5 894	977	897	80	1 737	1 558	179	44 987	39 352	5 635
Life insurance company	1 249	1 165	84	308	308	—	354	354	—	587	503	84
Mortgage company	2 785	2 768	17	1 005	989	17	1 157	1 157	—	622	622	—
Federal agency	2 998	2 735	262	974	784	190	763	691	73	1 261	1 261	—
Federally-secured pool	6 448	5 615	832	2 291	2 183	109	2 657	2 184	473	1 499	1 249	250
Federal National Mortgage Association	6 814	6 162	651	3 205	3 181	24	1 344	1 166	178	2 264	1 815	449
Real estate or construction company	542	435	107	107	—	107	—	—	—	435	435	—
Individual or individual's estate	10 634	9 845	789	—	—	—	—	—	—	10 634	9 845	789
Other	4 287	4 039	248	187	187	—	358	358	—	3 741	3 494	248

Location of First Mortgage Holder

Property in Northeast Region	11 796	11 326	469	553	553	—	449	448	—	10 794	10 325	469
Lender in Northeast	10 876	10 406	469	416	416	—	277	276	—	10 183	9 714	469
Lender in North Central	173	173	—	—	—	—	81	81	—	92	92	—
Lender in South	701	701	—	136	136	—	91	91	—	474	474	—
Lender in West	46	46	—	—	—	—	—	—	—	46	46	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	21 502	20 360	1 142	998	946	52	1 500	1 428	73	19 004	17 987	1 017
Lender in Northeast	476	476	—	19	19	—	25	25	—	433	433	—
Lender in North Central	18 382	17 413	968	322	271	51	696	696	—	17 363	16 446	917
Lender in South	2 577	2 403	174	657	655	1	774	701	73	1 146	1 047	100
Lender in West	65	65	—	—	—	—	6	6	—	59	59	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Property in South Region	30 305	27 456	2 850	3 742	3 280	463	4 032	3 733	299	22 531	20 443	2 088
Lender in Northeast	2 035	1 815	219	572	432	139	583	523	60	880	861	20
Lender in North Central	934	934	—	113	113	—	194	194	—	627	627	—
Lender in South	26 225	23 605	2 620	2 772	2 448	323	3 082	2 844	239	20 371	18 313	2 058
Lender in West	831	831	—	217	217	—	173	173	—	441	441	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	280	270	10	69	69	—	—	—	—	211	201	10
Property in West Region	40 240	32 190	8 049	4 596	4 395	201	3 785	3 087	698	31 859	24 709	7 150
Lender in Northeast	341	310	32	11	11	—	292	260	32	38	38	—
Lender in North Central	633	526	107	293	186	107	141	141	—	198	198	—
Lender in South	8 385	7 127	1 258	3 727	3 713	14	2 125	1 534	591	2 532	1 880	653
Lender in West	30 881	24 228	6 653	565	484	81	1 226	1 151	75	29 090	22 593	6 497
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	80 276	69 963	10 313	3 015	2 651	364	3 850	3 480	370	73 412	63 832	9 580
Agent	23 567	21 369	2 197	6 874	6 521	353	5 916	5 215	701	10 776	9 633	1 144

Mortgage Assumption

Lender's permission needed for assumption	54 424	48 500	5 924	497	489	8	581	581	—	53 345	47 430	5 915
Lender's permission not needed for assumption	37 767	32 438	5 330	8 194	7 567	627	8 326	7 410	915	21 248	17 461	3 787
Not reported	11 652	10 395	1 258	1 198	1 117	81	859	704	155	9 595	8 573	1 022

Prepayment Penalties

Yes	24 280	20 647	3 633	400	400	—	429	429	—	23 452	19 819	3 633
No	75 036	66 720	8 316	9 259	8 593	666	8 976	7 906	1 070	56 801	50 222	6 580
Not reported	4 526	3 964	562	231	180	51	361	361	—	3 935	3 424	511

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	5 573	4 817	756	632	603	29	367	307	60	4 574	3 906	667
20 to 29 percent	8 242	6 591	1 651	842	620	221	739	632	107	6 661	5 338	1 323
30 to 39 percent	13 150	9 899	3 251	934	918	17	1 280	1 207	73	10 936	7 774	3 162
40 to 49 percent	13 713	11 847	1 866	1 740	1 738	1	859	822	37	11 114	9 286	1 828
50 to 59 percent	19 187	17 060	2 127	1 261	1 110	151	1 637	1 053	583	16 290	14 896	1 393
60 to 69 percent	18 727	17 555	1 172	1 681	1 572	109	1 880	1 669	211	15 166	14 315	852
70 to 79 percent	11 663	10 511	1 152	1 809	1 619	189	1 310	1 310	—	8 545	7 582	963
80 to 89 percent	4 763	4 425	339	710	710	—	724	724	—	3 330	3 191	139
90 to 99 percent	2 598	2 598	—	84	84	—	617	617	—	1 896	1 896	—
100 percent or more	1 836	1 563	273	—	—	—	—	—	—	1 836	1 563	273
Not reported	4 391	4 267	124	197	197	—	354	354	—	3 841	3 717	124

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

	All first mortgage debt			Government-insured first mortgage debt						Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular payments of interest and/or principal	103 659	91 148	12 511	9 889	9 172	717	9 766	8 696	1 070	84 004	73 280	10 724
Interest and principal	100 219	88 623	11 596	9 889	9 172	717	9 766	8 696	1 070	80 564	70 755	9 809
Fully amortized	89 879	80 255	9 624	9 889	9 172	717	9 657	8 586	1 070	70 333	62 496	7 837
Partially amortized	10 340	8 368	1 972	—	—	—	109	109	—	10 230	8 259	1 972
Principal only	177	177	—	—	—	—	—	—	—	177	177	—
Fully amortized	108	108	—	—	—	—	—	—	—	108	108	—
Partially amortized	69	69	—	—	—	—	—	—	—	69	69	—
Interest only	3 263	2 348	915	—	—	—	—	—	—	3 263	2 348	915
No regular payments required	184	184	—	—	—	—	—	—	—	184	184	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

	103 659	91 148	12 511	9 889	9 172	717	9 766	8 696	1 070	84 004	73 280	10 724
Regular monthly payments of interest and/or principal	103 659	91 148	12 511	9 889	9 172	717	9 766	8 696	1 070	84 004	73 280	10 724
Less than \$60	2 394	2 203	190	374	342	33	181	180	—	1 839	1 681	157
\$60 to \$79	2 832	2 559	273	409	326	83	330	270	60	2 093	1 964	129
\$80 to \$99	4 279	3 976	303	565	565	—	493	425	68	3 221	2 986	235
\$100 to \$149	11 425	10 504	922	1 385	1 289	96	1 280	1 280	—	8 760	7 935	826
\$150 to \$199	12 119	10 917	1 202	1 725	1 725	—	1 479	1 198	281	8 915	7 994	921
\$200 to \$249	13 357	11 853	1 504	1 415	1 308	107	1 990	1 917	73	9 952	8 628	1 324
\$250 to \$299	10 467	9 337	1 130	809	601	208	1 174	952	221	8 485	7 784	701
\$300 to \$399	13 924	12 890	1 034	946	946	—	1 235	1 080	155	11 743	10 865	878
\$400 to \$499	11 992	10 063	1 929	1 814	1 625	189	944	732	211	9 234	7 706	1 528
\$500 to \$599	6 361	5 332	1 029	192	192	—	232	232	—	5 937	4 908	1 029
\$600 to \$699	2 960	2 715	245	—	—	—	206	206	—	2 754	2 509	245
\$700 to \$799	2 045	1 947	99	237	237	—	222	222	—	1 586	1 487	99
\$800 or more	9 504	6 852	2 652	18	18	—	—	—	—	9 486	6 834	2 652
No regular payments required	184	184	—	—	—	—	—	—	—	184	184	—

Current Status of First Mortgage Payments

	103 659	91 148	12 511	9 889	9 172	717	9 766	8 696	1 070	84 004	73 280	10 724
Regular payments of interest and/or principal	103 659	91 148	12 511	9 889	9 172	717	9 766	8 696	1 070	84 004	73 280	10 724
Current or ahead of schedule	97 427	85 630	11 796	9 247	8 689	559	8 882	7 886	996	79 297	69 056	10 241
Delinquent (30 days or more)	4 309	3 676	632	407	300	107	687	612	74	3 215	2 764	451
1 to 3 payments	3 294	2 801	493	322	216	107	467	467	—	2 504	2 118	386
4 or more payments	1 015	875	139	84	84	—	220	146	74	711	645	65
Foreclosure in process	616	491	125	—	—	—	111	37	74	504	454	51
Foreclosure not in process	399	385	14	84	84	—	109	109	—	206	192	14
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	1 924	1 842	82	235	184	51	197	197	—	1 491	1 460	31
No regular payments required	184	184	—	—	—	—	—	—	—	184	184	—

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

	66 166	59 716	6 450	6 415	5 888	527	6 214	5 717	497	53 537	48 111	5 426
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	66 166	59 716	6 450	6 415	5 888	527	6 214	5 717	497	53 537	48 111	5 426
Less than 20 percent	336	285	51	60	46	14	9	9	—	267	230	36
20 to 29 percent	2 200	1 998	203	552	510	42	194	193	—	1 455	1 294	161
30 to 39 percent	3 153	2 768	386	248	174	74	418	389	28	2 488	2 205	283
40 to 49 percent	4 287	3 822	464	722	615	107	444	370	74	3 120	2 837	283
50 to 59 percent	4 976	4 588	389	706	706	—	509	473	37	3 761	3 409	352
60 to 69 percent	5 322	4 811	511	658	549	109	286	286	—	4 378	3 976	403
70 to 79 percent	6 742	6 119	624	761	761	—	926	812	114	5 055	4 546	510
80 to 89 percent	5 699	5 576	122	691	640	51	544	544	—	4 464	4 392	71
90 to 99 percent	4 908	4 615	293	297	297	—	389	389	—	4 222	3 929	293
100 percent or more	18 796	16 672	2 124	802	702	100	1 382	1 171	211	16 613	14 799	1 814
Not reported or not computed	9 746	8 464	1 283	919	888	31	1 113	1 081	32	7 714	6 494	1 220
Other properties	37 677	31 616	6 061	3 474	3 284	189	3 552	2 978	574	30 651	25 353	5 298

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

	66 166	59 716	6 450	6 415	5 888	527	6 214	5 717	497	53 537	48 111	5 426
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	66 166	59 716	6 450	6 415	5 888	527	6 214	5 717	497	53 537	48 111	5 426
Less than 20 percent	285	285	—	46	46	—	9	9	—	230	230	—
20 to 29 percent	2 070	1 998	72	510	510	—	193	193	—	1 367	1 294	72
30 to 39 percent	2 804	2 768	36	174	174	—	389	389	—	2 240	2 205	36
40 to 49 percent	3 876	3 822	54	617	615	1	370	370	—	2 889	2 837	52
50 to 59 percent	4 859	4 588	271	714	706	8	473	473	—	3 672	3 409	263
60 to 69 percent	5 046	4 811	235	579	549	30	287	286	—	4 180	3 976	205
70 to 79 percent	6 224	6 119	106	812	761	51	849	812	37	4 564	4 546	18
80 to 89 percent	5 746	5 576	169	640	640	—	544	544	—	4 561	4 392	169
90 to 99 percent	4 926	4 615	311	406	297	109	389	389	—	4 131	3 929	203
100 percent or more	20 585	16 672	3 913	999	702	297	1 598	1 171	427	17 988	14 799	3 189
Not reported or not computed	9 746	8 464	1 283	919	888	31	1 113	1 081	32	7 714	6 494	1 220
Other properties	37 677	31 616	6 061	3 474	3 284	189	3 552	2 978	574	30 651	25 353	5 298

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 4. Total Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

Total mortgage debt on 1-to-4-housing-unit properties...
Average total mortgage debt per property

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$5,000.....	208	16	13	179
\$5,000 to \$9,999.....	1 689	181	71	1 436
\$10,000 to \$14,999.....	4 811	1 007	483	3 321
\$15,000 to \$19,999.....	6 560	931	1 193	4 436
\$20,000 to \$24,999.....	8 931	1 712	1 302	5 917
\$25,000 to \$29,999.....	8 071	1 072	1 068	5 930
\$30,000 to \$34,999.....	9 843	941	1 367	7 535
\$35,000 to \$39,999.....	8 341	428	829	7 084
\$40,000 to \$49,999.....	14 944	1 308	1 687	11 949
\$50,000 to \$59,999.....	13 200	1 691	762	10 748

\$60,000 to \$79,999.....	14 698	630	1 343	12 725
\$80,000 to \$99,999.....	6 364	291	461	5 612
\$100,000 to \$149,999.....	5 892	84	—	5 808
\$150,000 to \$199,999.....	646	—	—	646
\$200,000 or more.....	6 910	—	—	6 910

Total Mortgage Outstanding Debt

Less than \$5,000.....	1 358	161	78	1 119
\$5,000 to \$9,999.....	3 659	505	208	2 946
\$10,000 to \$14,999.....	5 621	934	723	3 964
\$15,000 to \$19,999.....	7 112	1 377	1 324	4 411
\$20,000 to \$24,999.....	8 527	1 164	963	6 401
\$25,000 to \$29,999.....	10 371	1 020	1 103	8 248
\$30,000 to \$34,999.....	7 731	942	1 209	5 580
\$35,000 to \$39,999.....	7 389	427	928	6 033
\$40,000 to \$49,999.....	15 051	927	1 789	12 334
\$50,000 to \$59,999.....	12 484	1 614	626	10 244

\$60,000 to \$79,999.....	12 994	847	1 167	10 980
\$80,000 to \$99,999.....	6 454	291	461	5 702
\$100,000 to \$149,999.....	5 002	84	—	4 918
\$150,000 to \$199,999.....	646	—	—	646
\$200,000 or more.....	6 709	—	—	6 709

Total Outstanding Debt as Percent of Value

Less than 20 percent.....	4 832	609	307	3 916
20 to 29 percent.....	7 027	638	636	5 752
30 to 39 percent.....	12 720	1 050	1 249	10 420
40 to 49 percent.....	13 706	1 738	822	11 145
50 to 59 percent.....	20 596	1 215	1 172	18 209
60 to 69 percent.....	20 122	1 804	2 099	16 219
70 to 79 percent.....	14 711	2 036	2 081	10 594
80 to 89 percent.....	6 883	922	1 093	4 868
90 to 99 percent.....	3 370	84	617	2 668
100 percent or more.....	2 611	—	147	2 464
Not reported.....	4 530	197	354	3 980

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal.....	110 924	10 293	10 578	90 052
Less than \$60.....	2 213	342	180	1 691
\$60 to \$79.....	2 602	331	274	1 997
\$80 to \$99.....	4 134	615	425	3 095
\$100 to \$149.....	11 014	1 345	1 326	8 343
\$150 to \$199.....	11 676	1 806	1 241	8 629
\$200 to \$249.....	12 787	1 308	1 917	9 562
\$250 to \$299.....	10 738	669	1 242	8 828
\$300 to \$399.....	14 987	1 187	1 316	12 484
\$400 to \$499.....	12 068	1 741	1 234	9 093
\$500 to \$599.....	7 349	404	555	6 390

\$600 to \$699.....	5 187	—	477	4 710
\$700 to \$799.....	2 835	237	222	2 376
\$800 or more.....	13 333	309	169	12 855

No regular payments required..... 184 — — 184

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage¹

Less than 20 percent.....	69 804	6 797	6 466	56 541
20 to 29 percent.....	285	46	9	230
30 to 39 percent.....	2 086	510	193	1 382
40 to 49 percent.....	2 831	179	389	2 262
50 to 59 percent.....	3 942	617	370	2 956
60 to 69 percent.....	4 965	731	473	3 761
70 to 79 percent.....	5 118	588	290	4 241
80 to 89 percent.....	6 282	846	558	4 578
90 to 99 percent.....	5 831	640	544	4 647
100 percent or more.....	5 045	422	389	4 234
Not reported or not computed.....	22 767	1 280	1 828	19 659

Other properties..... 41 304 3 496 4 112 33 695

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹

Less than 20 percent.....	69 988	6 797	6 466	56 725
20 to 29 percent.....	110	—	—	110
30 to 39 percent.....	133	—	—	133
40 to 49 percent.....	647	162	18	467
50 to 59 percent.....	1 046	137	135	774
60 to 69 percent.....	2 023	267	305	1 450
70 to 79 percent.....	2 847	261	330	2 256
80 to 89 percent.....	4 061	572	364	3 125
90 to 99 percent.....	4 297	863	393	3 041
100 percent or more.....	5 285	620	306	4 359
Not reported or not computed.....	5 942	741	769	4 433

Other properties..... 41 119 3 496 4 112 33 511

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980.....	9 243	1 269	353	7 622
1977 and 1978.....	9 177	419	807	7 951
1975 and 1976.....	4 390	593	499	3 298
1970 to 1974.....	12 448	1 769	1 306	9 373
1960 to 1969.....	19 945	2 102	2 229	15 614
1950 to 1959.....	16 987	1 643	2 838	12 506
1940 to 1949.....	9 162	791	1 111	7 260
1939 or earlier.....	27 204	1 337	1 299	24 568
Not reported.....	2 550	369	137	2 045

Value

Less than \$5,000.....	27	—	—	27
\$5,000 to \$9,999.....	188	4	—	184
\$10,000 to \$14,999.....	534	28	60	446
\$15,000 to \$19,999.....	1 098	36	61	1 001
\$20,000 to \$24,999.....	1 278	139	73	1 067
\$25,000 to \$29,999.....	2 923	278	401	2 244
\$30,000 to \$34,999.....	3 251	841	506	1 905
\$35,000 to \$39,999.....	5 372	698	835	3 839
\$40,000 to \$49,999.....	10 043	1 248	2 312	6 483
\$50,000 to \$59,999.....	12 078	2 439	1 523	8 116
\$60,000 to \$79,999.....	21 085	2 033	1 908	17 144
\$80,000 to \$99,999.....	12 981	1 320	1 139	10 521
\$100,000 to \$149,999.....	18 052	1 033	988	16 031
\$150,000 to \$199,999.....	7 506	—	375	7 132
\$200,000 or more.....	10 161	—	45	10 116
Not reported.....	4 530	197	354	3 980

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹

Less than 1.0 percent.....	69 988	6 797	6 466	56 725
1.0 to 2.9 percent.....	32 454	3 382	3 446	25 626
3.0 to 4.9 percent.....	1 321	183	—	1 138
5.0 to 6.9 percent.....	2 421	104	202	2 115
7.0 to 8.9 percent.....	1 590	47	—	1 542
9.0 to 10.9 percent.....	3 953	823	161	2 969
11.0 to 12.9 percent.....	1 734	—	75	1 659
13.0 to 14.9 percent.....	881	13	—	868
15.0 percent or more.....	798	94	125	579
Not reported or not computed.....	9 553	938	727	7 888

Other properties..... 41 119 3 496 4 112 33 511

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 4. **Total Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

OWNER CHARACTERISTICS

Type of Owner

Total first and junior mortgage debt on—				
Total properties	Properties with—			Conven-tional first mortgage
	FHA first mortgage	VA first mortgage		
Individual	94 011	8 998	9 766	75 248
Partnership	11 521	1 133	694	9 693
Real estate corporation	2 008	55	19	1 934
Real estate investment trust	354	—	—	354

United States

OWNER CHARACTERISTICS—Con.

Type of Owner—Con.

Total first and junior mortgage debt on—				
Total properties	Properties with—			Conven-tional first mortgage
	FHA first mortgage	VA first mortgage		
Financial institution	296	101	—	195
Housing cooperative organization	—	—	—	—
Church or church-related institution	1 259	6	—	1 253
Other	957	—	62	894
Not reported	702	—	37	665

Table 5. Holder of First Mortgage, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
1-to-4-housing-unit mortgaged properties	3 991	641	277	1 680	76	114	81	211	263	31	481	138
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	3 664	589	257	1 513	74	112	72	188	245	27	454	133
2 mortgages	312	41	19	166	2	2	9	22	15	4	27	5
3 or more mortgages	16	10	1	1	—	—	—	—	4	—	—	—
Form of Debt of First Mortgage												
Mortgage or deed of trust	3 767	628	277	1 650	76	114	81	211	263	22	317	129
Contract to purchase	215	11	—	30	—	—	—	—	—	9	157	8
Wrap-around mortgage	10	2	—	—	—	—	—	—	—	—	7	1
Origin of First Mortgage												
Mortgage made at time property acquired	2 590	413	176	1 119	40	43	26	110	132	18	419	94
Mortgage assumed at time property acquired	943	85	65	353	31	63	51	89	125	8	42	32
Mortgage placed later than acquisition of property	459	143	36	208	5	8	4	11	7	5	20	13
Refinanced mortgage:												
Same lender	213	54	21	115	3	4	—	1	3	4	5	3
Different lender	74	16	8	33	1	—	—	5	4	—	7	—
Mortgage placed on property owned free and clear of debt	171	73	7	60	—	3	4	5	—	1	9	10
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	459	143	36	208	5	8	4	11	7	5	20	13
Renew or extend loan that had fallen due, without increasing the outstanding balance	15	3	2	8	—	—	—	—	—	—	2	—
Secure better terms	26	5	4	18	—	—	—	—	—	—	—	—
Provide funds for additions, improvements, or repairs to this property	146	57	9	65	—	—	4	6	—	1	4	—
Provide funds for investment in other real estate	109	43	18	33	1	3	—	—	4	—	—	6
Provide funds for other types of investments	17	5	—	11	—	—	—	—	—	—	—	1
Provide funds for educational or medical expenses	9	7	1	1	—	—	—	—	—	—	—	—
Other reasons	57	18	1	26	3	—	—	5	—	—	4	—
Not reported	80	6	2	45	—	5	—	—	3	4	10	6
Other properties	3 532	497	241	1 472	71	106	77	199	256	26	461	126
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 406	278	53	478	9	39	46	102	80	21	222	80
1977 and 1978	970	152	55	477	7	34	3	47	65	3	102	26
1975 and 1976	475	72	23	228	4	15	1	36	27	3	58	8
1970 to 1974	743	99	73	332	5	21	22	22	59	5	85	20
1965 to 1969	252	26	54	98	35	—	1	4	22	—	7	5
1960 to 1964	116	13	7	60	9	5	7	—	7	—	7	—
1959 or earlier	30	1	13	6	6	—	—	—	4	—	—	—
First Mortgage Loan												
Less than \$5,000	111	33	—	39	—	8	—	5	4	3	19	1
\$5,000 to \$9,999	440	113	29	141	20	4	10	3	19	9	81	12
\$10,000 to \$14,999	608	116	65	215	17	19	16	14	52	6	64	24
\$15,000 to \$19,999	506	67	51	220	11	13	—	21	49	2	64	8
\$20,000 to \$24,999	496	83	35	200	3	20	8	40	48	4	45	10
\$25,000 to \$29,999	330	50	30	128	12	7	14	25	7	—	44	14
\$30,000 to \$34,999	353	56	8	171	—	17	5	38	16	4	30	9
\$35,000 to \$39,999	248	43	17	105	—	—	8	14	13	—	41	7
\$40,000 to \$49,999	364	26	20	187	9	10	9	23	20	—	33	26
\$50,000 to \$59,999	238	17	15	124	—	7	9	8	17	1	27	13
\$60,000 to \$79,999	189	18	6	98	—	7	—	15	15	2	18	9
\$80,000 to \$99,999	48	8	1	24	—	—	—	4	4	1	6	—
\$100,000 to \$149,999	42	4	—	23	4	—	—	—	1	—	9	1
\$150,000 to \$199,999	4	—	—	2	—	—	—	—	—	—	1	—
\$200,000 or more	15	6	—	5	—	—	2	—	—	—	—	3
Median	\$23300	\$19300	\$19400	\$26000	\$15700	\$23100	\$27100	\$29200	\$20900	...	\$21400	\$30000
Mean	\$29500	\$27400	\$23800	\$31300	\$23500	\$26900	\$39200	\$31600	\$27500	...	\$26700	\$41200
First Mortgage Outstanding Debt												
Less than \$5,000	564	146	40	199	20	15	8	8	14	4	99	13
\$5,000 to \$9,999	519	116	59	175	16	11	11	—	37	13	74	6
\$10,000 to \$14,999	479	79	41	163	11	16	7	19	42	3	69	27
\$15,000 to \$19,999	417	54	33	187	7	13	8	29	44	3	33	5
\$20,000 to \$24,999	395	58	25	173	3	13	—	29	38	—	45	10
\$25,000 to \$29,999	370	64	26	155	4	7	19	38	3	—	42	11
\$30,000 to \$34,999	261	35	12	120	—	14	1	23	23	4	18	12
\$35,000 to \$39,999	181	28	4	98	3	1	7	14	6	—	14	7
\$40,000 to \$49,999	325	15	21	156	9	9	9	24	16	—	37	28
\$50,000 to \$59,999	214	17	11	113	—	7	9	10	17	1	17	10
\$60,000 to \$79,999	171	13	4	90	—	7	—	12	18	2	16	9
\$80,000 to \$99,999	51	5	1	27	1	—	—	4	4	—	9	—
\$100,000 to \$149,999	28	4	—	18	—	—	—	—	1	—	5	1
\$150,000 to \$199,999	4	—	—	2	—	—	—	—	—	—	1	—
\$200,000 or more	12	6	—	5	—	—	2	—	—	—	—	—
Median	\$20200	\$13700	\$14800	\$23400	\$10900	\$20700	\$26600	\$27500	\$19400	...	\$14900	\$29100
Mean	\$26000	\$23500	\$19300	\$28400	\$16500	\$24500	\$37100	\$30600	\$25900	...	\$22100	\$31000
Current Interest Rate on First Mortgage												
Less than 5.0 percent	69	—	13	—	10	3	13	5	4	—	15	5
5.0 percent	16	5	—	4	—	—	—	—	—	—	7	—
5.1 to 5.9 percent	189	15	58	44	26	6	6	—	29	—	—	3
6.0 percent	158	19	23	54	11	2	—	4	12	1	30	4
6.1 to 6.9 percent	131	10	3	68	12	—	—	4	8	4	9	13
7.0 percent	180	25	9	65	—	7	10	15	28	—	18	3
7.1 to 7.4 percent	46	4	4	31	—	—	—	—	—	—	—	7
7.5 to 7.9 percent	269	41	25	130	—	7	1	3	27	—	28	7
8.0 percent	299	45	12	84	—	10	1	20	20	4	96	8
8.1 to 8.4 percent	37	—	4	28	—	—	—	—	4	—	—	—
8.5 to 8.9 percent	569	53	50	223	6	40	20	78	47	7	28	14

Table 5. Holder of First Mortgage, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE CHARACTERISTICS—Con.												
Current Interest Rate on First Mortgage—Con.												
9.0 percent.....	315	52	11	162	1	2	4	2	13	4	58	7
9.1 to 9.9 percent.....	574	87	27	330	4	19	11	28	32	1	26	9
10.0 percent.....	210	30	4	57	—	2	2	20	1	—	88	8
10.1 to 11.9 percent.....	427	101	16	219	2	4	10	8	25	4	19	20
12.0 percent.....	122	17	6	34	—	—	1	8	4	7	37	9
12.1 to 13.9 percent.....	200	46	5	91	—	7	2	15	8	—	17	10
14.0 percent or more.....	180	90	7	56	3	6	—	1	1	—	4	12
Median.....	9.0	9.6	8.0	9.0	6.0	8.8	8.7	8.9	8.4	...	9.0	9.0
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed.....	1 052	121	62	753	12	5	2	12	11	1	30	44
Rate higher now than when mortgage made.....	180	35	8	107	—	—	2	—	—	—	2	26
Rate lower now than when mortgage made.....	11	7	2	2	—	—	—	—	1	—	—	—
Rate unchanged or same now as when mortgage made.....	825	76	52	631	8	2	—	9	8	1	20	18
Not reported.....	36	3	—	13	3	3	—	3	2	—	8	—
No, interest rate cannot be changed.....	2 896	512	214	917	64	106	79	197	253	29	438	87
Not reported.....	43	8	2	10	—	3	—	1	—	—	12	7
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	1 052	121	62	753	12	5	2	12	11	1	30	44
Rate renegotiated periodically.....	77	32	1	37	1	—	—	—	—	—	—	5
Rate changes tied to market index.....	88	15	7	45	3	—	—	—	2	—	8	8
When mortgage is assumed.....	738	42	30	615	5	5	—	9	9	—	5	18
When payments become delinquent.....	174	7	26	132	1	—	—	—	—	—	1	6
Other reason.....	171	29	7	92	3	—	2	—	—	1	12	25
Not reported.....	13	—	—	3	—	—	—	3	—	—	6	—
Interest rate cannot be changed.....	2 896	512	214	917	64	106	79	197	253	29	438	87
Term of First Mortgage												
Less than 8 years.....	306	142	5	20	—	—	—	—	—	7	124	9
8 to 12 years.....	365	104	16	88	—	5	—	—	—	—	130	23
13 to 17 years.....	357	94	5	138	3	8	—	8	3	9	80	9
18 to 22 years.....	536	118	67	258	5	3	—	7	4	1	51	20
23 to 27 years.....	577	49	66	393	9	3	6	2	14	6	15	13
28 to 32 years.....	1 738	113	119	765	59	95	64	181	242	4	45	52
33 to 37 years.....	26	—	—	5	—	—	7	12	—	—	—	—
38 or more years.....	9	—	—	5	—	—	—	—	—	—	—	4
No stated term.....	78	20	—	7	—	—	4	—	—	4	34	10
Median.....	26.4	16.4	26.5	27.2	29.8	30.0	30.6	30.4	30.3	...	11.8	24.5
Unexpired Term of First Mortgage												
Less than 4 years.....	337	124	13	66	3	2	—	—	—	1	118	12
4 to 7 years.....	419	122	29	130	13	1	—	—	4	7	106	7
8 to 12 years.....	425	97	41	151	7	6	3	10	11	3	76	20
13 to 17 years.....	409	73	58	182	12	—	6	5	9	8	41	15
18 to 22 years.....	468	66	35	277	1	12	8	14	23	—	21	13
23 to 27 years.....	600	34	26	359	6	28	1	50	58	—	28	9
28 to 32 years.....	302	18	10	152	3	2	8	43	34	—	14	18
33 or more years.....	8	—	—	6	—	—	—	—	—	—	1	—
No stated term or not computed.....	1 024	108	65	357	31	63	55	89	125	11	76	45
Median.....	16.7	9.1	15.0	20.4	...	...	...	26.2	25.0	...	7.2	15.9
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate).....	284	22	25	127	2	3	—	18	21	—	54	13
Payments increase yearly for first five years of mortgage.....	20	1	—	—	—	—	—	4	14	—	1	—
Payments increase yearly for first ten years of mortgage.....	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way.....	220	16	23	112	2	3	—	15	3	—	44	4
Not reported.....	43	5	2	15	—	—	—	—	3	—	9	10
No, monthly payments cannot change.....	3 627	600	249	1 534	74	104	77	191	233	31	415	118
Not reported.....	81	19	3	19	—	7	4	1	9	—	12	7
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast.....	560	103	178	177	3	8	5	2	7	9	57	10
Lender in North Central.....	519	100	177	174	3	5	—	—	—	9	41	10
Lender in South.....	8	—	—	3	—	3	—	—	—	—	2	—
Lender in West.....	31	3	—	—	—	—	5	2	7	—	14	—
Lender outside United States.....	2	—	2	—	—	—	—	—	—	—	—	—
Not reported.....	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast.....	976	214	24	460	10	30	5	22	41	12	130	29
Lender in North Central.....	16	—	3	—	5	3	—	—	—	—	1	3
Lender in South.....	847	212	15	448	5	20	—	—	—	12	112	22
Lender in West.....	106	2	5	12	—	3	5	22	41	—	13	3
Lender outside United States.....	5	—	—	—	—	—	—	—	—	—	1	—
Not reported.....	2	—	—	—	—	—	—	—	—	—	2	—
Property in South Region												
Lender in Northeast.....	1 325	217	53	544	52	41	40	78	116	4	128	53
Lender in North Central.....	113	13	38	30	29	—	—	—	—	—	—	4
Lender in South.....	33	—	—	23	4	7	—	—	—	—	—	—
Lender in West.....	1 150	203	11	484	15	26	40	78	116	4	124	47
Lender outside United States.....	20	—	—	8	4	4	—	—	—	—	4	—
Not reported.....	9	1	4	—	—	3	—	—	—	—	—	2
Property in West Region												
Lender in Northeast.....	1 130	107	22	498	12	35	31	109	99	5	165	46
Lender in North Central.....	31	7	14	—	10	—	—	—	—	—	—	—
Lender in South.....	27	—	—	15	—	8	—	—	—	4	—	—
Lender in West.....	250	—	—	3	1	3	31	109	99	—	3	—
Lender outside United States.....	822	100	8	480	—	24	—	—	—	1	162	46
Not reported.....	—	—	—	—	—	—	—	—	—	—	—	—

¹Detail does not add to total because lenders reported more than one reason.

Table 5. **Holder of First Mortgage, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Total	Holder of first mortgage											Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate		
MORTGAGE CHARACTERISTICS—Con.													
Servicing of First Mortgage													
Holder	3 078	566	205	1 539	41	85	36	81	3	29	389	104	
Agent	913	75	72	141	35	28	45	130	260	2	92	34	
Holder's Acquisition of First Mortgage													
Originated by holder	3 058	583	205	1 458	31	68	42	73	51	29	423	93	
Purchased from present servicer	520	25	25	140	17	14	22	88	150	—	8	28	
Purchased from someone else	304	23	43	52	24	23	15	41	48	—	22	14	
Not reported	110	9	4	29	3	9	1	8	14	1	27	3	
Mortgage Assumption													
Lender's permission needed for assumption	1 863	260	97	1 200	9	10	6	45	45	7	144	39	
Lender's permission not needed for assumption	1 671	300	155	351	62	85	63	153	177	17	236	72	
Not reported	457	80	26	128	5	18	11	13	41	7	102	28	
Prepayment Penalties													
Yes	677	32	9	532	12	9	—	5	31	2	30	15	
No	3 161	591	265	1 083	60	92	81	200	229	28	415	115	
Not reported	154	17	3	64	3	12	—	5	3	1	36	9	
First Mortgage Loan as Percent of Purchase Price													
Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 532	497	241	1 472	71	106	77	199	256	26	461	126	
Less than 40 percent	149	33	12	65	4	4	—	—	4	5	15	7	
40 to 49 percent	128	14	16	53	—	—	2	11	6	—	26	—	
50 to 59 percent	223	41	15	108	6	7	—	11	7	—	27	3	
60 to 69 percent	386	45	27	195	—	9	10	21	38	3	28	10	
70 to 79 percent	717	98	35	349	16	29	11	36	40	—	94	8	
80 to 89 percent	777	92	64	340	18	15	24	43	47	6	86	43	
90 to 94 percent	233	29	6	91	5	—	6	20	24	3	41	7	
95 to 99 percent	211	13	13	80	3	15	4	12	39	—	14	19	
100 percent or more	525	100	38	121	16	15	10	38	51	9	105	22	
Not reported	184	33	15	71	4	11	11	9	—	—	24	6	
Median	81	80	81	78	84	79	84	84	87	...	83	87	
Other properties	459	143	36	208	5	8	4	11	7	5	20	13	
Total Mortgage Loan as Percent of Purchase Price													
Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 532	497	241	1 472	71	106	77	199	256	26	461	126	
Less than 40 percent	102	28	11	39	4	4	—	—	4	1	7	4	
40 to 49 percent	123	10	12	54	—	—	—	11	6	—	29	—	
50 to 59 percent	188	24	15	91	5	5	—	11	7	—	27	3	
60 to 69 percent	345	45	23	172	—	9	7	14	34	3	28	10	
70 to 79 percent	699	95	33	336	16	29	7	39	37	4	92	11	
80 to 89 percent	798	95	60	355	18	17	33	41	47	6	82	43	
90 to 94 percent	243	29	6	104	5	—	6	21	21	3	40	7	
95 to 99 percent	227	20	13	88	3	15	4	8	39	—	18	19	
100 percent or more	625	119	53	161	16	15	10	45	61	9	113	22	
Not reported	184	33	15	71	4	11	11	9	—	—	24	6	
Median	83	83	83	80	85	80	86	85	88	...	84	87	
Other properties	459	143	36	208	5	8	4	11	7	5	20	13	
First Mortgage Outstanding Debt as Percent of Value													
Less than 20 percent	767	129	79	332	45	13	11	4	28	7	106	13	
20 to 29 percent	497	115	49	190	13	11	10	4	22	9	66	8	
30 to 39 percent	534	76	62	218	—	10	12	28	44	—	73	11	
40 to 49 percent	525	68	26	258	6	18	5	36	49	1	46	13	
50 to 59 percent	530	81	22	256	5	14	5	39	39	2	50	16	
60 to 69 percent	451	66	11	218	—	16	14	45	38	4	27	13	
70 to 79 percent	301	39	14	109	3	17	14	29	13	2	42	19	
80 to 89 percent	125	12	4	24	—	5	7	12	17	6	29	11	
90 to 99 percent	56	12	—	4	3	—	—	5	4	1	9	18	
100 percent or more	42	16	—	9	—	—	—	—	3	—	8	6	
Not reported	162	27	10	61	—	10	4	7	7	—	26	11	
Median	42	38	31	43	20—	50	51	57	47	...	38	62	
Total Outstanding Debt as Percent of Value													
Less than 20 percent	709	119	74	305	45	13	11	4	24	7	99	8	
20 to 29 percent	459	109	42	175	13	11	10	4	18	5	63	8	
30 to 39 percent	515	80	59	204	—	8	10	25	48	—	71	11	
40 to 49 percent	508	64	25	247	4	18	5	36	48	1	47	13	
50 to 59 percent	541	75	33	262	5	15	5	34	34	2	59	16	
60 to 69 percent	476	73	16	229	1	16	14	40	42	4	27	14	
70 to 79 percent	347	49	14	131	4	17	12	40	15	5	39	22	
80 to 89 percent	157	13	4	42	—	5	11	15	17	6	33	11	
90 to 99 percent	63	15	—	7	3	—	—	5	4	1	9	18	
100 percent or more	54	17	—	17	—	—	—	—	7	—	8	6	
Not reported	162	27	10	61	—	10	4	7	7	—	26	11	
Median	45	40	33	45	20—	51	55	60	48	...	39	65	
MORTGAGE PAYMENTS AND OTHER EXPENSES													
Method of Payment of First Mortgage													
Regular payments of interest and/or principal	3 982	639	277	1 680	76	114	77	211	263	31	477	138	
Interest and principal	3 921	623	274	1 679	76	114	77	211	263	31	444	129	
Fully amortized	3 631	548	263	1 625	76	114	77	211	257	23	323	115	
Partially amortized	290	76	11	54	—	—	—	—	6	8	121	14	
Principal only	6	—	—	—	—	—	—	—	—	—	6	—	
Fully amortized	3	—	—	—	—	—	—	—	—	—	3	—	
Partially amortized	3	—	—	—	—	—	—	—	—	—	3	—	
Interest only	55	16	3	1	—	—	—	—	—	—	26	9	
No regular payments required	10	2	—	—	—	—	4	—	—	—	4	—	

Table 5. **Holder of First Mortgage, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	3 921	623	274	1 679	76	114	77	211	263	31	444	129
Real estate taxes and property insurance	1 620	129	105	658	46	94	71	176	242	6	43	50
With no other items	947	88	49	469	15	60	36	73	80	6	43	28
With other items	673	41	56	189	31	34	35	103	161	—	—	23
Real estate taxes only	515	53	90	292	7	5	—	13	13	—	16	26
Property insurance only	35	—	4	23	—	2	—	—	—	1	5	1
Other combinations or no other items	1 751	442	75	705	23	14	6	21	9	23	381	53
No regular payments of interest and principal	70	17	3	1	—	—	4	—	—	—	37	9
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	3 982	639	277	1 680	76	114	77	211	263	31	477	138
Less than \$60	425	57	51	180	23	16	13	10	20	8	37	11
\$60 to \$79	325	47	37	125	9	6	3	2	32	4	54	6
\$80 to \$99	346	52	43	137	8	5	5	9	26	5	49	13
\$100 to \$149	741	163	53	287	11	17	16	33	49	5	92	15
\$150 to \$199	537	86	25	231	8	20	4	37	52	4	51	20
\$200 to \$249	455	74	15	189	7	21	12	34	19	8	68	7
\$250 to \$299	300	41	9	121	—	7	8	34	13	—	41	25
\$300 to \$399	338	38	23	174	4	11	7	27	17	—	32	5
\$400 to \$499	242	26	14	120	—	7	4	14	24	3	22	7
\$500 to \$599	116	21	4	56	3	—	4	3	—	—	14	11
\$600 to \$699	44	—	3	24	—	—	—	4	7	—	—	7
\$700 to \$799	35	3	—	9	3	3	—	—	4	—	7	6
\$800 or more	78	31	—	27	—	—	2	4	—	—	8	7
Median	\$164	\$150	\$107	\$174	\$95	\$182	\$178	\$222	\$154	...	\$156	\$233
Mean	\$233	\$282	\$158	\$237	\$160	\$214	\$221	\$245	\$197	...	\$209	\$336
No regular payments required	10	2	—	—	—	—	4	—	—	—	4	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	3 982	639	277	1 680	76	114	77	211	263	31	477	138
Current or ahead of schedule	3 687	604	253	1 590	74	100	72	199	243	22	418	112
Delinquent (30 days or more)	214	31	21	59	2	9	5	10	17	7	32	20
1 to 3 payments	167	21	20	46	2	9	5	10	13	7	25	7
4 or more payments	47	10	1	13	—	—	—	—	4	—	7	13
Foreclosure in process	24	1	1	6	—	—	—	—	4	—	3	10
Foreclosure not in process	23	9	—	7	—	—	—	—	—	—	4	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	81	4	3	31	—	4	—	1	3	1	26	7
No regular payments required	10	2	—	—	—	—	4	—	—	—	4	—
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²												
Less than 20 percent	2 859	440	229	1 290	62	82	45	123	203	16	303	66
20 to 29 percent	54	7	13	25	—	2	1	—	1	3	3	—
30 to 39 percent	211	24	29	73	12	5	7	9	23	—	26	3
40 to 49 percent	215	38	34	103	5	6	—	—	12	—	15	2
50 to 59 percent	250	38	28	99	3	7	7	7	17	5	32	8
60 to 69 percent	245	32	17	113	3	4	7	15	19	4	22	11
70 to 79 percent	232	24	17	112	1	6	—	18	13	1	28	11
80 to 89 percent	253	31	8	130	7	7	—	23	26	—	16	4
90 to 99 percent	214	46	5	88	4	12	4	12	16	—	28	—
100 percent or more	162	29	11	77	7	2	—	1	8	—	14	12
Not reported or not computed	543	102	24	256	5	8	5	26	28	3	80	6
Median	480	69	44	214	14	24	12	12	41	1	39	9
Other properties	1 133	200	48	389	14	32	36	87	60	15	178	72
Real Estate Tax Per \$1,000 Value												
Acquired before 1980 ²												
Less than \$10	3 243	520	257	1 455	73	88	53	144	220	19	320	94
\$10 to \$14	1 447	238	62	666	33	36	32	84	120	5	129	42
\$15 to \$19	712	96	57	350	11	24	13	31	47	1	60	21
\$20 to \$24	333	39	40	142	20	7	1	10	23	2	41	8
\$25 to \$29	191	42	29	81	3	2	—	4	9	4	14	3
\$30 to \$39	101	17	18	37	—	—	1	2	8	—	16	1
\$40 to \$49	106	25	23	37	3	—	—	1	4	2	11	—
\$50 to \$59	46	4	12	13	—	3	1	—	2	3	8	—
\$60 or more	18	7	1	9	—	—	—	—	—	—	—	1
Not reported or not computed	31	5	4	12	—	—	—	—	—	—	6	3
Median	258	48	11	108	2	16	4	12	7	4	33	14
Acquired 1980 and 1981 (part)	10	10	\$16	\$10	\$11	10	...	10	10	...	\$11	10
Other properties	749	120	20	225	3	26	28	67	43	12	161	45
Real Estate Tax as Percent of Rental Receipts												
Acquired before 1980 ²												
Less than 5 percent	2 868	442	229	1 290	62	82	48	123	203	16	307	66
5 to 9 percent	125	15	3	58	3	—	4	3	11	—	23	5
10 to 14 percent	491	97	14	212	12	9	4	29	46	5	60	3
15 to 19 percent	516	71	26	235	10	13	8	34	37	6	57	18
20 to 24 percent	405	63	26	192	—	17	8	15	25	2	48	10
25 to 29 percent	271	31	41	121	7	8	4	12	21	2	17	6
30 to 34 percent	173	24	27	79	6	3	8	8	5	—	7	5
35 to 39 percent	81	15	11	39	—	—	—	—	7	—	10	—
40 percent or more	47	9	7	13	1	—	—	4	3	—	9	—
Not reported or not computed	240	36	29	107	7	3	—	6	6	1	36	9
Median	520	81	45	234	16	29	12	12	41	1	40	9
Other properties	16	15	23	16	...	...	...	13	13	...	14	...
Other properties	1 123	199	48	389	14	32	33	87	60	15	174	72

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. **Holder of First Mortgage, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Acquired before 1980²	2 868	442	229	1 290	62	82	48	123	203	16	307	66
Less than 20 percent	4	—	—	1	—	—	—	—	—	—	3	—
20 to 29 percent	9	—	—	3	—	—	—	—	—	—	6	—
30 to 39 percent	66	12	3	27	3	2	—	4	4	3	9	1
40 to 49 percent	91	11	15	35	3	—	4	1	14	—	8	—
50 to 59 percent	151	23	26	64	7	—	4	3	13	—	8	4
60 to 69 percent	166	13	18	86	3	—	4	10	10	1	14	7
70 to 79 percent	203	29	13	89	4	15	12	11	8	4	17	2
80 to 89 percent	196	41	6	81	3	9	4	7	12	—	28	7
90 to 99 percent	217	33	24	88	4	5	—	11	24	—	22	5
100 to 109 percent	231	43	3	114	—	7	—	23	18	1	16	5
110 percent or more	977	153	76	447	19	16	7	37	59	6	136	21
Not reported or not computed	557	84	45	256	16	29	15	16	41	1	40	14
Median	102	104	95	104	...	...	...	103	99	...	110+	...
Other properties	1 123	199	48	389	14	32	33	87	60	15	174	72

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	3 098	391	232	1 354	69	94	69	171	252	28	339	99
1,000,000 or more	199	20	15	99	5	—	16	10	6	2	21	5
250,000 to 999,999	500	47	21	210	12	30	15	41	36	6	61	21
50,000 to 249,999	849	103	76	322	25	29	12	39	86	14	114	30
10,000 to 49,999	860	85	72	397	23	18	22	58	87	5	64	28
Less than 10,000 and rural	690	136	48	326	4	16	5	22	36	1	81	14
Outside SMSA's	894	250	45	325	7	20	11	39	12	3	142	40
10,000 or more	284	49	14	110	7	3	4	19	10	1	48	19
2,500 to 9,999	194	59	7	68	—	—	1	16	—	2	31	9
Less than 2,500 and rural	416	142	25	147	—	17	6	4	1	—	62	11

Number of Housing Units

1 housing unit	3 005	516	190	1 186	69	100	64	186	233	19	326	115
2 housing units	646	62	66	337	5	11	13	20	23	5	89	15
3 housing units	164	31	14	73	—	2	2	3	—	4	30	4
4 housing units	177	31	7	83	2	—	2	2	7	2	36	5

Year Structure Built

1979 to March 1980	134	18	1	59	3	4	4	4	22	—	8	11
1977 and 1978	184	21	6	115	1	12	4	11	8	—	3	3
1975 and 1976	131	17	11	62	—	5	4	17	7	1	7	—
1970 to 1974	378	59	12	182	6	13	9	24	40	5	23	6
1960 to 1969	659	85	46	284	32	16	21	61	45	—	42	26
1950 to 1959	710	101	61	300	23	20	15	46	67	3	67	8
1940 to 1949	458	92	21	175	2	16	14	9	26	1	72	30
1939 or earlier	1 224	227	115	452	5	20	12	33	47	20	244	48
Not reported	113	21	3	50	4	7	—	7	—	—	15	6

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	2 135	345	90	872	15	68	45	142	138	23	302	95
Less than \$5,000	45	20	1	10	—	4	—	—	—	3	5	1
\$5,000 to \$9,999	154	64	3	43	2	2	—	1	—	9	27	3
\$10,000 to \$14,999	174	45	16	42	—	—	1	3	9	1	54	2
\$15,000 to \$19,999	148	24	9	62	—	5	2	4	12	1	19	11
\$20,000 to \$24,999	168	7	13	74	—	—	5	22	14	—	31	3
\$25,000 to \$29,999	137	35	4	50	—	3	2	2	10	3	26	1
\$30,000 to \$34,999	210	15	4	86	5	9	8	11	25	2	34	11
\$35,000 to \$39,999	165	27	—	67	—	10	5	23	8	—	18	6
\$40,000 to \$49,999	252	28	—	117	—	10	5	22	16	—	31	22
\$50,000 to \$59,999	212	17	15	97	7	9	6	18	17	1	11	14
\$60,000 to \$79,999	245	23	13	113	—	8	7	25	19	—	21	16
\$80,000 to \$99,999	63	7	6	42	—	—	—	7	7	—	—	—
\$100,000 to \$149,999	49	10	5	20	—	—	—	4	—	4	7	—
\$150,000 or more	26	4	—	11	—	—	2	—	—	—	6	3
Not reported	88	17	—	38	—	8	4	7	—	—	12	1
Median	\$34700	\$25300	\$27500	\$38700	...	...	...	\$40700	\$34800	...	\$26900	\$43700
Other properties	1 857	296	187	808	61	45	36	69	126	7	179	43

Value

Less than \$5,000	16	5	—	—	—	—	—	5	—	—	6	—
\$5,000 to \$9,999	54	31	—	5	3	—	—	—	—	9	6	—
\$10,000 to \$14,999	100	35	6	25	4	—	—	3	4	—	23	—
\$15,000 to \$19,999	159	58	3	43	3	—	4	—	4	—	29	15
\$20,000 to \$24,999	168	35	7	70	4	8	—	4	10	1	25	5
\$25,000 to \$29,999	233	29	12	75	—	13	12	5	25	5	51	6
\$30,000 to \$34,999	259	32	24	101	3	9	6	21	28	1	27	7
\$35,000 to \$39,999	318	65	17	97	8	7	11	22	37	—	42	12
\$40,000 to \$49,999	541	86	63	224	12	14	9	30	36	4	48	15
\$50,000 to \$59,999	451	45	27	175	3	24	9	49	36	1	61	22
\$60,000 to \$79,999	637	75	50	318	19	19	14	35	32	1	52	23
\$80,000 to \$99,999	337	60	20	153	6	3	7	15	30	1	31	10
\$100,000 to \$149,999	349	32	27	210	4	—	3	16	13	7	31	6
\$150,000 to \$199,999	117	14	11	72	5	5	—	—	3	—	7	—
\$200,000 or more	90	12	1	49	3	—	2	—	—	—	16	6
Not reported	162	27	10	61	—	10	4	7	7	—	26	11
Median	\$51500	\$42000	\$50700	\$59600	\$55300	\$50100	\$46000	\$52600	\$46100	...	\$43700	\$51600
Mean	\$63700	\$59500	\$62000	\$70900	\$71900	\$54000	\$70800	\$55500	\$52200	...	\$55400	\$64000

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. **Holder of First Mortgage, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ²												
less than \$60	122	36	8	37	3	3	—	2	—	—	33	—
\$60 to \$79	67	11	—	24	4	4	2	6	—	—	14	1
\$80 to \$99	89	17	3	49	—	1	—	4	7	2	4	1
\$100 to \$119	118	13	10	58	—	—	4	12	3	1	13	4
\$120 to \$149	171	33	13	65	3	3	—	—	14	3	29	7
\$150 to \$199	413	82	26	182	10	3	14	7	26	3	48	11
\$200 to \$249	363	59	38	147	9	16	4	10	30	—	42	8
\$250 to \$299	296	43	31	130	4	2	4	18	32	1	24	8
\$300 to \$349	245	38	20	87	4	11	6	8	27	—	37	6
\$350 to \$399	174	8	12	105	8	4	—	7	12	2	9	8
\$400 to \$449	94	10	4	56	—	3	3	14	4	—	—	—
\$450 to \$499	94	8	2	62	—	7	—	10	4	—	2	—
\$500 or more	143	16	18	74	3	—	—	14	3	4	11	—
No rental receipts	84	18	6	40	—	—	7	—	7	1	4	—
Not reported	396	51	38	173	14	24	5	12	35	—	35	9
Median	\$230	\$197	\$242	\$242	...	...	...	\$293	\$251	...	\$191	...
Mean	\$318	\$309	\$296	\$319	...	...	...	\$428	\$302	...	\$287	...
Other properties	1 123	199	48	389	14	32	33	87	60	15	174	72
Rental Receipts as Percent of Value												
Acquired before 1980 ²												
less than 5 percent	532	85	35	258	16	16	7	20	37	2	46	10
5 to 9 percent	1 301	174	104	597	29	29	24	77	101	5	128	33
10 to 14 percent	362	81	33	154	3	2	—	10	18	1	58	3
15 to 19 percent	69	13	7	26	—	5	—	1	2	4	9	3
20 to 24 percent	29	3	4	10	—	—	1	—	—	—	11	—
25 to 29 percent	4	2	—	1	—	—	—	—	—	—	1	—
30 to 39 percent	7	3	—	1	—	—	—	—	—	3	—	—
40 percent or more	6	—	—	1	—	—	—	—	—	—	5	—
Not reported or not computed	558	82	46	243	14	31	16	16	45	1	49	16
Median	7	8	8	7	...	...	...	7	7	...	8	...
Other properties	1 123	199	48	389	14	32	33	87	60	15	174	72
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 1980 ²												
less than 1.0 percent	1 423	234	117	635	32	27	12	75	110	1	148	32
1.0 to 2.9 percent	33	2	4	16	—	—	—	4	—	—	8	—
3.0 to 4.9 percent	71	6	3	39	6	—	—	3	3	—	11	—
5.0 to 6.9 percent	31	1	1	19	—	—	—	1	1	—	8	—
7.0 to 8.9 percent	133	30	17	39	—	7	7	8	6	7	10	1
9.0 to 10.9 percent	55	2	1	37	—	1	—	4	3	—	7	—
11.0 to 12.9 percent	29	1	2	15	—	—	—	—	5	—	6	—
13.0 to 14.9 percent	24	4	2	9	—	3	3	—	—	1	2	—
15.0 percent or more	425	67	29	201	7	18	11	6	20	5	44	18
Not reported or not computed	644	94	53	280	17	26	15	23	56	1	63	15
Median	1.0—	1.0—	1.0—	1.0—	...	...	...	1.0—	1.0—	...	1.0—	...
Other properties	1 123	199	48	389	14	32	33	87	60	15	174	72

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 6. **First Mortgage Loan, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Amount of first mortgage loan													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	
1-to-4-housing-unit mortgaged properties	1 768	176	167	141	181	136	324	234	173	147	43	32	12	32 500
MORTGAGE CHARACTERISTICS														
Number of Mortgages														
1 mortgage	1 671	173	159	138	181	126	306	222	164	131	41	18	12	31 900
2 mortgages	93	3	8	3	—	6	18	12	9	16	2	14	—	45 800
3 or more mortgages	4	—	—	—	—	4	—	—	—	—	—	—	—	...
Origin of First Mortgage														
Mortgage made at time property acquired	1 467	128	134	109	153	107	282	197	156	127	36	29	8	33 600
Mortgage assumed at time property acquired	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Mortgage placed later than acquisition of property	301	48	33	32	28	29	42	37	17	20	8	3	4	26 700
Refinanced mortgage:														
Same lender	132	14	11	18	15	10	23	19	10	7	3	2	—	29 400
Different lender	55	7	—	4	5	—	7	10	5	11	3	1	1	...
Mortgage placed on property owned free and clear of debt	114	27	22	10	8	20	11	9	2	1	1	—	3	19 000
Purpose of First Mortgage Placed Later Than Acquisition of Property														
Mortgages placed later than acquisition of property	301	48	33	32	28	29	42	37	17	20	8	3	4	26 700
Renew or extend loan that had fallen due, without increasing the outstanding balance	12	—	—	—	1	5	—	3	—	2	—	—	—	...
Secure better terms	21	—	—	3	8	—	5	2	—	3	—	—	—	...
Provide funds for additions, improvements, or repairs to this property	100	24	19	11	11	11	5	8	4	2	—	—	4	18 000
Provide funds for investment in other real estate	74	8	7	3	4	10	18	12	3	9	—	—	—	32 900
Provide funds for other types of investments	10	—	4	1	—	2	—	—	4	—	—	—	—	...
Provide funds for educational or medical expenses	9	7	—	1	1	—	—	—	—	—	—	—	—	...
Other reasons	45	7	—	9	—	1	11	2	3	1	8	3	—	...
Not reported	31	3	3	3	3	—	2	10	4	2	—	—	—	...
Other properties	1 467	128	134	109	153	107	282	197	156	127	36	29	8	33 600
Total Mortgage Loan														
Less than \$5,000	39	39	—	—	—	—	—	—	—	—	—	—	—	...
\$5,000 to \$9,999	135	135	—	—	—	—	—	—	—	—	—	—	—	10000—
\$10,000 to \$14,999	162	3	159	—	—	—	—	—	—	—	—	—	—	12 500
\$15,000 to \$19,999	142	—	4	138	—	—	—	—	—	—	—	—	—	17 400
\$20,000 to \$24,999	182	—	1	—	181	—	—	—	—	—	—	—	—	22 500
\$25,000 to \$29,999	129	—	—	3	—	126	—	—	—	—	—	—	—	27 400
\$30,000 to \$34,999	164	—	—	—	—	2	162	—	—	—	—	—	—	34 900
\$35,000 to \$39,999	153	—	—	—	—	3	150	—	—	—	—	—	—	34 900
\$40,000 to \$49,999	234	—	—	—	—	3	9	222	—	—	—	—	—	44 700
\$50,000 to \$59,999	180	—	4	—	—	2	2	7	165	—	—	—	—	54 500
\$60,000 to \$79,999	147	—	—	—	—	—	1	3	8	135	—	—	—	69 100
\$80,000 to \$99,999	53	—	—	—	—	—	—	1	—	10	43	—	—	...
\$100,000 to \$149,999	34	—	—	—	—	—	—	2	—	3	—	30	—	...
\$150,000 to \$199,999	2	—	—	—	—	—	—	—	—	—	—	1	—	...
\$200,000 or more	12	—	—	—	—	—	—	—	—	—	—	1	11	...
Median	\$32900	\$6800	\$12600	\$17600	\$22500	\$27700	\$35000	\$45300	\$55200	\$70900	...	...	...	...
Mean	\$37900	\$6500	\$13300	\$17100	\$21800	\$28500	\$34800	\$45300	\$55000	\$69600	...	...	...	...
Current Interest Rate on First Mortgage														
Less than 5.0 percent	14	3	—	—	—	7	—	3	—	1	—	—	—	...
5.0 percent	4	4	—	—	—	—	—	—	—	—	—	—	—	...
5.1 to 5.9 percent	—	—	—	—	—	—	—	—	—	—	—	—	—	...
6.0 percent	24	11	—	3	2	—	8	—	—	—	—	—	—	...
6.1 to 6.9 percent	11	—	—	—	—	—	—	8	3	—	—	—	—	...
7.0 percent	4	—	—	3	—	—	—	1	—	—	—	—	—	...
7.1 to 7.4 percent	4	—	—	—	—	—	4	—	—	—	—	—	—	...
7.5 to 7.9 percent	4	—	—	3	—	1	—	—	—	—	—	—	—	...
8.0 percent	54	—	5	15	16	2	6	2	2	4	1	—	—	...
8.1 to 8.4 percent	4	—	3	—	—	—	—	—	—	—	—	1	—	...
8.5 to 8.9 percent	192	18	11	19	21	25	60	17	2	17	—	1	—	30 200
9.0 percent	156	24	12	22	32	4	24	10	14	11	1	2	1	23 200
9.1 to 9.9 percent	346	31	40	12	25	18	74	67	43	25	2	9	—	36 300
10.0 percent	181	22	14	2	21	12	40	22	25	15	5	3	—	34 700
10.1 to 11.9 percent	314	7	22	24	35	24	43	56	35	42	14	6	6	40 400
12.0 percent	106	11	23	9	1	9	2	22	22	5	2	1	—	34 500
12.1 to 13.9 percent	176	20	12	15	14	14	34	17	16	13	14	5	2	33 900
14.0 percent or more	175	27	25	13	13	21	29	8	12	15	5	4	4	27 200
Median	10.0	9.9	10.0	9.4	9.7	10.0	9.8	10.0	10.0	10.1	...	...	...	...
Variable Interest Rate on First Mortgage														
Yes, interest rate can be changed	601	27	55	46	60	42	109	94	84	48	14	11	10	36 400
Rate higher now than when mortgage made	81	7	4	1	4	9	14	14	14	2	2	6	2	40 300
Rate lower now than when mortgage made	7	—	—	—	—	3	—	—	—	1	—	—	4	...
Rate unchanged or same now as when mortgage made	485	17	51	43	56	30	95	72	59	41	12	5	4	34 800
Not reported	28	3	—	1	—	—	—	8	11	3	—	—	—	...
No, interest rate cannot be changed	1 141	146	110	91	121	94	202	139	89	98	29	20	3	30 500
Not reported	26	3	2	4	—	—	12	1	—	2	—	1	—	...
Reason for Change in First Mortgage Rate														
Interest rate can be changed	601	27	55	46	60	42	109	94	84	48	14	11	10	36 400
Rate renegotiated periodically	57	7	9	1	4	3	9	9	3	9	1	—	—	...
Rate changes tied to market index	64	—	1	1	4	6	10	9	15	1	4	7	4	...
When mortgage is assumed	392	14	31	32	44	32	69	71	53	29	9	4	3	36 200
When payments become delinquent	90	4	14	11	9	7	13	17	10	3	3	1	—	31 000
Other reason	103	3	14	8	15	6	15	12	22	3	—	3	2	33 600
Not reported	10	3	—	—	3	—	—	—	—	3	—	—	—	...
Interest rate cannot be changed	1 141	146	110	91	121	94	202	139	89	98	29	20	3	30 500

¹Detail does not add to total because lenders reported more than one reason.

Table 6. First Mortgage Loan, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Amount of first mortgage loan													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	
MORTGAGE CHARACTERISTICS—Con.														
Term of First Mortgage														
Less than 8 years	269	54	57	19	17	14	33	17	17	16	10	10	4	21 300
8 to 12 years	192	68	19	29	31	3	6	16	11	7	1	1	—	16 700
13 to 17 years	138	23	41	17	7	6	23	13	7	—	1	1	—	16 700
18 to 22 years	202	10	23	29	40	32	41	9	9	6	1	—	1	24 800
23 to 27 years	226	6	11	24	39	23	49	34	14	20	1	1	3	31 800
28 to 32 years	678	—	15	19	46	44	150	146	110	98	29	19	2	44 400
33 to 37 years	11	—	—	—	—	—	6	—	4	—	—	—	1	—
38 or more years	3	—	—	—	—	—	2	—	—	—	—	—	—	—
No stated term	49	15	2	4	—	13	15	—	1	—	—	—	—	—
Median	24.3	10.0	13.9	18.6	22.4	24.3	28.1	29.0	29.3	29.3	...	...	...	...
Graduated Interest and Principal Payments on First Mortgage														
Yes, monthly payments can change (other than through change in interest rate)	145	7	8	8	8	10	35	26	16	8	7	9	3	39 100
Payments increase yearly for first five years of mortgage	9	—	—	—	—	—	—	3	1	4	1	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	111	3	7	8	6	7	35	17	10	5	6	5	2	37 000
Not reported	24	4	1	—	2	3	—	6	4	—	—	4	1	—
No, monthly payments cannot change	1 585	170	157	125	173	119	273	208	156	137	36	22	10	31 800
Not reported	38	—	2	8	—	7	16	—	2	2	—	1	—	—
Servicing of First Mortgage														
Holder	1 505	165	150	125	152	126	255	195	155	112	31	28	12	31 400
Agent	263	11	17	17	29	10	70	39	18	35	12	4	—	36 800
Holder's Acquisition of First Mortgage														
Originated by holder	1 517	171	164	121	154	118	251	190	155	120	36	28	11	31 200
Purchased from present servicer	146	1	—	9	19	17	32	33	15	10	8	2	—	38 300
Purchased from someone else	73	4	4	7	6	2	29	7	3	12	—	—	1	35 400
Not reported	32	—	—	5	2	—	12	5	—	6	—	2	—	—
First Mortgage Loan as Percent of Purchase Price														
Properties acquired by purchase with first mortgage made at time of purchase	1 467	128	134	109	153	107	282	197	156	127	36	29	8	33 600
Less than 40 percent	31	9	9	—	—	2	5	4	1	2	—	—	—	—
40 to 49 percent	37	13	—	1	11	2	—	4	3	4	—	—	—	—
50 to 59 percent	52	4	9	8	—	10	9	6	3	2	—	—	—	—
60 to 69 percent	107	8	11	6	6	16	15	27	7	5	3	4	—	34 800
70 to 79 percent	337	36	27	36	32	34	59	45	15	18	20	13	—	30 500
80 to 89 percent	386	9	32	28	56	25	56	64	59	41	8	5	2	37 700
90 to 94 percent	114	10	1	6	21	3	29	9	18	12	3	1	—	35 400
95 to 99 percent	92	—	4	—	—	1	28	16	26	16	—	—	—	47 200
100 percent or more	243	38	34	18	15	14	67	15	20	16	1	5	1	30 500
Not reported	68	—	7	7	12	—	13	6	4	11	—	2	5	35 300
Median	84	78	82	80	84	77	88	82	88	87	...	...	...	...
Other properties	301	48	33	32	28	29	42	37	17	20	8	3	4	26 700
MORTGAGE PAYMENTS AND OTHER EXPENSES														
Current Status of First Mortgage Payments														
Regular payments of interest and/or principal	1 758	173	165	141	181	133	324	233	173	147	43	32	12	32 600
Current or ahead of schedule	1 625	157	147	130	173	121	295	212	163	141	43	30	12	32 900
Delinquent (30 days or more)	107	16	16	6	8	11	16	20	9	3	—	1	—	28 000
1 to 3 payments	79	13	10	3	7	7	13	18	5	3	—	—	—	29 500
4 or more payments	28	3	6	3	1	5	3	2	4	—	—	1	—	—
Foreclosure in process	14	—	5	—	1	2	—	2	4	—	—	—	—	—
Foreclosure not in process	14	3	1	3	—	3	3	—	—	—	—	1	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—	—	—
No regular payments required	26	—	2	5	—	—	12	1	—	4	—	1	—	—
Not reported	10	3	2	—	—	4	—	1	—	—	—	—	—	—
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts														
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	1 158	117	132	93	117	71	217	153	98	106	28	22	5	32 300
Less than 20 percent	4	3	—	—	—	—	—	1	—	—	—	—	—	—
20 to 29 percent	23	7	—	3	8	1	—	4	—	—	—	—	—	—
30 to 39 percent	31	4	4	8	6	1	1	4	2	—	—	1	—	—
40 to 49 percent	43	7	8	12	3	7	4	1	1	—	—	—	—	—
50 to 59 percent	81	12	13	9	7	9	13	13	3	3	—	—	—	24 800
60 to 69 percent	80	—	13	14	13	10	13	4	4	6	—	2	—	24 900
70 to 79 percent	125	6	14	6	10	15	33	22	13	3	2	1	—	33 300
80 to 89 percent	135	19	13	1	13	11	23	27	12	11	2	1	—	33 500
90 to 99 percent	102	7	19	4	9	1	22	14	18	4	1	3	—	34 800
100 percent or more	373	32	19	22	33	11	75	47	30	73	16	11	4	39 300
Not reported or not computed	162	19	29	13	15	4	33	17	15	6	7	3	1	30 400
Median	88	85	80	66	83	74	92	87	94	100+	...	...	...	...
Other properties	610	59	35	48	64	65	107	82	75	41	16	10	7	33 000
PROPERTY CHARACTERISTICS														
Year Structure Built														
1979 to March 1980	92	—	—	—	4	1	15	21	12	26	6	6	—	53 600
1977 and 1978	144	—	8	1	2	2	29	33	16	36	16	2	—	49 200
1975 and 1976	34	3	—	—	—	3	3	7	14	3	—	—	—	—
1970 to 1974	138	—	3	11	8	14	33	37	10	13	2	8	—	39 900
1960 to 1969	221	11	7	11	18	22	62	23	40	19	4	3	1	36 600
1950 to 1959	256	8	31	27	41	31	50	30	20	6	3	6	4	28 500
1940 to 1949	229	42	25	16	45	18	37	18	11	12	3	1	—	23 500
1939 or earlier	599	100	86	72	63	44	84	56	42	30	9	7	7	23 400
Not reported	55	12	8	3	1	—	10	9	8	3	—	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 6. First Mortgage Loan, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Mortgage made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ²	1 168	120	133	93	117	74	217	154	98	106	28	22	5	32 100
Less than \$60	68	29	10	3	13	—	3	8	—	—	—	—	—	12 300
\$60 to \$79	24	12	2	—	4	—	2	—	2	4	—	—	—	...
\$80 to \$99	21	5	2	—	4	1	3	4	1	—	—	—	—	...
\$100 to \$119	48	4	—	3	2	6	16	10	3	3	1	—	—	...
\$120 to \$149	68	23	14	12	6	1	7	2	2	1	—	—	—	13 900
\$150 to \$199	166	12	44	25	16	10	32	12	4	5	4	—	3	20 700
\$200 to \$249	142	6	17	16	24	18	13	23	2	16	7	1	—	27 300
\$250 to \$299	127	3	8	6	17	14	32	12	10	21	1	3	—	34 700
\$300 to \$349	104	4	3	13	8	9	34	8	7	9	—	7	1	34 100
\$350 to \$399	62	—	3	—	—	3	32	10	7	4	—	3	—	...
\$400 to \$449	42	—	—	—	—	3	6	11	7	14	—	—	—	...
\$450 to \$499	54	3	—	—	—	3	3	28	8	7	2	—	—	...
\$500 or more	80	—	—	3	6	—	—	11	31	18	5	6	—	56 500
No rental receipts	37	6	7	—	5	—	11	4	3	—	—	—	—	...
Not reported	125	13	21	13	10	4	22	12	12	6	7	3	1	30 400
Median	\$238	\$120	\$177	\$196	\$210	\$246	\$276	\$294	\$427	\$309	...	...	...	...
Mean	\$329	\$153	\$199	\$260	\$273	\$342	\$301	\$390	\$551	\$418	...	...	...	...
Other properties	600	57	34	48	64	62	107	80	75	41	16	10	7	33 300

OWNER CHARACTERISTICS

Type of Owner

Individual	1 586	161	149	133	162	132	300	218	158	111	31	26	3	31 900
Partnership	99	9	8	3	12	3	6	13	6	21	7	6	6	46 800
Real estate corporation	34	—	1	1	4	—	8	2	6	6	4	—	—	...
Real estate investment trust	6	3	—	—	—	—	—	—	2	—	1	—	—	...
Financial institution	12	—	5	—	—	—	7	—	—	—	—	—	—	...
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	3	—	—	—	—	—	—	—	—	—	—	—	3	...
Other	20	4	—	3	2	2	3	1	—	5	—	—	—	...
Not reported	7	—	3	—	1	—	—	—	—	3	—	—	—	...

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 7. **First Mortgage Loan as Percent of Purchase Price, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	First mortgage loan as percent of purchase price											Median
	Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	Not reported	
1-to-4-housing-unit mortgaged properties	2 060	120	70	137	215	459	477	123	109	262	88	80
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
First mortgage	1 862	80	59	105	182	416	453	119	103	261	84	81
Second mortgage	189	36	11	28	33	43	24	4	6	1	4	65
Other mortgages	9	4	—	4	—	—	1	—	—	—	—	...
Current Interest Rate on First Mortgage												
Less than 5.0 percent	8	1	—	1	3	—	—	—	—	2	1	...
5.0 to 5.9 percent	4	—	—	—	1	—	—	—	—	3	—	...
6.0 to 6.9 percent	20	14	4	—	—	3	—	—	—	—	—	...
7.0 to 7.9 percent	37	12	4	—	—	—	7	—	—	14	—	...
8.0 to 8.9 percent	17	4	—	2	—	—	3	—	4	4	—	...
9.0 to 9.9 percent	33	9	5	11	6	1	—	—	—	1	—	...
10.0 to 10.9 percent	7	—	—	—	—	—	7	—	—	—	—	...
11.0 to 11.9 percent	28	—	—	6	7	12	—	3	—	—	—	...
12.0 to 12.9 percent	125	7	11	22	11	22	25	11	—	15	2	75
13.0 to 13.9 percent	10	6	—	3	—	—	—	1	—	—	—	...
14.0 to 14.9 percent	308	10	12	14	33	66	88	16	19	25	26	81
15.0 to 15.9 percent	175	5	2	11	30	38	51	13	—	23	2	80
16.0 to 16.9 percent	383	34	9	19	36	91	84	18	35	49	8	80
17.0 to 17.9 percent	180	3	12	5	11	46	35	14	8	36	10	82
18.0 to 18.9 percent	345	9	—	21	46	104	86	21	23	19	15	79
19.0 to 19.9 percent	99	1	—	5	5	20	25	17	4	15	7	86
20.0 to 20.9 percent	155	2	12	12	18	38	37	6	8	19	3	78
21.0 to 21.9 percent	125	3	—	6	7	18	30	3	7	39	12	88
22.0 to 22.9 percent	9.7	8.9	9.0	9.0	9.4	10.0	9.7	10.0	9.9	9.9	10.0	...
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	619	48	14	27	61	145	156	33	41	64	29	80
Rate higher now than when mortgage made	121	16	5	10	19	10	34	5	6	11	6	78
Rate lower now than when mortgage made	7	—	—	—	—	—	1	—	—	3	4	...
Rate unchanged or same now as when mortgage made	469	32	9	17	40	134	115	29	29	43	20	79
Not reported	21	—	—	—	2	—	7	—	6	7	—	...
No, interest rate cannot be changed	1 412	72	56	103	152	308	316	86	68	193	58	80
Not reported	29	—	—	7	2	7	5	4	—	4	1	...
Reason for Change in First Mortgage Rate												
Interest rate can be changed	619	48	14	27	61	145	156	33	41	64	29	80
Rate renegotiated periodically	44	11	2	—	4	1	7	3	—	13	2	...
Rate changes tied to market index	58	3	—	3	13	9	17	—	3	4	6	...
When mortgage is assumed	439	28	9	24	41	117	118	27	36	21	18	79
When payments become delinquent	77	10	4	—	4	19	19	11	5	5	—	81
Other reason	100	3	1	—	11	19	19	6	16	21	3	87
Not reported	10	—	—	—	—	3	3	—	—	3	—	...
Interest rate cannot be changed	1 412	72	56	103	152	308	316	86	68	193	58	80
Term of First Mortgage												
Less than 8 years	221	15	4	15	6	46	27	15	5	70	19	86
8 to 12 years	168	3	14	9	28	26	44	3	3	24	14	79
13 to 17 years	131	4	2	15	12	35	22	6	3	29	2	79
18 to 22 years	192	22	1	10	15	56	54	7	3	18	6	78
23 to 27 years	248	15	10	40	23	54	63	13	3	19	8	76
28 to 32 years	1 051	55	39	48	124	243	255	75	92	81	39	80
33 to 37 years	11	—	—	—	—	—	5	1	—	4	—	...
38 or more years	4	—	—	—	—	—	4	—	—	—	—	...
No stated term	34	5	—	—	7	—	4	3	—	16	—	...
Median	28.3	27.3	28.5	25.5	28.8	28.3	28.5	29.1	30.0	18.0	25.0	...
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	170	16	8	7	29	31	31	8	6	33	1	78
Payments increase yearly for first five years of mortgage	20	—	—	—	7	4	5	1	—	4	—	...
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	...
Payments change in some other way	123	15	5	7	12	27	23	6	6	22	—	78
Not reported	27	1	3	—	10	—	3	—	—	7	1	...
No, monthly payments cannot change	1 845	100	61	126	181	414	442	111	103	221	86	80
Not reported	45	3	1	3	5	14	4	5	—	8	1	...
Holder's Acquisition of First Mortgage												
Originated by holder	1 562	89	47	110	160	341	375	90	65	216	69	80
Purchased from present servicer	310	20	16	13	36	70	73	19	27	23	14	79
Purchased from someone else	144	11	3	11	19	25	27	10	16	18	4	81
Not reported	45	—	5	3	—	23	2	4	1	4	1	...
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	1 189	63	21	44	110	289	298	86	61	151	66	81
Less than 20 percent	4	—	—	—	—	—	—	—	—	4	—	...
20 to 29 percent	25	7	—	1	3	3	3	6	1	1	—	...
30 to 39 percent	31	8	2	3	3	2	5	—	—	7	—	...
40 to 49 percent	47	2	1	7	2	7	15	3	—	5	6	...
50 to 59 percent	97	4	3	1	9	31	25	5	—	11	8	79
60 to 69 percent	96	3	—	5	11	42	28	1	3	3	—	77
70 to 79 percent	140	—	—	—	21	35	49	5	3	20	7	82
80 to 89 percent	118	—	—	5	7	33	20	11	14	17	11	84
90 to 99 percent	118	6	—	—	10	28	34	11	3	21	4	84
100 percent or more	350	24	8	8	44	66	85	32	26	43	14	82
Not reported or not computed	164	7	7	15	1	44	32	13	10	20	15	80
Median	86	...	...	...	89	81	83	95	...	89	...	...
Other properties	871	57	49	93	105	170	180	37	48	111	22	77

¹Detail does not add to total because lenders reported more than one reason. ²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 7. **First Mortgage Loan as Percent of Purchase Price, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981 — Con.**

[Number of mortgaged properties in thousands. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980	134
1977 and 1978	180
1975 and 1976	85
1970 to 1974	188
1960 to 1969	291
1950 to 1959	314
1940 to 1949	220
1939 or earlier	588
Not reported	60

OWNER CHARACTERISTICS

Type of Owner

Individual	1 818
Partnership	155
Real estate corporation	30
Real estate investment trust	10
Financial institution	12
Housing cooperative organization	3
Church or church-related institution	24
Other	8
Not reported	

First mortgage loan as percent of purchase price											Median
Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	Not reported	
1979 to March 1980	2	8	6	23	35	32	2	20	6	1	78
1977 and 1978	3	7	3	26	49	31	21	12	19	9	80
1975 and 1976	4	—	12	21	23	7	1	7	9	—	72
1970 to 1974	12	12	21	15	51	36	13	8	16	4	76
1960 to 1969	24	18	13	21	60	85	13	18	22	17	80
1950 to 1959	29	6	34	28	52	87	35	7	22	15	80
1940 to 1949	10	2	13	18	37	53	4	20	44	19	84
1939 or earlier	30	16	29	56	142	136	29	15	121	14	81
Not reported	5	3	5	7	9	11	5	3	3	10	...
Individual	108	53	124	207	405	410	113	89	228	81	79
Partnership	11	7	12	5	41	42	8	9	14	7	79
Real estate corporation	—	4	—	2	6	6	—	7	6	—	...
Real estate investment trust	—	3	—	—	—	2	2	—	4	—	...
Financial institution	—	—	—	—	—	9	—	3	—	—	...
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	—	—	—	—	—	3	—	—	—	—	...
Other	1	3	—	1	4	5	1	1	6	—	...
Not reported	—	—	—	—	4	—	—	—	4	—	...

Table 8. Value per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Value per housing unit													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported	
1-to-4-housing-unit mortgaged properties	3 991	119	197	272	591	633	523	393	497	236	244	123	162	41 900
MORTGAGE CHARACTERISTICS														
Number of Mortgages														
1 mortgage	3 664	119	187	267	549	595	475	358	458	210	196	92	158	40 800
2 mortgages	312	1	10	6	43	37	48	35	36	23	41	30	4	53 100
3 or more mortgages	16	-	1	-	-	1	-	-	4	3	7	-	-	...
Total Outstanding Debt as Percent of Value														
Less than 20 percent	709	25	44	67	129	133	101	36	64	29	37	44	-	36 700
20 to 29 percent	459	7	17	48	105	73	51	27	42	45	30	15	-	37 300
30 to 39 percent	515	19	37	32	72	80	73	41	69	53	18	23	-	42 500
40 to 49 percent	508	6	24	22	73	102	76	66	56	38	34	11	-	43 500
50 to 59 percent	541	24	14	29	66	76	75	71	80	17	70	18	-	48 100
60 to 69 percent	476	16	19	27	53	56	69	62	100	34	37	2	-	49 600
70 to 79 percent	347	5	17	22	56	61	57	48	53	11	14	3	-	42 100
80 to 89 percent	157	11	12	15	12	39	9	22	19	11	4	3	-	37 300
90 to 99 percent	63	1	4	4	5	10	8	15	11	-	-	4	-	...
100 percent or more	54	5	8	7	19	3	3	5	3	-	-	-	-	...
Not reported	162	-	-	-	-	-	-	-	-	-	-	-	162	...
Median	45	52	40	37	39	43	45	54	52	38	50	31	...	...
MORTGAGE PAYMENTS AND OTHER EXPENSES														
Real Estate Tax Per Housing Unit														
Acquired before 1980														
Less than \$100	226	31	27	40	52	20	24	4	3	3	11	7	5	22 500
\$100 to \$199	346	34	43	71	105	53	18	2	4	-	-	3	14	21 800
\$200 to \$299	525	14	44	44	100	104	78	48	49	10	11	-	24	34 700
\$300 to \$399	414	4	19	25	80	101	87	25	44	-	9	-	20	36 900
\$400 to \$499	346	9	5	12	54	72	60	34	37	26	14	5	19	41 900
\$500 to \$599	278	-	10	12	40	48	51	29	41	9	13	18	8	44 900
\$600 to \$699	211	2	2	9	16	54	35	44	20	15	10	5	-	46 500
\$700 to \$799	200	-	4	-	12	17	5	31	54	38	21	14	5	70 900
\$800 to \$899	141	-	3	4	6	15	19	19	24	22	17	5	6	61 300
\$900 to \$999	112	-	-	3	9	8	19	10	21	10	29	-	4	65 400
\$1,000 to \$1,499	224	-	1	-	6	15	22	17	52	31	36	33	11	77 700
\$1,500 or more	120	-	-	1	8	8	11	10	27	19	29	7	1	76 300
Not reported	100	-	4	7	20	8	11	1	9	9	-	3	28	36 400
Median	\$417	\$146	\$221	\$199	\$287	\$379	\$411	\$583	\$655	\$775	\$865	\$777	\$375	...
Acquired 1980 and 1981 (part)	749	26	35	46	84	111	82	121	113	45	45	24	18	47 700
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts														
Acquired before 1980 and regular payments of interest and/or principal on first mortgage														
Less than 20 percent	50	7	4	-	17	13	-	-	9	-	-	-	-	...
20 to 29 percent	191	4	16	18	31	38	23	8	16	7	13	9	8	35 900
30 to 39 percent	199	5	10	15	46	44	13	13	20	14	7	3	9	34 400
40 to 49 percent	241	5	13	15	65	45	41	19	13	15	-	-	10	34 000
50 to 59 percent	243	16	12	9	58	33	26	23	23	13	20	-	10	36 200
60 to 69 percent	222	2	11	20	36	40	47	25	15	5	3	10	9	39 600
70 to 79 percent	244	3	10	21	28	37	35	27	42	24	7	-	11	45 200
80 to 89 percent	215	5	4	24	33	46	34	17	21	14	13	-	5	38 500
90 to 99 percent	171	4	15	6	21	24	29	23	22	8	17	-	2	44 900
100 percent or more	602	22	36	26	68	88	67	55	79	32	84	30	15	48 100
Not reported or not computed	480	-	19	48	69	48	69	32	64	33	13	22	64	43 600
Median	72	60	69	70	57	68	72	76	78	75	100+	...	63	...
Other properties	1 133	47	49	69	120	177	139	151	174	72	68	48	20	46 800
Real Estate Tax Per \$1,000 Value														
Acquired before 1980														
Less than \$10	1 447	11	29	84	211	226	227	126	198	111	141	83	-	47 100
\$10 to \$14	712	13	33	45	99	138	112	90	95	50	33	4	-	42 500
\$15 to \$19	333	12	28	30	68	64	36	34	45	5	12	-	-	34 500
\$20 to \$24	191	6	31	15	48	43	25	4	11	9	-	-	-	29 200
\$25 to \$29	101	16	2	10	25	15	9	6	10	-	7	-	-	29 000
\$30 to \$39	106	13	9	19	15	12	10	10	13	4	-	-	-	27 800
\$40 to \$49	46	6	11	3	13	2	7	-	-	-	-	3	-	...
\$50 to \$59	18	7	7	4	-	-	-	-	1	-	-	-	-	...
\$60 or more	31	5	5	2	8	7	4	-	-	-	-	-	-	...
Not reported or not computed	258	5	7	14	20	14	11	1	12	12	7	10	145	37 200
Median	\$10	\$26	\$18	\$12	\$12	\$11	10-	\$11	10-	10-	10-	10-	...	...
Acquired 1980 and 1981 (part)	749	26	35	46	84	111	82	121	113	45	45	24	18	47 700
PROPERTY CHARACTERISTICS														
Year Structure Built														
1979 to March 1980	134	-	-	1	7	7	12	40	39	7	8	12	-	59 900
1977 and 1978	184	-	-	-	13	20	20	31	46	19	26	6	3	63 000
1975 and 1976	131	-	-	1	9	16	26	25	33	13	7	-	-	55 200
1970 to 1974	378	-	-	3	25	51	82	30	62	53	34	19	18	56 200
1960 to 1969	659	7	7	27	59	115	82	79	120	44	66	26	27	52 400
1950 to 1959	710	9	28	23	107	147	117	70	84	58	41	6	19	42 700
1940 to 1949	458	20	27	60	81	90	52	49	25	7	15	11	22	33 400
1939 or earlier	1 224	75	126	154	287	166	120	64	74	24	45	42	45	28 100
Not reported	113	9	9	2	5	20	10	4	14	11	3	-	27	39 200

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 8. Value per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Value per housing unit													Not re-ported	Medion (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more			
PROPERTY CHARACTERISTICS—Con.															
Purchase Price Per Housing Unit															
Properties acquired by purchase 1977 to 1981 (part) ----	2 135	66	88	142	260	313	264	280	327	128	148	60	59	46 400	
Less than \$5,000 ----	45	32	4	6	—	—	—	—	—	—	—	—	3	—	
\$5,000 to \$9,999 ----	154	32	48	40	26	4	2	—	—	—	—	—	2	14 500	
\$10,000 to \$14,999 ----	174	—	31	53	45	34	—	3	3	—	—	—	5	20 100	
\$15,000 to \$19,999 ----	148	—	—	42	88	11	3	1	—	—	3	—	—	23 700	
\$20,000 to \$24,999 ----	168	—	1	—	49	88	23	3	3	—	—	—	—	33 800	
\$25,000 to \$29,999 ----	137	—	3	—	36	41	33	20	3	—	—	—	1	37 200	
\$30,000 to \$34,999 ----	210	—	—	—	1	100	69	34	2	—	—	—	4	40 300	
\$35,000 to \$39,999 ----	165	—	—	—	—	28	73	45	12	7	—	—	—	47 400	
\$40,000 to \$49,999 ----	252	—	—	—	—	—	56	101	74	14	2	—	4	56 700	
\$50,000 to \$59,999 ----	212	—	—	—	—	—	—	56	109	33	10	—	3	68 800	
\$60,000 to \$79,999 ----	245	—	—	1	—	—	—	—	111	64	55	7	7	82 300	
\$80,000 to \$99,999 ----	63	—	—	—	—	—	—	—	—	10	53	—	—	—	
\$100,000 to \$149,999 ----	49	—	—	—	—	—	—	—	—	—	18	31	—	—	
\$150,000 or more ----	26	—	—	—	—	—	5	2	—	—	—	18	—	—	
Not reported ----	88	1	—	—	16	7	—	14	9	—	7	3	31	—	
Median ----	\$34700	...	\$9200	\$12400	\$17900	\$27000	\$35200	\$42600	\$55600	\$63200	\$80000	...	...	...
Other properties ----	1 857	54	109	130	331	319	259	113	170	108	96	62	104	37 900	
Monthly Rental Receipts Per Housing Unit															
Acquired before 1980 ¹ ----	2 868	77	148	204	471	456	385	241	327	165	177	75	142	40 200	
Less than \$60 ----	122	24	24	19	20	12	6	5	8	—	—	—	4	17 900	
\$60 to \$79 ----	67	12	10	12	13	5	4	—	—	—	4	—	6	—	
\$80 to \$99 ----	89	14	27	13	12	11	—	—	—	—	3	—	8	15 000	
\$100 to \$119 ----	118	8	12	7	32	12	12	16	16	—	—	—	4	29 300	
\$120 to \$149 ----	171	10	18	38	33	39	14	2	7	—	—	—	10	24 300	
\$150 to \$199 ----	413	7	30	36	158	81	36	15	15	6	5	6	16	27 900	
\$200 to \$249 ----	363	—	6	24	79	121	62	7	24	12	7	9	12	35 500	
\$250 to \$299 ----	296	3	2	3	37	67	70	43	30	22	15	—	4	44 800	
\$300 to \$349 ----	245	—	—	—	11	34	83	54	31	12	7	5	7	48 900	
\$350 to \$399 ----	174	—	—	—	3	14	21	49	48	24	4	4	8	59 300	
\$400 to \$449 ----	94	—	—	—	1	3	3	10	28	17	25	7	—	82 200	
\$450 to \$499 ----	94	—	—	3	—	—	6	5	38	12	29	—	—	77 100	
\$500 or more ----	143	—	—	—	1	8	—	3	19	26	63	22	—	110 500	
No rental receipts ----	84	—	4	5	16	12	13	7	14	4	—	—	10	40 500	
Not reported ----	396	—	15	44	53	36	55	25	51	28	13	22	55	44 300	
Median ----	\$230	\$85	\$106	\$141	\$178	\$218	\$268	\$316	\$351	\$378	\$468	...	\$173	...	
Mean ----	\$318	\$103	\$141	\$261	\$210	\$270	\$299	\$379	\$453	\$535	\$551	...	\$199	...	
Other properties ----	1 123	42	49	69	120	177	137	151	170	72	68	48	20	46 900	
Rental Receipts as Percent of Value															
Acquired before 1980 ¹ ----	2 868	77	148	204	471	456	385	241	327	165	177	75	142	40 200	
Less than 5 percent ----	532	—	24	22	50	64	62	37	88	52	85	47	—	61 400	
5 to 9 percent ----	1 301	23	33	43	208	273	234	161	166	80	75	6	—	43 000	
10 to 14 percent ----	362	17	35	78	126	62	20	12	9	—	4	—	—	24 100	
15 to 19 percent ----	69	20	27	8	13	1	—	—	—	—	—	—	—	12 700	
20 to 24 percent ----	29	8	10	2	3	6	—	—	—	—	—	—	—	—	
25 to 29 percent ----	4	2	1	—	—	1	—	—	—	—	—	—	—	—	
30 to 39 percent ----	7	4	—	3	—	—	—	—	—	—	—	—	—	—	
40 percent or more ----	6	3	—	—	1	1	—	—	—	—	—	—	—	—	
Not reported or not computed ----	558	—	19	48	69	48	69	32	64	33	13	22	142	43 600	
Median ----	7	15	11	11	9	8	7	7	6	6	5	...	...	...
Other properties ----	1 123	42	49	69	120	177	137	151	170	72	68	48	20	46 900	
Rental Vacancy Losses as Percent of Potential Receipts															
Acquired before 1980 ¹ ----	2 868	77	148	204	471	456	385	241	327	165	177	75	142	40 200	
Less than 1.0 percent ----	1 423	20	58	85	255	232	208	120	178	82	105	30	51	41 800	
1.0 to 2.9 percent ----	33	1	2	3	8	7	1	5	6	1	—	—	—	...	
3.0 to 4.9 percent ----	71	2	6	5	17	12	11	5	6	—	6	—	—	34 100	
5.0 to 6.9 percent ----	31	—	1	1	4	9	2	7	—	—	2	3	2	...	
7.0 to 8.9 percent ----	133	10	4	7	18	26	14	22	7	7	4	7	7	39 000	
9.0 to 10.9 percent ----	55	2	5	2	11	10	3	4	4	3	7	—	3	...	
11.0 to 12.9 percent ----	29	—	1	1	7	9	3	—	3	—	—	3	—	...	
13.0 to 14.9 percent ----	24	1	—	1	6	7	2	3	—	3	—	—	2	...	
15.0 percent or more ----	425	33	39	35	60	59	52	39	35	29	26	7	12	36 800	
Not reported or not computed ----	644	8	31	63	86	85	89	38	88	39	24	28	65	41 900	
Median ----	1.0—	10.2	1.5	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	...	1.0—	...	
Other properties ----	1 123	42	49	69	120	177	137	151	170	72	68	48	20	46 900	
OWNER CHARACTERISTICS															
Type of Owner															
Individual ----	3 591	113	176	240	540	572	478	361	446	209	218	103	136	41 800	
Partnership ----	215	6	7	10	30	32	24	25	34	14	20	6	8	47 600	
Real estate corporation ----	67	—	5	6	12	16	6	2	6	4	4	3	3	...	
Real estate investment trust ----	12	—	2	1	3	2	—	—	5	—	—	—	—	...	
Financial institution ----	12	—	—	5	—	—	—	3	—	4	—	—	—	...	
Housing cooperative organization ----	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
Church or church-related institution ----	34	—	4	3	—	4	9	—	—	3	3	3	4	...	
Other ----	41	—	5	6	6	6	6	1	3	—	—	4	4	...	
Not reported ----	20	—	—	2	—	—	—	—	3	4	—	3	7	...	

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 9. Value per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Nonmortgaged Properties: 1981

[Number of nonmortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Value per housing unit													Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported	
1-to-4-housing-unit nonmortgaged properties	5 108	789	564	565	939	587	265	282	279	89	101	50	599	23 600
RECURRING EXPENSES														
Real Estate Tax Per Housing Unit														
Acquired before 1980	4 642	714	514	517	830	535	252	256	259	82	85	47	551	23 600
Less than \$100	1 074	353	192	153	109	71	8	30	47	6	8	—	96	13 500
\$100 to \$199	940	188	135	145	249	65	26	44	19	3	1	—	66	19 000
\$200 to \$299	603	54	69	67	154	102	18	44	16	4	11	—	62	25 200
\$300 to \$399	462	30	51	42	109	78	15	47	23	8	10	4	46	27 900
\$400 to \$499	287	8	12	33	74	49	40	16	13	13	6	3	17	31 400
\$500 to \$599	186	9	15	23	26	30	9	15	28	3	5	3	20	33 500
\$600 to \$699	186	5	6	12	23	35	36	17	21	11	3	3	13	41 200
\$700 to \$799	97	5	1	6	16	20	19	8	17	3	—	3	14	36 700
\$800 to \$899	67	3	—	3	—	11	18	8	1	—	4	—	3	—
\$900 to \$999	69	1	—	1	12	7	12	11	16	3	—	4	3	—
\$1,000 to \$1,499	115	—	—	4	15	9	7	3	38	10	16	5	68	100
\$1,500 or more	95	—	3	—	8	4	25	5	10	6	12	15	7	57 100
Not reported	462	59	30	28	34	55	19	10	10	7	3	197	24 600	—
Median	\$213	100—	\$137	\$164	\$226	\$302	\$602	\$311	\$522	\$535	\$544	...	\$223	...
Acquired 1980 and 1981 (part)	466	75	49	47	110	51	13	26	20	7	17	2	49	23 400
Real Estate Tax Per \$1,000 Value														
Acquired before 1980	4 642	714	514	517	830	535	252	256	259	82	85	47	551	23 600
Less than \$10	1 710	171	204	246	375	227	66	170	127	47	41	36	—	26 200
\$10 to \$14	684	86	81	79	164	102	58	30	46	14	16	8	—	25 900
\$15 to \$19	388	71	46	28	88	49	49	19	29	3	7	—	—	25 600
\$20 to \$24	273	67	46	31	49	44	24	3	6	2	—	—	—	18 800
\$25 to \$29	141	45	29	25	18	12	4	—	4	—	4	—	—	14 300
\$30 to \$39	148	37	27	36	30	9	1	1	3	—	2	—	—	16 200
\$40 to \$49	96	50	16	10	11	—	6	3	—	—	—	—	—	10000—
\$50 to \$59	49	20	10	8	8	—	3	—	—	—	—	—	—	—
\$60 or more	92	59	4	2	8	4	15	—	—	—	—	—	—	10000—
Not reported or not computed	1 061	106	51	53	78	88	25	29	45	17	15	3	551	25 800
Median	\$11	\$18	\$12	10—	\$10	10—	\$14	10—	10—	...	10—	...	...	...
Acquired 1980 and 1981 (part)	466	75	49	47	110	51	13	26	20	7	17	2	49	23 400
PROPERTY CHARACTERISTICS														
Year Structure Built														
1979 to March 1980	11	—	—	—	4	3	—	—	3	—	—	—	1	...
1977 and 1978	48	—	—	—	5	8	10	7	7	—	7	—	4	...
1975 and 1976	24	—	—	—	—	2	—	—	3	—	—	7	12	...
1970 to 1974	109	4	3	4	17	22	12	7	16	3	7	—	13	38 500
1960 to 1969	435	47	18	40	74	61	34	45	28	20	13	4	51	32 100
1950 to 1959	669	63	56	63	141	101	52	52	49	14	4	14	60	28 700
1940 to 1949	811	124	99	70	173	85	38	60	46	15	11	—	88	23 900
1939 or earlier	2 861	534	372	358	506	296	116	101	126	37	55	26	332	20 000
Not reported	141	16	15	28	20	8	3	10	—	—	3	—	37	18 700
Purchase Price Per Housing Unit														
Properties acquired by purchase 1977 to 1981 (part)	707	145	77	71	150	59	36	39	49	1	27	3	50	22 400
Less than \$5,000	127	93	11	7	3	8	—	—	—	—	—	—	5	10000—
\$5,000 to \$9,999	126	47	29	15	18	3	3	—	—	—	4	—	6	12 100
\$10,000 to \$14,999	88	—	35	22	22	7	—	—	—	—	—	—	3	16 800
\$15,000 to \$19,999	80	—	—	24	43	8	—	4	—	—	—	—	1	23 600
\$20,000 to \$24,999	55	—	—	—	37	6	3	4	2	—	3	—	—	...
\$25,000 to \$29,999	43	—	—	—	17	15	7	4	—	—	—	—	—	...
\$30,000 to \$34,999	31	—	—	—	3	5	11	7	3	—	—	—	2	...
\$35,000 to \$39,999	31	—	—	—	—	2	12	1	11	1	—	—	4	...
\$40,000 to \$49,999	20	—	—	—	—	—	—	16	4	—	—	—	—	...
\$50,000 to \$59,999	21	—	—	—	3	—	—	4	14	—	—	—	—	...
\$60,000 to \$79,999	10	—	—	—	—	—	—	—	10	—	—	—	—	...
\$80,000 to \$99,999	7	—	—	—	—	—	—	—	—	—	7	—	—	...
\$100,000 to \$149,999	13	—	—	—	—	—	—	—	—	—	13	—	—	...
\$150,000 or more	3	—	—	—	—	—	—	—	—	—	—	3	—	...
Not reported	53	4	2	3	4	4	—	—	7	—	—	—	30	...
Median	\$14200	5000—	\$9500	\$12800	\$18500	...	...	...	...	...	...	...	...	...
Other properties	4 401	644	487	494	789	528	230	243	229	88	74	46	549	23 800
Monthly Rental Receipts Per Housing Unit														
Acquired before 1980 ¹	3 786	597	423	431	690	445	206	204	179	70	63	35	444	23 200
Less than \$60	496	193	66	59	60	27	1	2	6	—	—	—	83	11 000
\$60 to \$79	268	78	44	49	38	15	3	3	3	—	—	—	35	14 400
\$80 to \$99	228	45	48	46	44	7	12	—	3	—	—	—	23	16 100
\$100 to \$119	302	50	63	30	51	50	3	23	—	8	—	2	23	19 400
\$120 to \$149	320	37	74	45	73	36	14	12	3	—	—	—	25	19 000
\$150 to \$199	493	37	72	74	137	80	41	28	12	4	—	—	48	25 700
\$200 to \$249	282	1	12	20	67	65	40	34	11	3	9	1	20	34 800
\$250 to \$299	179	—	—	6	10	43	28	28	23	13	3	4	21	47 100
\$300 to \$349	73	—	—	—	2	5	19	12	8	17	8	1	—	58 400
\$350 to \$399	39	—	—	—	—	—	6	7	15	1	9	—	—	...
\$400 to \$449	28	—	—	—	3	1	—	3	7	—	4	11	—	...
\$450 to \$499	8	—	—	—	—	—	—	—	4	3	—	—	2	...
\$500 or more	38	—	—	—	—	3	—	—	17	—	8	10	—	...
No rental receipts	351	62	38	31	61	47	9	29	24	3	6	—	40	24 000
Not reported	682	93	46	72	144	66	30	25	41	17	16	7	124	24 700
Median	\$128	\$67	\$104	\$107	\$140	\$169	\$213	\$212	\$288	...	...	...	\$99	...
Mean	\$170	\$83	\$111	\$128	\$163	\$186	\$222	\$237	\$453	...	...	...	\$121	...
Other properties	1 322	192	140	134	249	142	60	78	100	19	38	15	155	24 700

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 9. Value per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Nonmortgaged Properties: 1981—Con.

[Number of nonmortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Value per housing unit													Not reported	Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more			
PROPERTY CHARACTERISTICS—Can.															
Rental Receipts as Percent of Value															
Acquired before 1980 ¹	3 786	597	423	431	690	445	206	204	179	70	63	35	444	23 200	
Less than 5 percent	1 706	48	46	71	130	113	58	89	51	43	33	25	—	35 200	
5 to 9 percent	1 009	82	99	145	278	185	94	60	49	7	7	3	—	26 400	
10 to 14 percent	423	90	135	86	68	31	10	—	4	—	—	—	—	14 500	
15 to 19 percent	147	71	40	25	8	—	3	—	—	—	—	—	—	10 300	
20 to 24 percent	65	48	14	—	—	—	—	—	3	—	—	—	—	—	
25 to 29 percent	29	19	4	—	2	—	—	—	4	—	—	—	—	—	
30 to 39 percent	36	32	—	1	—	—	1	—	—	—	1	—	—	—	
40 percent or more	59	53	—	—	—	3	—	—	3	—	—	—	—	—	
Not reported or not computed	1 312	155	85	102	205	113	39	54	65	20	22	7	444	24 500	
Median	8	15	11	8	7	6	6	5	6	...	...	...	...	...
Other properties	1 322	192	140	134	249	142	60	78	100	19	38	15	155	24 700	
Rental Vacancy Losses as Percent of Potential Receipts															
Acquired before 1980 ¹	3 786	597	423	431	690	445	206	204	179	70	63	35	444	23 200	
Less than 1.0 percent	1 634	218	175	189	275	216	124	80	78	36	34	23	184	25 200	
1.0 to 2.9 percent	18	5	—	2	2	1	3	—	3	—	—	—	—	—	
3.0 to 4.9 percent	24	4	4	3	8	1	—	3	—	—	—	—	1	—	
5.0 to 6.9 percent	8	2	—	1	—	2	—	—	1	—	—	—	3	—	
7.0 to 8.9 percent	54	10	12	8	5	15	—	4	—	—	—	—	—	—	
9.0 to 10.9 percent	31	5	7	2	10	2	2	—	—	—	—	—	4	—	
11.0 to 12.9 percent	30	5	8	1	3	—	—	6	—	—	—	1	5	—	
13.0 to 14.9 percent	41	—	6	15	11	3	—	3	3	—	—	—	—	—	
15.0 percent or more	518	122	66	58	123	41	14	35	12	8	1	—	37	19 500	
Not reported or not computed	1 428	225	147	151	254	162	62	73	80	26	28	10	209	23 400	
Median	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	...	...	...	1.0—	...
Other properties	1 322	192	140	134	249	142	60	78	100	19	38	15	155	24 700	
OWNER CHARACTERISTICS															
Type of Owner															
Individual	4 565	732	542	520	825	528	252	250	199	74	84	37	521	22 800	
Partnership	158	21	11	12	56	15	6	19	17	2	—	—	—	26 400	
Real estate corporation	77	13	4	5	6	7	4	—	16	3	3	10	7	40 600	
Real estate investment trust	16	1	—	5	5	—	1	—	—	—	—	—	4	—	
Financial institution	21	4	—	3	—	8	—	—	6	—	—	—	—	—	
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Church or church-related institution	98	2	—	11	19	6	3	11	26	6	6	—	8	53 400	
Other	159	11	6	8	29	18	—	3	15	3	8	3	55	29 600	
Not reported	14	4	2	—	—	4	—	—	—	—	—	—	4	—	

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. **Total Outstanding Debt as Percent of Value, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total outstanding debt as percent of value												Median
	Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more	Not reported	
1-to-4-housing-unit mortgaged properties	3 991	709	459	515	508	541	476	347	157	63	54	162	45
MORTGAGE CHARACTERISTICS													
Number of Mortgages													
Mortgage	3 664	704	438	486	473	475	427	282	124	56	40	158	43
Mortgages	312	5	21	26	34	66	41	61	33	7	14	4	61
One or more mortgages	16	—	—	3	1	—	8	3	—	—	—	—	...
Origin of First Mortgage													
Mortgage made at time property acquired	2 590	459	284	307	340	359	318	220	104	56	32	111	46
Mortgage assumed at time property acquired	943	148	107	148	128	115	112	103	43	—	7	32	44
Mortgage placed later than acquisition of property	459	102	67	60	41	67	46	25	10	7	15	19	38
Refinanced mortgage:													
Same lender	213	49	34	25	18	31	13	14	9	3	6	11	38
Different lender	74	11	10	5	8	11	16	7	1	4	—	1	52
Mortgage placed on property owned free and clear of debt	171	42	24	30	14	24	16	4	—	—	9	7	35
Purpose of First Mortgage Placed Later Than Acquisition of Property													
Mortgages placed later than acquisition of property	459	102	67	60	41	67	46	25	10	7	15	19	38
Renew or extend loan that had fallen due, without increasing the outstanding balance	15	2	3	—	—	1	1	8	—	—	—	—	...
Secure better terms	26	8	2	—	—	8	7	—	—	—	2	—	...
Provide funds for additions, improvements, or repairs to this property	146	29	28	21	11	23	21	1	4	—	4	5	37
Provide funds for investment in other real estate	109	22	17	14	9	11	5	7	6	4	10	4	40
Provide funds for other types of investments	17	1	—	—	1	5	—	9	—	—	—	—	...
Provide funds for educational or medical expenses	9	4	—	4	—	—	—	—	—	—	—	—	...
Other reasons	57	8	11	17	3	8	7	—	—	3	—	—	...
Not reported	80	28	5	4	17	10	5	—	—	—	—	10	32
Other properties	3 532	607	391	455	467	474	430	322	147	56	39	143	45
Year First Mortgage Made or Assumed													
1979 to 1981 (part)	1 406	56	63	111	133	234	310	259	115	55	40	30	63
1977 and 1978	970	66	74	142	193	215	130	62	34	5	8	42	49
1975 and 1976	475	66	94	98	118	55	16	15	6	—	1	6	38
1970 to 1974	743	249	178	142	56	31	18	8	2	—	3	57	25
1965 to 1969	252	151	43	21	8	3	2	3	—	3	1	16	20—
1960 to 1964	116	98	7	2	—	4	—	—	—	—	1	5	20—
1959 or earlier	30	24	—	—	—	—	—	—	—	—	—	6	...
Term of First Mortgage													
Less than 8 years	306	46	37	39	24	24	29	28	30	20	8	21	48
8 to 12 years	365	143	43	44	39	19	29	13	4	1	11	19	27
13 to 17 years	357	98	67	48	26	39	24	17	6	5	8	17	31
18 to 22 years	536	117	89	58	93	68	28	33	22	3	1	24	39
23 to 27 years	577	98	75	77	84	93	69	48	3	2	6	21	43
28 to 32 years	1 738	176	143	235	236	283	289	197	76	31	13	60	52
33 to 37 years	26	4	3	4	—	1	4	5	4	—	—	—	...
38 or more years	9	1	—	2	—	2	—	—	4	—	—	—	...
No stated term	78	27	1	8	5	11	4	5	9	—	7	—	46
Median	26.4	20.3	22.5	27.1	27.1	28.4	29.0	28.8	28.6	...	...	23.1	...
Holder's Acquisition of First Mortgage													
Originated by holder	3 058	583	358	381	370	453	335	261	108	47	42	119	44
Purchased from present servicer	520	42	55	80	82	52	83	49	33	11	8	24	49
Purchased from someone else	304	71	24	43	33	22	41	35	9	4	4	19	41
Not reported	110	13	21	11	23	13	17	1	7	1	—	1	44
MORTGAGE PAYMENTS AND OTHER EXPENSES													
Current Status of First Mortgage Payments													
Regular payments of interest and/or principal	3 982	709	459	512	508	540	476	346	154	63	54	162	45
Current or ahead of schedule	3 687	662	426	473	466	522	451	322	119	51	47	148	44
Delinquent (30 days or more)	214	38	17	30	23	10	18	22	26	10	7	12	47
1 to 3 payments	167	33	14	29	22	5	13	12	19	9	2	8	41
4 or more payments	47	5	3	1	1	6	5	10	7	1	6	3	...
Foreclosure in process	24	—	—	—	—	3	4	10	1	—	2	—	...
Foreclosure not in process	23	5	3	—	—	3	1	—	6	1	4	—	...
Not reported	81	9	15	9	18	7	7	1	9	1	—	2	43
No regular payments required	10	—	—	4	—	1	—	2	3	—	—	—	...
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts													
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	2 859	584	400	388	392	412	291	161	52	9	28	142	40
Less than 20 percent	50	40	4	—	3	1	1	—	—	—	—	—	...
20 to 29 percent	191	117	40	9	11	6	—	—	—	—	—	8	20—
30 to 39 percent	199	79	48	46	7	3	2	4	—	1	—	9	23
40 to 49 percent	241	39	69	64	35	17	7	—	—	—	—	10	31
50 to 59 percent	243	46	46	36	42	43	11	3	3	1	1	10	37
60 to 69 percent	222	35	33	28	40	42	23	11	1	—	1	9	43
70 to 79 percent	244	23	25	47	29	47	51	8	5	—	—	11	48
80 to 89 percent	215	23	17	15	41	42	44	18	10	—	1	5	52
90 to 99 percent	171	20	11	16	24	34	44	15	3	1	—	2	54
100 percent or more	602	48	45	68	93	135	89	59	26	6	17	15	53
Not reported or not computed	480	112	63	58	68	41	20	43	3	—	8	64	36
Median	72	40	52	63	79	86	89	100	...	...	...	63	...
Other properties	1 133	125	58	127	115	129	185	187	106	54	26	20	60

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. **Total Outstanding Debt as Percent of Value, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	Total outstanding debt as percent of value											Not reported	Median
	Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more		
Acquired before 1980.....	3 243	700	437	446	443	457	323	175	67	16	34	145	39
Less than \$10	1 447	363	244	220	170	181	157	68	19	9	15	—	35
\$10 to \$14	712	117	76	90	135	139	73	55	21	—	6	—	45
\$15 to \$19	333	77	36	49	47	45	19	11	2	2	—	—	41
\$20 to \$24	191	38	21	20	41	29	15	7	12	5	4	—	44
\$25 to \$29	101	18	11	32	4	20	1	8	3	—	3	—	36
\$30 to \$39	106	21	7	14	21	15	23	5	—	1	—	—	45
\$40 to \$49	46	15	9	8	3	6	1	3	1	—	—	—	...
\$50 to \$59	18	8	1	—	1	4	1	—	—	—	3	—	...
\$60 or more	31	5	7	2	4	2	—	10	—	—	—	—	...
Not reported or not computed.....	258	37	25	11	17	16	6	—	—	—	—	145	28
Median	\$10	10—	10—	10—	\$12	\$11	\$10	\$12	\$13	...	...	...	...
Acquired 1980 and 1981 (part)	749	9	21	70	65	84	153	172	90	46	20	18	68

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	1 258	36	50	107	119	207	273	250	115	51	28	24	64
1977 and 1978	881	47	63	108	165	207	152	65	24	5	9	35	52
1975 and 1976	473	75	83	89	129	46	19	11	7	—	1	13	38
1970 to 1974	784	225	163	159	77	49	27	12	5	4	6	58	28
1965 to 1969	300	154	62	25	12	10	—	—	5	—	7	18	20—
1960 to 1964	176	123	15	8	—	12	5	5	—	—	3	6	20—
1959 or earlier	119	48	24	19	6	11	—	—	—	3	—	8	23

Year Structure Built

1979 to March 1980	134	—	—	1	11	17	49	36	10	8	2	—	68
1977 and 1978	184	4	7	1	15	55	62	23	9	5	—	3	61
1975 and 1976	131	15	11	—	40	31	13	16	5	—	—	—	50
1970 to 1974	378	33	29	96	57	60	42	30	9	1	2	18	44
1960 to 1969	659	130	86	90	65	64	85	63	35	3	12	27	42
1950 to 1959	710	166	83	110	96	82	63	66	8	10	4	19	39
1940 to 1949	458	100	57	77	49	54	60	10	10	11	8	22	38
1939 or earlier	1 224	247	176	135	153	167	95	90	71	24	21	45	42
Not reported	113	13	10	6	22	12	8	12	—	—	4	27	47

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	2 135	84	110	215	283	413	425	315	139	56	37	59	58
Less than \$5,000	45	14	6	2	—	7	9	—	—	—	4	—	...
\$5,000 to \$9,999	154	15	25	33	15	15	22	13	7	1	5	2	42
\$10,000 to \$14,999	174	11	26	27	17	26	26	15	10	9	2	5	52
\$15,000 to \$19,999	148	10	6	8	23	29	28	24	11	6	2	—	59
\$20,000 to \$24,999	168	5	2	26	42	36	22	24	7	3	3	1	53
\$25,000 to \$29,999	137	8	9	10	27	16	29	30	1	1	6	—	59
\$30,000 to \$34,999	210	4	4	16	27	48	34	44	25	1	4	4	62
\$35,000 to \$39,999	165	—	—	13	10	49	40	31	17	4	—	—	62
\$40,000 to \$49,999	252	5	3	22	33	39	77	43	11	13	—	4	63
\$50,000 to \$59,999	212	10	10	13	39	35	27	42	22	7	3	3	59
\$60,000 to \$79,999	245	—	7	16	22	58	74	34	16	7	5	7	62
\$80,000 to \$99,999	63	—	—	6	3	24	19	7	4	—	—	—	...
\$100,000 to \$149,999	49	—	11	11	7	6	7	4	4	—	—	—	...
\$150,000 or more	26	2	—	5	4	—	2	5	3	4	2	—	...
Not reported	88	—	—	8	14	23	10	—	1	—	1	31	...
Median	\$34700	\$15600	\$14500	\$29100	\$32200	\$36800	\$39700	\$36200	\$37200	...	...	...	...
Other properties	1 857	625	349	300	225	128	51	32	18	7	17	104	27

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ¹	2 868	584	400	391	392	413	291	162	54	9	28	142	40
Less than \$60	122	36	26	17	13	18	5	2	2	—	1	4	29
\$60 to \$79	67	24	18	4	3	8	—	2	2	—	—	—	...
\$80 to \$99	89	30	9	14	9	—	9	3	7	—	—	6	31
\$100 to \$119	118	25	25	15	13	10	—	7	5	—	2	4	35
\$120 to \$149	171	49	25	33	15	16	5	10	7	—	—	10	32
\$150 to \$199	413	84	73	54	77	52	32	11	4	1	7	16	38
\$200 to \$249	363	86	41	50	57	50	38	19	3	3	4	12	40
\$250 to \$299	296	50	40	35	28	49	55	24	5	—	5	4	47
\$300 to \$349	245	33	24	26	41	47	33	16	13	4	1	7	49
\$350 to \$399	174	18	28	11	38	27	36	9	—	—	—	8	47
\$400 to \$449	94	4	7	26	5	21	14	13	3	—	—	—	52
\$450 to \$499	94	4	17	25	10	29	10	—	—	—	—	—	42
\$500 or more	143	28	6	24	16	45	21	4	—	1	—	—	49
No rental receipts	84	12	22	10	11	3	6	7	3	—	—	10	34
Not reported	396	101	41	48	57	38	13	36	—	—	8	55	36
Median	\$230	\$192	\$196	\$230	\$228	\$282	\$280	\$264	...	...	...	\$173	...
Mean	\$318	\$235	\$270	\$330	\$288	\$340	\$416	\$519	...	...	...	\$199	...
Other properties	1 123	125	58	124	115	128	185	185	103	54	26	20	60

Rental Receipts as Percent of Value

Acquired before 1980 ¹	2 868	584	400	391	392	413	291	162	54	9	28	142	40
Less than 5 percent	532	125	115	91	70	80	39	9	4	—	1	—	33
5 to 9 percent	1 301	253	167	169	203	220	179	80	21	4	5	—	43
10 to 14 percent	362	67	46	59	42	53	41	23	20	3	8	—	42
15 to 19 percent	69	22	5	7	3	8	9	5	4	—	6	—	44
20 to 24 percent	29	3	2	4	4	10	3	1	—	—	—	—	...
25 to 29 percent	4	1	—	1	1	—	—	—	—	1	—	—	...
30 to 39 percent	7	—	3	3	1	—	—	—	—	—	—	—	...
40 percent or more	6	1	—	—	—	—	1	—	3	—	—	—	...
Not reported or not computed	558	112	63	58	68	41	20	43	3	—	8	142	36
Median	7	7	7	7	7	7	8	8	...	...	...	...	...
Other properties	1 123	125	58	124	115	128	185	185	103	54	26	20	60

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. Total Outstanding Debt as Percent of Value, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹	2 868	584	400	391	392	413	291	162	54	9	28	142	40
Less than 1.0 percent	1 423	300	221	220	202	203	124	64	24	8	5	51	37
1.0 to 2.9 percent	33	4	10	5	1	3	6	1	2	—	2	—	...
3.0 to 4.9 percent	71	9	6	8	13	17	11	3	2	1	1	—	50
5.0 to 6.9 percent	31	5	6	1	—	9	2	1	5	—	—	2	...
7.0 to 8.9 percent	133	16	15	13	17	19	27	11	7	—	1	7	51
9.0 to 10.9 percent	55	2	9	11	13	9	7	—	—	—	—	3	...
11.0 to 12.9 percent	29	11	—	2	5	5	2	3	—	—	2	—	...
13.0 to 14.9 percent	24	4	4	3	4	3	4	—	—	—	—	1	...
15.0 percent or more	425	96	54	52	49	73	53	24	2	—	8	12	41
Not reported or not computed	644	137	74	77	90	72	54	54	13	—	9	65	40
Median	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	...	...	...	1.0—	...

Other properties

OWNER CHARACTERISTICS

Type of Owner

Individual	3 591	659	408	474	468	487	426	298	135	59	42	136	44
Partnership	215	20	23	24	22	32	34	36	13	1	2	8	55
Real estate corporation	67	9	11	9	11	6	4	7	3	—	3	3	...
Real estate investment trust	12	2	1	3	—	—	4	—	2	—	—	—	...
Financial institution	12	—	—	—	4	—	3	5	—	—	—	—	...
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	34	11	6	—	—	7	3	—	—	3	—	4	...
Other	41	5	8	6	3	10	1	2	—	—	3	4	...
Not reported	20	3	2	—	—	—	—	—	4	—	3	7	...

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-to-4-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage ----- 2 661 116 65 87 115 170 400 336 271 391 161 126 77 346 225
2 mortgages ----- 202 6 2 1 3 1 12 26 25 25 27 17 7 50 292
3 or more mortgages ----- 5 - - - - - 1 - - 4 - - - - - ...

Total Outstanding Debt as Percent of Value

Less than 20 percent ----- 584 36 24 30 25 49 84 86 50 50 8 28 12 101 192
20 to 29 percent ----- 400 26 18 9 25 25 73 41 40 52 24 6 22 41 196
30 to 39 percent ----- 391 17 4 14 15 33 54 50 35 37 51 24 10 48 230
40 to 49 percent ----- 392 13 3 9 13 15 77 57 28 78 15 16 11 57 228
50 to 59 percent ----- 413 18 8 - 10 16 52 50 49 74 50 45 3 38 282
60 to 69 percent ----- 291 5 - 9 13 5 32 38 55 69 24 21 6 13 280
70 to 79 percent ----- 162 2 2 3 7 10 11 19 24 25 13 4 7 36 264
80 to 89 percent ----- 54 2 2 7 5 7 4 3 5 13 3 - 3 - ...
90 to 99 percent ----- 9 - - - - - 1 3 - 4 - 1 - - ...
100 percent or more ----- 28 1 - - 2 - 7 4 5 1 - - - 8 ...
Not reported ----- 142 4 6 8 4 10 16 12 4 15 - - 10 55 173
Median ----- 40 29 ... 31 35 32 38 40 47 48 48 49 34 36 ...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal ----- 2 859 122 65 89 115 171 413 363 293 418 188 143 84 396 230
Less than \$60 ----- 356 40 34 35 35 43 72 24 21 4 - - 11 39 127
\$60 to \$79 ----- 272 23 10 14 10 30 47 39 20 20 4 5 3 48 176
\$80 to \$99 ----- 306 9 3 23 15 23 54 68 26 28 4 1 7 43 200
\$100 to \$149 ----- 560 27 8 9 18 54 111 93 55 55 16 11 12 93 201
\$150 to \$199 ----- 407 8 3 - 9 9 67 64 49 89 14 15 19 63 253
\$200 to \$249 ----- 301 8 - 3 6 7 17 41 50 84 31 19 4 29 301
\$250 to \$299 ----- 196 1 4 - 11 - 24 14 17 52 38 3 13 19 320
\$300 to \$399 ----- 228 - - - 10 2 12 5 37 73 35 21 12 22 343
\$400 to \$499 ----- 106 7 - 4 1 - 3 4 3 7 21 38 - 18 471
\$500 to \$599 ----- 60 - - - - - - 8 - 25 12 3 12 ...
\$600 to \$699 ----- 29 - 4 - - - - - 3 4 - 11 - 7 ...
\$700 to \$799 ----- 11 - - - - - - 4 - 3 - - 3 ...
\$800 or more ----- 27 - - - - - 6 6 3 - 7 - 1 ...
Median ----- \$144 \$79 ... \$74 \$97 \$91 \$115 \$127 \$175 \$208 \$283 \$382 \$174 \$137 ...
Mean ----- \$200 \$114 ... \$91 \$139 \$111 \$179 \$158 \$280 \$220 \$313 \$383 \$199 \$183 ...

No regular payments required ----- 10 - 2 - 4 - - - 3 1 - - - - ...

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal ----- 2 859 122 65 89 115 171 413 363 293 418 188 143 84 396 230
Less than \$60 ----- 334 39 34 33 34 42 64 17 18 4 - - 11 37 122
\$60 to \$79 ----- 260 23 8 14 10 30 49 38 20 16 4 5 3 41 174
\$80 to \$99 ----- 301 9 3 25 15 23 54 67 23 24 4 1 7 44 196
\$100 to \$149 ----- 527 27 7 9 18 55 113 88 53 51 13 10 12 71 197
\$150 to \$199 ----- 405 8 3 - 9 9 69 67 47 87 12 15 16 65 248
\$200 to \$249 ----- 291 8 2 3 6 7 18 41 49 81 33 15 4 22 297
\$250 to \$299 ----- 205 1 4 - 8 - 24 19 20 53 30 3 13 30 310
\$300 to \$399 ----- 246 - - - 13 2 12 8 38 76 38 14 12 34 337
\$400 to \$499 ----- 111 4 - 4 1 - 3 6 7 15 14 36 - 21 436
\$500 to \$599 ----- 64 - - - - - - 8 1 22 21 - 12 ...
\$600 to \$699 ----- 44 3 4 - - - - 2 - 4 7 11 3 11 ...
\$700 to \$799 ----- 22 - - - - - - 4 1 3 7 - 4 3 ...
\$800 or more ----- 49 - - - - - 6 6 10 4 11 - 4 ...
Median ----- \$151 \$79 ... \$76 \$97 \$92 \$117 \$134 \$185 \$217 \$298 \$420 \$180 \$153 ...
Mean ----- \$215 \$123 ... \$92 \$142 \$112 \$181 \$167 \$299 \$237 \$348 \$416 \$228 \$208 ...

No regular payments required ----- 10 - 2 - 4 - - - 3 1 - - - - ...

Current Status of First Mortgage Payments

Regular payments of interest and/or principal ----- 2 859 122 65 89 115 171 413 363 293 418 188 143 84 396 230
Current or ahead of schedule ----- 2 661 103 57 70 107 159 397 343 283 396 181 139 77 349 233
Delinquent (30 days or more) ----- 138 13 8 13 8 6 12 13 7 10 4 4 3 38 157
1 to 3 payments ----- 111 10 8 9 8 5 10 13 7 7 4 4 3 25 159
4 or more payments ----- 27 3 - 3 - 1 2 1 - 4 - 1 - 13 ...
Foreclosure in process ----- 19 - - - - 1 2 - 4 - - - 13 ...
Foreclosure not in process ----- 8 3 - 3 - - 1 - - 1 - - - ...
Not reported ----- - - - - - - - - - - - - 8 ...
Not reported ----- 60 5 - 6 1 6 5 7 3 12 4 - 4 8 ...
No regular payments required ----- 10 - 2 - 4 - - - 3 1 - - - - ...

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Regular payments of interest and/or principal on first mortgage ----- 2 859 122 65 89 115 171 413 363 293 418 188 143 84 396 230
Less than 20 percent ----- 50 - - - 1 2 10 5 15 6 4 8 - - ...
20 to 29 percent ----- 191 - - 1 6 16 43 22 24 43 12 23 - - 265
30 to 39 percent ----- 199 - 1 4 6 18 29 58 25 27 13 20 - - 237
40 to 49 percent ----- 241 - 1 4 12 17 46 63 35 48 13 3 - - 232
50 to 59 percent ----- 243 2 6 7 13 20 53 30 20 50 39 3 - - 234
60 to 69 percent ----- 222 1 5 12 7 8 46 34 30 62 13 4 - - 248
70 to 79 percent ----- 244 1 6 13 8 19 37 41 29 61 13 16 - - 246
80 to 89 percent ----- 215 3 17 7 7 24 30 32 25 37 21 12 - - 231
90 to 99 percent ----- 171 13 1 6 5 16 30 16 20 34 18 11 - - 244
100 percent or more ----- 602 101 28 35 51 31 89 62 70 50 43 43 - - 181
Not reported or not computed ----- 480 - - - - - - - - - - 84 396 ...
Median ----- 72 100+ ... 85 88 72 65 61 69 66 71 77
Other properties ----- 10 - 2 - 4 - - - 3 1 - - - - ...

Table 11. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

Less than \$10	1 247
\$10 to \$14	649
\$15 to \$19	298
\$20 to \$24	172
\$25 to \$29	89
\$30 to \$39	98
\$40 to \$49	46
\$50 to \$59	16
\$60 or more	27
Not reported or not computed	227
Median	\$11

Real Estate Tax as Percent of Rental Receipts

Less than 5 percent	125
5 to 9 percent	491
10 to 14 percent	516
15 to 19 percent	405
20 to 24 percent	271
25 to 29 percent	173
30 to 34 percent	81
35 to 39 percent	47
40 percent or more	240
Not reported or not computed	520
Median	16

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	474
1977 and 1978	777
1975 and 1976	423
1970 to 1974	696
1965 to 1969	253
1960 to 1964	158
1959 or earlier	87

Year Structure Built

1979 to March 1980	43
1977 and 1978	142
1975 and 1976	96
1970 to 1974	271
1960 to 1969	508
1950 to 1959	504
1940 to 1949	331
1939 or earlier	887
Not reported	86

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1979	1 246
Less than \$5,000	30
\$5,000 to \$9,999	94
\$10,000 to \$14,999	122
\$15,000 to \$19,999	103
\$20,000 to \$24,999	101
\$25,000 to \$29,999	81
\$30,000 to \$34,999	133
\$35,000 to \$39,999	95
\$40,000 to \$49,999	137
\$50,000 to \$59,999	111
\$60,000 to \$79,999	117
\$80,000 to \$99,999	29
\$100,000 to \$149,999	27
\$150,000 or more	—
Not reported	66
Median	\$32200
Other properties	1 623

Rental Receipts as Percent of Value

Less than 5 percent	532
5 to 9 percent	1 301
10 to 14 percent	362
15 to 19 percent	69
20 to 24 percent	29
25 to 29 percent	4
30 to 39 percent	7
40 percent or more	6
Not reported or not computed	558
Median	7

Monthly rental receipts per housing unit														Median (dollars)
Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	
1 247	54	26	17	45	68	164	179	134	174	95	95	38	158	243
649	25	6	18	34	42	81	70	73	128	56	27	17	71	253
298	1	9	10	16	11	70	37	23	50	15	12	8	35	214
172	9	8	9	8	15	21	20	33	16	8	4	3	19	213
89	13	—	1	—	8	11	13	15	10	6	3	—	10	227
98	9	—	7	9	1	18	16	10	5	8	—	9	5	192
46	8	—	3	—	2	17	7	—	—	—	—	—	1	—
16	—	—	5	—	1	3	2	—	1	—	—	—	3	—
27	—	4	2	3	4	4	4	1	3	—	—	—	3	—
227	4	14	15	4	19	24	16	6	24	—	2	10	89	166
Median	\$11	...	\$16	\$12	\$11	\$12	10—	\$11	\$11	10—	10—	10—	10—	...
125	10	—	—	2	4	42	20	9	20	6	12	—	—	213
491	6	9	6	15	39	77	83	70	102	45	39	—	—	257
516	7	15	14	14	44	71	83	74	102	42	44	—	—	252
405	8	3	16	10	14	71	75	38	102	54	12	—	—	256
271	10	—	10	7	25	37	54	42	36	26	24	—	—	243
173	3	5	5	25	13	32	27	26	23	6	7	—	—	206
81	9	2	2	6	5	21	9	16	7	—	4	—	—	186
47	9	3	7	6	—	6	1	5	10	2	—	—	—	—
240	58	25	28	34	19	42	6	11	9	7	—	—	—	105
520	2	4	—	—	6	5	6	5	9	—	2	84	396	...
Median	39	...	24	27	15	15	15	15	14	15	12	...	...	...
474	25	7	6	19	26	40	62	69	84	14	46	24	54	260
777	20	11	27	38	34	117	83	81	151	82	42	24	68	258
423	24	16	24	10	32	59	50	38	61	17	10	14	68	206
696	33	15	15	27	39	129	95	48	81	62	29	12	112	215
253	12	4	4	17	26	35	39	17	17	4	13	—	66	194
158	6	8	8	4	10	22	29	25	9	10	3	4	19	216
87	2	6	5	4	4	12	4	18	17	—	—	6	8	239
43	—	—	1	5	2	—	9	7	11	4	1	—	2	...
142	2	—	—	—	—	6	20	20	50	14	19	3	7	335
96	—	—	1	—	2	10	8	10	28	8	11	4	14	327
271	3	—	1	4	11	16	24	22	71	52	25	14	28	347
508	12	13	3	21	31	37	75	65	84	46	37	14	71	266
504	15	22	10	19	26	67	59	66	74	19	31	14	82	238
331	23	2	25	10	28	51	44	32	35	14	9	10	48	197
887	52	29	47	59	69	211	117	73	60	31	11	20	108	179
86	14	—	—	—	2	15	8	—	7	—	—	4	35	...
1 246	41	17	33	57	60	155	145	150	234	96	88	48	122	260
30	1	4	15	—	2	3	—	—	—	—	—	—	4	...
94	11	5	7	4	24	28	2	5	—	—	—	—	9	141
122	8	—	6	11	14	32	14	8	3	3	—	9	13	167
103	—	2	4	1	4	30	29	3	8	—	3	7	12	203
101	2	—	—	6	7	18	30	15	2	—	7	8	7	217
81	10	—	—	2	4	5	16	23	10	3	1	—	7	250
133	3	4	—	11	2	8	20	20	50	10	—	3	2	290
95	—	—	—	6	—	5	4	11	53	6	—	3	8	332
137	—	—	—	15	—	4	8	26	64	10	—	4	7	317
111	3	—	—	1	2	7	9	6	22	23	9	4	25	360
117	—	—	—	—	—	—	—	19	11	37	34	6	10	455
29	—	4	—	—	—	—	4	—	3	—	18	—	—	...
27	—	—	—	—	—	3	6	—	—	—	11	—	7	...
—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
66	2	—	1	—	1	12	4	14	9	3	5	3	12	...
Median	\$32200	...	...	...	...	\$16400	\$24300	\$33300	\$38800	\$55800	\$72400	...	\$36000	...
1 623	81	49	56	62	111	258	217	146	185	92	55	36	273	209
532	94	30	24	63	44	72	56	52	34	39	25	—	—	157
1 301	22	19	35	34	64	222	206	179	302	124	93	—	—	263
362	1	6	16	11	38	70	76	46	61	21	16	—	—	225
69	—	4	6	4	12	21	8	9	6	—	—	—	—	172
29	—	2	—	—	2	8	5	3	2	1	6	—	—	...
4	—	—	—	2	—	1	—	—	—	—	1	—	—	...
7	—	—	—	—	1	3	—	—	—	3	—	—	—	...
6	—	—	—	—	—	—	—	3	—	—	2	—	—	...
558	4	6	8	4	10	16	12	4	15	—	—	84	396	173
Median	7	5—	...	7	5—	8	8	8	8	7	7	...	...	...

Table 11. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
Less than 1.0 percent	1 423	55	31	44	71	95	250	231	157	248	138	101	—	—	236
1.0 to 2.9 percent	33	—	—	—	2	2	3	9	5	9	—	4	—	—	...
3.0 to 4.9 percent	71	—	—	—	—	4	16	11	20	11	5	4	—	—	260
5.0 to 6.9 percent	31	—	—	—	—	—	7	7	5	10	2	—	—	—	...
7.0 to 8.9 percent	133	1	1	—	4	9	22	17	27	33	8	11	—	—	273
9.0 to 10.9 percent	55	—	2	1	2	6	16	5	9	7	7	1	—	—	...
11.0 to 12.9 percent	29	—	—	1	1	3	10	3	—	6	—	3	—	—	...
13.0 to 14.9 percent	24	—	—	—	2	5	4	3	4	3	3	—	—	—	...
15.0 percent or more	425	64	29	25	26	31	65	56	51	66	8	4	—	—	178
Not reported or not computed	644	2	4	17	10	14	21	21	19	27	16	15	84	396	236
Median	1.0—	15.0+	...	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	...	...	...

OWNER CHARACTERISTICS

Type of Owner

Individual	2 602	115	56	84	109	160	369	327	278	390	174	127	75	337	231
Partnership	124	3	3	—	9	7	27	17	7	17	10	13	2	9	223
Real estate corporation	54	2	3	—	—	1	8	8	8	5	—	3	—	16	...
Real estate investment trust	4	—	—	—	1	—	—	2	—	2	—	—	—	—	...
Financial institution	9	—	—	—	—	—	—	—	—	3	—	—	—	5	...
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	20	—	—	4	—	—	3	—	—	3	—	—	3	7	...
Other	39	2	4	1	—	3	5	9	2	—	4	—	4	5	...
Not reported	16	—	—	—	—	—	—	—	—	—	—	—	—	16	...

Table 12. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Nonmortgaged Properties: 1981**

[Number of nonmortgaged properties in thousands. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

1-to-4-housing-unit nonmortgaged properties

RECURRING EXPENSES

Real Estate Tax Per \$1,000 Value

Less than \$10	1	445	221	112	73	122	121	137	119	70	62	26	22	147	215	123
\$10 to \$14	558	75	25	55	53	41	90	48	29	19	3	7	38	73	130	
\$15 to \$19	321	22	22	9	25	32	49	52	20	13	—	3	15	59	164	
\$20 to \$24	228	20	14	13	15	6	59	11	19	10	—	3	20	37	164	
\$25 to \$29	124	16	11	6	9	23	23	10	5	—	—	—	13	8	133	
\$30 to \$39	110	3	14	16	8	17	16	8	1	5	—	—	15	7	127	
\$40 to \$49	76	6	4	7	6	12	15	7	1	—	—	—	—	17	...	
\$50 to \$59	33	6	4	1	—	7	9	—	1	—	—	—	—	6	...	
\$60 or more	78	15	11	9	4	5	22	4	—	—	3	—	4	1	109	
Not reported or not computed	813	112	51	39	60	56	73	24	33	3	5	3	98	257	109	
Median	\$10	10—	10—	\$12	10—	\$11	\$14	\$11	\$11	10—	...	...	10—	10—	...	

Real Estate Tax as Percent of Rental Receipts

Less than 5 percent	233	38	29	14	27	35	18	23	15	11	4	18	—	—	127	
5 to 9 percent	520	72	24	24	62	91	101	65	44	22	11	3	—	—	146	
10 to 14 percent	477	50	55	47	41	43	96	76	28	29	7	6	—	—	151	
15 to 19 percent	353	27	38	37	28	34	99	42	24	20	5	—	—	—	157	
20 to 24 percent	240	30	22	37	21	27	69	18	7	1	4	4	—	—	130	
25 to 29 percent	175	25	29	8	26	14	18	17	23	12	—	3	—	—	120	
30 to 34 percent	124	23	7	6	13	16	22	12	16	8	—	—	—	—	144	
35 to 39 percent	75	22	7	4	7	4	12	13	—	3	3	—	—	—	113	
40 percent or more	363	163	39	30	41	27	36	16	8	3	—	—	—	—	70	
Not reported or not computed	1	226	46	18	19	36	29	21	—	14	3	4	3	351	682	107
Median	16	27	17	18	15	12	16	14	14	14	...	...	...	...	...

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	179	21	10	9	16	29	20	4	13	13	3	—	15	26	134	
1977 and 1978	354	22	12	11	34	48	46	51	19	17	7	3	39	46	158	
1975 and 1976	323	35	16	32	33	22	44	17	15	8	5	11	22	63	126	
1970 to 1974	695	56	42	46	63	51	122	69	27	16	7	14	63	119	149	
1965 to 1969	493	89	35	31	35	39	52	26	31	9	4	3	53	87	112	
1960 to 1964	514	61	60	36	40	42	50	42	26	24	—	—	41	93	117	
1959 or earlier	1	229	212	93	63	82	88	158	74	47	25	12	8	118	248	115

Year Structure Built

1979 to March 1980	6	—	—	—	—	—	—	6	—	—	—	—	—	—	...	
1977 and 1978	26	—	—	—	3	—	1	4	10	3	—	—	—	—	...	
1975 and 1976	16	10	—	—	—	—	—	—	3	—	3	—	—	—	...	
1970 to 1974	66	2	4	—	4	5	11	13	4	4	—	—	—	19	...	
1960 to 1969	331	48	9	2	24	23	39	35	31	14	—	—	45	61	157	
1950 to 1959	494	43	15	38	26	26	61	44	35	10	—	—	31	75	152	
1940 to 1949	614	75	76	26	54	34	87	55	27	5	1	5	44	128	117	
1939 or earlier	2	136	313	157	157	184	175	283	127	52	47	22	30	225	365	116
Not reported	96	6	7	5	5	13	12	5	—	3	—	—	6	33	...	

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1979	364	31	4	18	17	56	50	45	25	20	7	3	44	45	162	
Less than \$5,000	71	13	2	4	7	14	10	1	—	—	—	—	8	11	...	
\$5,000 to \$9,999	59	10	—	—	4	16	3	1	—	—	4	—	7	14	...	
\$10,000 to \$14,999	49	6	1	4	5	13	4	10	—	—	—	—	2	5	...	
\$15,000 to \$19,999	46	—	—	3	—	9	9	5	—	—	—	—	—	11	...	
\$20,000 to \$24,999	25	—	—	3	—	—	8	3	6	—	—	—	4	1	...	
\$25,000 to \$29,999	18	—	—	—	—	—	5	5	—	5	—	3	—	—	...	
\$30,000 to \$34,999	20	2	—	—	—	—	4	7	4	—	—	—	3	—	...	
\$35,000 to \$39,999	27	—	—	—	—	4	1	4	7	4	—	—	7	—	...	
\$40,000 to \$49,999	13	—	—	—	—	—	—	—	3	7	3	—	—	—	...	
\$50,000 to \$59,999	7	—	—	—	—	—	3	—	—	3	—	—	—	—	...	

\$60,000 to \$79,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
\$80,000 to \$99,999	4	—	—	—	—	—	—	4	—	—	—	—	—	—	...	
\$100,000 to \$149,999	3	—	—	—	—	—	—	—	—	—	—	—	3	—	...	
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
Not reported	23	—	—	4	2	—	3	—	—	—	—	—	10	4	...	
Median	\$14100	...	...	...	...	...	...	...	...	...	...	...	...	...	...

Other properties

Rental Receipts as Percent of Value

Less than 5 percent	706	246	71	44	94	44	70	49	31	35	11	11	—	—	96	
5 to 9 percent	1	009	96	88	89	80	123	215	137	88	63	21	9	—	157	
10 to 14 percent	423	23	45	41	57	71	88	49	31	12	1	4	—	—	139	
15 to 19 percent	147	8	20	19	22	29	26	14	6	—	3	—	—	—	124	
20 to 24 percent	65	11	1	7	13	6	15	8	—	—	—	3	—	—	...	
25 to 29 percent	29	2	7	—	2	8	1	4	—	2	—	4	—	—	...	
30 to 39 percent	36	18	—	1	—	6	8	—	1	—	—	1	—	—	...	
40 percent or more	59	8	—	3	11	8	21	1	—	—	—	6	—	—	...	
Not reported or not computed	1	312	83	35	23	23	25	48	20	21	2	—	351	682	99	
Median	8	5—	8	8	8	9	9	8	8	7	...	...	...	...	...

Table 12. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 1-to-4-Housing-Unit Nonmortgaged Properties: 1981—Con.

[Number of nonmortgaged properties in thousands. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
Less than 1.0 percent	1 634	218	145	127	177	201	338	174	115	85	32	21	—	—	142
1.0 to 2.9 percent	18	—	—	—	—	1	9	2	1	—	5	—	—	—	...
3.0 to 4.9 percent	24	—	1	7	1	1	8	4	—	3	—	—	—	—	...
5.0 to 6.9 percent	8	—	1	—	1	1	—	3	2	—	—	—	—	—	...
7.0 to 8.9 percent	54	4	2	6	4	11	11	6	11	—	—	—	—	—	...
9.0 to 10.9 percent	31	1	2	2	1	6	6	6	5	1	—	—	—	—	...
11.0 to 12.9 percent	30	2	—	9	5	3	1	6	4	—	—	—	—	—	...
13.0 to 14.9 percent	41	—	4	2	3	9	15	2	7	—	—	—	—	—	...
15.0 percent or more	518	203	65	50	68	46	49	25	8	3	—	1	—	—	77
Not reported or not computed	1 428	67	47	25	42	41	56	56	27	19	—	16	351	682	132
Median	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	1.0—	...	...	...	...	...

OWNER CHARACTERISTICS

Type of Owner

Individual	3 447	427	259	200	296	296	461	270	162	102	37	24	323	592	129
Partnership	106	16	2	17	2	19	9	6	6	3	—	3	—	21	127
Real estate corporation	43	12	2	—	2	—	5	4	1	—	—	7	—	9	...
Real estate investment trust	16	—	—	5	—	—	6	—	1	—	—	—	4	—	...
Financial institution	3	—	—	—	—	—	—	—	—	—	—	3	—	—	...
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	61	4	—	3	—	—	—	—	9	3	—	—	17	25	...
Other	96	37	5	2	1	5	12	3	—	3	—	1	7	20	60—
Not reported	14	—	—	—	—	—	—	—	—	—	—	—	—	14	...

Table 13. Junior Mortgage Characteristics, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981

[Number of junior mortgages in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Properties with—			United States	Properties with—		
	All junior mortgages	FHA or VA first mortgage	Conventional first mortgage		All junior mortgages	FHA or VA first mortgage	Conventional first mortgage
Total junior mortgages -----	343	82	261	MORTGAGE CHARACTERISTICS—Con.			
MORTGAGE CHARACTERISTICS				Graduated Interest and Principal Payments on Junior Mortgages			
Year Junior Mortgage Made or Assumed				Yes, monthly payments can change (other than through change in interest rate) -----	14	4	11
1979 to 1981 (port) -----	248	58	190	Payments increase yearly for first five years of mortgage -----	3	—	3
1977 and 1978 -----	71	17	54	Payments increase yearly for first ten years of mortgage -----	—	—	—
1975 and 1976 -----	15	—	15	Payments change in some other way -----	11	4	7
1970 to 1974 -----	10	7	3	Not reported -----	—	—	—
1965 to 1969 -----	—	—	—	No, monthly payments cannot change -----	248	57	190
1960 to 1964 -----	—	—	—	Not reported -----	81	21	60
1959 or earlier -----	—	—	—	Holder of Junior Mortgage			
Face Amount of Junior Mortgage Loan				Commercial bank or trust company -----	87	16	71
Less than \$2,000 -----	—	—	—	Mutual savings bank -----	5	—	5
\$2,000 to \$3,999 -----	21	8	12	Savings and loan association -----	41	9	32
\$4,000 to \$5,999 -----	33	6	27	Life insurance company -----	—	—	—
\$6,000 to \$7,999 -----	30	10	20	Mortgage company -----	24	7	17
\$8,000 to \$9,999 -----	20	—	19	Federal agency -----	5	—	5
\$10,000 to \$14,999 -----	79	25	54	Federally-secured pool -----	—	—	—
\$15,000 to \$19,999 -----	47	12	36	Federal National Mortgage Association -----	—	—	—
\$20,000 or more -----	114	21	93	Real estate or construction company -----	7	—	7
Median -----	\$14300	\$13300	\$14800	Individual or individual's estate -----	140	36	104
Mean -----	\$22600	\$16800	\$24400	Other -----	34	14	21
Current Interest Rate on Junior Mortgage				Location of Junior Mortgage Holder			
Less than 5.0 percent -----	7	4	3	Property in Northeast Region -----	21	—	20
5.0 percent -----	4	—	4	Lender in Northeast -----	18	—	18
5.1 to 5.9 percent -----	—	—	—	Lender in North Central -----	—	—	—
6.0 percent -----	4	4	—	Lender in South -----	1	—	1
6.1 to 6.9 percent -----	—	—	—	Lender in West -----	—	—	—
7.0 percent -----	1	—	1	Lender outside United States -----	—	—	—
7.1 to 7.4 percent -----	—	—	—	Not reported -----	2	—	2
7.5 to 7.9 percent -----	4	—	4	Property in North Central Region -----	48	3	45
8.0 percent -----	14	3	11	Lender in Northeast -----	—	—	—
8.1 to 8.4 percent -----	1	—	1	Lender in North Central -----	48	3	45
8.5 to 8.9 percent -----	29	3	25	Lender in South -----	—	—	—
9.0 percent -----	11	2	9	Lender in West -----	—	—	—
9.1 to 9.9 percent -----	13	2	10	Lender outside United States -----	—	—	—
10.0 percent -----	61	14	47	Not reported -----	4	—	4
10.1 to 11.9 percent -----	15	7	8	Property in South Region -----	116	37	79
12.0 percent -----	25	7	18	Lender in Northeast -----	4	3	1
12.1 to 13.9 percent -----	48	14	33	Lender in North Central -----	3	—	3
14.0 percent or more -----	108	22	86	Lender in South -----	98	30	68
Median -----	12.0	12.0	12.0	Lender in West -----	7	4	3
Variable Interest Rate on Junior Mortgage				Lender outside United States -----	—	—	—
Yes, interest rate can be changed -----	21	—	21	Not reported -----	4	—	4
Rate higher now than when mortgage made -----	7	—	7	Property in West Region -----	159	41	118
Rate lower now than when mortgage made -----	1	—	1	Lender in Northeast -----	—	—	—
Rate unchanged or same now as when mortgage made -----	10	—	10	Lender in North Central -----	5	—	5
Not reported -----	3	—	3	Lender in South -----	—	—	—
No, interest rate cannot be changed -----	240	58	182	Lender in West -----	154	41	112
Not reported -----	83	24	59	Lender outside United States -----	—	—	—
Reason for Change in Junior Mortgage Rate				Not reported -----	—	—	—
Interest rate can be changed ¹ -----	21	—	21	Servicing of Junior Mortgage			
Rate renegotiated periodically -----	5	—	5	Holder -----	297	77	221
Rate changes tied to market index -----	4	—	4	Agent -----	46	5	41
When mortgage is assumed -----	—	—	—	Holder's Acquisition of Junior Mortgage			
When payments become delinquent -----	1	—	1	Originated by holder -----	222	45	176
Other reason -----	8	—	8	Purchased from present servicer -----	16	3	13
Not reported -----	3	—	3	Purchased from someone else -----	21	12	9
Interest rate cannot be changed -----	240	58	182	Not reported -----	85	21	64
Term of Junior Mortgage				MORTGAGE PAYMENTS AND OTHER EXPENSES			
Less than 8 years -----	175	43	132	Method of Payment of Junior Mortgage			
8 to 12 years -----	92	31	62	Regular payments of interest and/or principal -----	330	79	252
13 to 17 years -----	45	2	43	Interest and principal -----	255	59	196
18 to 22 years -----	20	3	16	Fully amortized -----	207	55	152
23 to 27 years -----	8	4	4	Partially amortized -----	48	4	44
28 to 32 years -----	2	—	2	Principal only -----	—	—	—
33 to 37 years -----	—	—	—	Fully amortized -----	—	—	—
38 or more years -----	—	—	—	Partially amortized -----	—	—	—
No stated term -----	2	—	2	Interest only -----	75	19	55
Median -----	8—	8—	8—	No regular payments required -----	13	3	10

¹Detail does not add to total because lenders reported more than one reason.

Table 1b. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

	Total properties	Nonmortgaged properties	Mortgaged properties	Inside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	6 278	3 181	3 098	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999	398	213	186
Inside SMSA's	6 278	3 181	3 098	\$35,000 to \$39,999	427	192	235
1,000,000 or more	461	263	199	\$40,000 to \$49,999	641	217	423
250,000 to 999,999	1 059	559	500	\$50,000 to \$59,999	615	239	376
50,000 to 249,999	1 631	783	849	\$60,000 to \$79,999	818	284	534
10,000 to 49,999	1 433	573	860	\$80,000 to \$99,999	418	118	299
Less than 10,000 and rural	1 694	1 003	690	\$100,000 to \$149,999	441	126	315
Outside SMSA's	—	—	—	\$150,000 to \$199,999	125	32	92
10,000 or more	—	—	—	\$200,000 or more	131	43	88
2,500 to 9,999	—	—	—	Not reported	499	370	129
Less than 2,500 and rural	—	—	—	Median	\$44700	\$31400	\$55900
				Mean	\$55800	\$41700	\$69000
Number of Housing Units				Value Per Housing Unit			
1 housing unit	4 784	2 508	2 276	Less than \$5,000	124	115	9
2 housing units	1 016	469	548	\$5,000 to \$9,999	353	302	51
3 housing units	231	101	129	\$10,000 to \$14,999	421	284	136
4 housing units	247	103	144	\$15,000 to \$19,999	488	330	158
Number of Buildings				\$20,000 to \$24,999	481	275	206
1 building	5 875	2 994	2 881	\$25,000 to \$29,999	485	264	222
2 to 4 buildings	303	163	139	\$30,000 to \$34,999	434	223	211
Not reported	100	23	77	\$35,000 to \$39,999	429	173	256
Manner of Acquisition				\$40,000 to \$49,999	622	201	421
By purchase	5 357	2 295	3 062	\$50,000 to \$59,999	539	198	341
Placed one new mortgage	2 933	865	2 068	\$60,000 to \$79,999	635	217	418
Placed two or more new mortgages	104	39	65	\$80,000 to \$99,999	299	79	220
Assumed mortgage(s) already on property	903	156	747	\$100,000 to \$149,999	323	101	222
Assumed mortgage already on property and placed new mortgage	124	5	119	\$150,000 or more	146	47	99
All cash	1 103	1 058	44	Not reported	499	370	129
Borrowed other than with mortgage	192	172	19	Median	\$36200	\$26900	\$45600
Inheritance or gift	763	736	27	Mean	\$45500	\$35300	\$55200
Other	65	58	7	Monthly Rental Receipts Per Housing Unit			
Not reported	93	91	2	Acquired before 1980 ¹	4 666	2 405	2 261
Land and Building Acquisition				Less than \$60	267	199	68
During same 12-month period	5 810	2 856	2 955	\$60 to \$79	198	158	40
Acquired land previously	298	206	92	\$80 to \$99	173	119	54
Land not owned by building owner	71	49	23	\$100 to \$119	287	194	93
Not reported	99	71	28	\$120 to \$149	328	208	119
Year Property Acquired				\$150 to \$199	622	334	288
1979 to 1981 (part)	1 487	495	992	\$200 to \$249	502	212	290
1977 and 1978	929	244	685	\$250 to \$299	396	129	266
1975 and 1976	583	243	340	\$300 to \$349	290	66	224
1970 to 1974	1 115	516	599	\$350 to \$399	203	39	164
1965 to 1969	580	344	237	\$400 to \$449	118	27	91
1960 to 1964	527	375	151	\$450 to \$499	82	8	74
1959 or earlier	1 058	964	94	\$500 or more	157	38	120
Year Structure Built				No rental receipts	267	204	63
1979 to March 1980	122	7	115	Not reported	776	470	306
1977 and 1978	176	27	149	Median	\$195	\$148	\$249
1975 and 1976	118	11	107	Mean	\$272	\$202	\$335
1970 to 1974	378	55	323	Other properties	1 612	776	836
1960 to 1969	776	245	531	Purchase Price as Percent of Value			
1950 to 1959	985	427	558	Acquired by purchase	5 357	2 295	3 062
1940 to 1949	827	492	335	Purchased 1977 to 1981 (part)	2 134	462	1 672
1939 or earlier	2 707	1 819	889	Less than 80 percent	1 073	236	838
Not reported	188	97	91	80 to 89 percent	412	44	368
Purchase Price Per Housing Unit				90 to 94 percent	151	37	115
Properties acquired by purchase 1977 to 1981 (part)	2 134	462	1 672	95 to 99 percent	80	8	72
Less than \$5,000	102	81	20	100 percent or more	267	88	179
\$5,000 to \$9,999	160	69	91	Not reported	150	49	102
\$10,000 to \$14,999	166	49	117	Median	80—	80—	80—
\$15,000 to \$19,999	136	43	93	Purchased 1970 to 1976	1 448	527	920
\$20,000 to \$24,999	167	43	124	Less than 60 percent	220	352	594
\$25,000 to \$29,999	133	35	98	60 to 79 percent	57	69	150
\$30,000 to \$34,999	213	26	187	80 to 89 percent	7	14	43
\$35,000 to \$39,999	147	13	134	90 to 99 percent	43	3	4
\$40,000 to \$49,999	233	16	217	100 percent or more	7	20	23
\$50,000 to \$59,999	199	14	185	Not reported	175	68	106
\$60,000 to \$79,999	224	10	214	Median	60—	60—	60—
\$80,000 to \$99,999	70	7	63	Purchased 1969 or earlier	1 776	1 306	470
\$100,000 to \$149,999	45	13	31	Less than 40 percent	912	707	245
\$150,000 or more	28	3	24	40 to 59 percent	316	192	124
Not reported	113	38	75	60 to 79 percent	110	71	39
Median	\$33500	\$16400	\$37600	80 to 99 percent	28	27	2
Other properties	4 144	2 719	1 425	100 percent or more	32	29	3
Value				Not reported	337	280	57
Less than \$5,000	85	79	6	Median	40—	40—	40—
\$5,000 to \$9,999	226	211	15	Not acquired by purchase	921	886	35
\$10,000 to \$14,999	263	208	55	Rental Receipts as Percent of Value			
\$15,000 to \$19,999	377	306	71	Acquired before 1980 ¹	4 666	2 405	2 261
\$20,000 to \$24,999	396	276	120	Less than 5 percent	824	420	405
\$25,000 to \$29,999	418	266	152	5 to 9 percent	1 668	608	1 061
				10 to 14 percent	567	305	262
				15 to 19 percent	160	98	62
				20 to 24 percent	69	49	20
				25 to 29 percent	30	27	7
				30 to 39 percent	23	16	7
				40 percent or more	45	39	6
				Not reported or not computed	1 280	843	437
				Median	8	8	7
				Other properties	1 612	776	836

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1b. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties	Inside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Rental Vacancy Losses as Percent of Potential Receipts				Real Estate Tax as Percent of Rental Receipts			
Acquired before 1980 ¹	4 666	2 405	2 261	Acquired before 1980 ¹	4 666	2 405	2 261
Less than 1.0 percent	2 173	1 052	1 121	Less than 5 percent	185	103	82
1.0 to 2.9 percent	45	16	29	5 to 9 percent	717	328	388
3.0 to 4.9 percent	84	20	63	10 to 14 percent	731	307	424
5.0 to 6.9 percent	38	8	31	15 to 19 percent	539	230	309
7.0 to 8.9 percent	157	43	114	20 to 24 percent	389	143	246
9.0 to 10.9 percent	74	24	50	25 to 29 percent	284	137	147
11.0 to 12.9 percent	45	17	28	30 to 34 percent	147	81	66
13.0 to 14.9 percent	50	29	21	35 to 39 percent	72	48	24
15.0 percent or more	611	291	319	40 percent or more	411	229	183
Not reported or not computed	1 389	904	485	Not reported or not computed	1 191	798	393
Median	1.0—	1.0—	1.0—	Median	16	16	16
Other properties	1 612	776	836	Other properties	1 612	776	836
MORTGAGE PAYMENTS AND OTHER EXPENSES				Selected Owner Expenses as Percent of Rental Receipts			
Real Estate Tax Per Housing Unit				Acquired before 1980 ¹			
Acquired before 1980	5 382	2 873	2 508	Less than 20 percent	4 666	2 405	2 261
Less than \$100	574	449	126	20 to 29 percent	538	534	4
\$100 to \$199	770	543	227	30 to 39 percent	308	305	3
\$200 to \$299	825	425	399	40 to 49 percent	256	197	59
\$300 to \$399	612	311	302	50 to 59 percent	214	131	82
\$400 to \$499	491	203	287	60 to 69 percent	224	104	120
\$500 to \$599	364	143	221	70 to 79 percent	210	64	146
\$600 to \$699	353	158	195	80 to 89 percent	235	56	180
\$700 to \$799	244	72	172	90 to 99 percent	198	33	165
\$800 to \$899	178	58	121	100 to 109 percent	206	32	174
\$900 to \$999	147	47	100	110 percent or more	171	18	153
\$1,000 to \$1,499	303	103	200	Not reported or not computed	878	132	747
\$1,500 or more	179	81	98	Not reported or not computed	1 228	798	430
Not reported	340	280	59	Median	69	29	99
Median	\$357	\$272	\$459	Other properties	1 612	776	836
Acquired 1980 and 1981 (part)	897	307	589	OWNER CHARACTERISTICS			
Real Estate Tax Per \$1,000 Value				Type of Owner			
Acquired before 1980	5 382	2 873	2 508	Individual	5 632	2 854	2 779
Less than \$10	2 043	946	1 097	Partnership	269	91	177
\$10 to \$14	1 016	441	576	Real estate corporation	124	69	55
\$15 to \$19	511	247	263	Real estate investment trust	12	1	11
\$20 to \$24	346	212	134	Financial institution	20	13	7
\$25 to \$29	186	101	85	Housing cooperative organization	—	—	—
\$30 to \$39	181	96	85	Church or church-related institution	72	50	22
\$40 to \$49	116	70	46	Other	115	88	27
\$50 to \$59	51	40	10	Not reported	34	14	20
\$60 or more	98	74	24				
Not reported or not computed	834	646	188				
Median	\$11	\$12	\$11				
Acquired 1980 and 1981 (part)	897	307	589				

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	3 098	2 808	290	458	423	34	366	329	37	2 275	2 056	219
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	2 808	2 808	—	423	423	—	329	329	—	2 056	2 056	—
2 mortgages	274	—	274	34	—	34	30	—	30	210	—	210
3 or more mortgages	16	—	16	—	—	—	7	—	7	9	—	9
Form of Debt of First Mortgage												
Mortgage or deed of trust	2 918	2 638	279	458	423	34	366	329	37	2 094	1 886	208
Contract to purchase	171	161	11	—	—	—	—	—	—	171	161	11
Wrap-around mortgage	9	9	—	—	—	—	—	—	—	9	9	—
Origin of First Mortgage												
Mortgage made at time property acquired	1 938	1 818	120	200	193	8	134	129	5	1 604	1 496	107
Mortgage assumed at time property acquired	833	694	139	248	223	25	226	194	32	359	277	81
Mortgage placed later than acquisition of property	327	296	31	9	8	1	5	5	—	312	282	30
Refinanced mortgage:												
Same lender	151	138	13	7	7	—	—	—	—	144	130	13
Different lender	62	50	12	1	—	1	5	5	—	56	45	11
Mortgage placed on property owned free and clear of debt	113	108	5	1	1	—	—	—	—	113	107	5
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	327	296	31	9	8	1	5	5	—	312	282	30
Renew or extend loan that had fallen due, without increasing the outstanding balance	11	8	2	—	—	—	—	—	—	11	8	2
Secure better terms	17	12	5	—	—	—	—	—	—	17	12	5
Provide funds for additions, improvements, or repairs to this property	85	73	12	3	2	1	—	—	—	82	71	11
Provide funds for investment in other real estate	88	83	5	3	3	—	4	4	—	82	76	5
Provide funds for other types of investments	7	3	4	—	—	—	—	—	—	7	3	4
Provide funds for educational or medical expenses	5	5	—	—	—	—	—	—	—	5	5	—
Other reasons	41	41	—	—	—	—	2	2	—	40	40	—
Not reported	72	69	3	3	3	—	—	—	—	69	66	3
Other properties	2 771	2 512	259	449	415	33	360	323	37	1 962	1 774	189
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	127	—	127	20	—	20	11	—	11	97	—	97
Provide funds for additions, improvements or repairs to this property	28	—	28	—	—	—	4	—	4	23	—	23
Provide funds for investment in other real estate	43	—	43	7	—	7	3	—	3	33	—	33
Provide funds for other types of investments	9	—	9	—	—	—	3	—	3	6	—	6
Provide funds for educational or medical expenses	1	—	1	—	—	—	—	—	—	—	—	—
Other reasons	31	—	31	7	—	7	—	—	—	24	—	24
Not reported	16	—	16	5	—	5	—	—	—	10	—	10
Other properties	163	—	163	14	—	14	26	—	26	122	—	122
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	1 088	938	151	141	128	13	136	107	28	811	703	109
1977 and 1978	731	676	55	71	67	4	62	57	4	599	552	47
1975 and 1976	348	318	30	39	34	5	50	50	—	260	235	25
1970 to 1974	585	544	41	119	108	11	56	52	4	410	383	26
1965 to 1969	217	210	7	47	47	—	39	39	—	131	124	7
1960 to 1964	97	91	6	27	26	1	10	10	—	60	55	4
1959 or earlier	30	30	—	14	14	—	13	13	—	4	4	—
First Mortgage Loan												
Less than \$5,000	58	57	1	7	7	—	3	3	—	48	47	1
\$5,000 to \$9,999	288	259	29	46	39	7	26	23	4	216	198	18
\$10,000 to \$14,999	428	401	27	115	107	8	52	48	3	262	246	16
\$15,000 to \$19,999	390	362	29	61	57	3	73	73	—	256	231	25
\$20,000 to \$24,999	374	341	33	73	73	—	56	43	13	245	226	19
\$25,000 to \$29,999	280	265	16	40	40	—	32	32	—	209	193	16
\$30,000 to \$34,999	300	268	33	44	33	11	40	37	3	217	199	18
\$35,000 to \$39,999	194	175	19	8	7	1	23	20	3	163	148	15
\$40,000 to \$49,999	296	263	33	28	24	4	33	27	6	235	212	23
\$50,000 to \$59,999	225	207	18	26	26	—	10	10	—	188	171	18
\$60,000 to \$79,999	166	133	33	10	10	—	17	14	3	139	110	29
\$80,000 to \$99,999	41	38	3	—	—	—	—	—	—	41	38	3
\$100,000 to \$149,999	40	23	16	1	1	—	—	—	—	39	22	16
\$150,000 to \$199,999	3	3	—	—	—	—	—	—	—	3	3	—
\$200,000 or more	14	13	1	—	—	—	—	—	—	14	13	1
Median	\$25200	\$24800	\$31700	\$20000	\$20100	...	\$22600	\$22100	...	\$27600	\$27100	\$34000
Mean	\$31500	\$30400	\$42300	\$23500	\$23500	...	\$26300	\$26000	...	\$34000	\$32500	\$47500
First Mortgage Outstanding Debt												
Less than \$5,000	353	331	22	62	55	7	29	29	—	262	248	14
\$5,000 to \$9,999	353	353	26	67	64	3	37	30	7	275	259	16
\$10,000 to \$14,999	331	301	29	72	64	8	45	45	—	213	192	21
\$15,000 to \$19,999	343	327	17	69	69	—	58	58	—	216	199	17
\$20,000 to \$24,999	316	282	34	45	45	—	51	37	13	221	200	21
\$25,000 to \$29,999	292	280	13	34	34	—	27	27	—	231	219	13
\$30,000 to \$34,999	221	178	43	39	27	12	41	35	7	141	116	24
\$35,000 to \$39,999	159	149	10	5	5	—	22	22	—	131	122	10
\$40,000 to \$49,999	266	239	27	24	20	4	31	25	6	211	193	17
\$50,000 to \$59,999	196	174	22	26	26	—	10	10	—	160	138	22

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
First Mortgage Outstanding Debt—Con.												
\$60,000 to \$79,999	157	130	27	13	13	—	14	11	3	129	106	23
\$80,000 to \$99,999	45	38	7	—	—	—	—	—	—	45	38	7
\$100,000 to \$149,999	26	14	13	1	1	—	—	—	—	26	13	13
\$150,000 to \$199,999	3	3	—	—	—	—	—	—	—	3	3	—
\$200,000 or more	10	9	1	—	—	—	—	—	—	10	9	1
Median	\$22300	\$21600	\$30600	\$17000	\$17100	...	\$21300	\$20300	...	\$23900	\$23200	\$31700
Mean	\$28000	\$26700	\$40200	\$20800	\$20800	...	\$24200	\$23700	...	\$30100	\$28400	\$45300
Total Mortgage Outstanding Debt												
Less than \$5,000	335	331	4	58	55	4	29	29	—	248	248	—
\$5,000 to \$9,999	363	353	10	68	64	4	30	30	—	265	259	6
\$10,000 to \$14,999	313	301	12	66	64	2	46	45	—	202	192	10
\$15,000 to \$19,999	330	327	4	70	69	1	58	58	—	202	199	2
\$20,000 to \$24,999	301	282	19	48	45	3	41	37	4	212	200	12
\$25,000 to \$29,999	301	280	22	38	34	4	30	27	3	233	219	14
\$30,000 to \$34,999	198	178	20	29	27	2	37	35	3	131	116	15
\$35,000 to \$39,999	172	149	23	11	5	6	26	22	3	135	122	13
\$40,000 to \$49,999	278	239	39	21	20	1	35	25	10	221	193	28
\$50,000 to \$59,999	211	174	37	30	26	4	11	10	1	170	138	32
\$60,000 to \$79,999	172	130	42	13	13	—	18	11	7	141	106	35
\$80,000 to \$99,999	66	38	29	4	—	4	5	—	5	58	38	20
\$100,000 to \$149,999	40	14	26	1	1	—	—	—	—	39	13	26
\$150,000 to \$199,999	4	3	1	—	—	—	—	—	—	4	3	1
\$200,000 or more	15	9	5	—	—	—	—	—	—	15	9	5
Median	\$23500	\$21600	\$48500	\$17600	\$17100	...	\$22500	\$20300	...	\$25200	\$23200	\$52900
Mean	\$30200	\$26700	\$63800	\$21700	\$20800	...	\$26400	\$23700	...	\$32500	\$28400	\$71000
Current Interest Rate on First Mortgage												
Less than 5.0 percent	51	48	2	12	11	1	20	20	—	19	17	2
5.0 percent	7	7	—	—	—	—	—	—	—	7	7	—
5.1 to 5.9 percent	186	166	19	86	77	9	42	35	7	57	54	3
6.0 percent	104	99	5	16	16	—	18	18	—	70	64	5
6.1 to 6.9 percent	110	100	10	22	18	4	5	5	—	84	77	7
7.0 percent	164	154	10	57	56	1	50	42	8	57	55	2
7.1 to 7.4 percent	41	41	—	3	3	—	—	—	—	38	38	—
7.5 to 7.9 percent	211	185	26	32	28	3	21	21	—	159	136	23
8.0 percent	216	198	18	28	28	—	42	39	3	145	131	14
8.1 to 8.4 percent	33	25	7	6	6	—	—	—	—	27	19	7
8.5 to 8.9 percent	464	423	40	106	94	11	96	82	14	262	247	15
9.0 percent	222	199	22	2	—	2	21	18	3	199	181	17
9.1 to 9.9 percent	433	407	27	26	26	—	21	19	2	387	362	25
10.0 percent	153	147	5	11	11	—	10	10	—	132	126	5
10.1 to 11.9 percent	337	269	68	26	22	4	11	11	—	300	235	64
12.0 percent	93	90	4	8	8	—	4	4	—	81	78	4
12.1 to 13.9 percent	152	143	9	15	15	—	3	3	—	134	125	9
14.0 percent or more	121	105	15	2	2	—	1	1	—	117	102	15
Median	9.0	8.9	9.0	8.0	8.0	...	8.0	8.0	...	9.0	9.0	9.5
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	791	709	81	—	—	—	—	—	—	791	709	81
Rate higher now than when mortgage made	121	97	24	—	—	—	—	—	—	121	97	24
Rate lower now than when mortgage made	11	11	—	—	—	—	—	—	—	11	11	—
Rate unchanged or same now as when mortgage made	626	569	57	—	—	—	—	—	—	626	569	57
Not reported	32	32	—	—	—	—	—	—	—	32	32	—
No, interest rate cannot be changed	2 264	2 056	208	458	423	34	364	327	37	1 442	1 306	137
Not reported	43	42	1	—	—	—	1	1	—	41	41	1
Reason for Change in First Mortgage Rate												
Interest rate can be changed	791	709	81	—	—	—	—	—	—	791	709	81
Rate renegotiated periodically	50	45	5	—	—	—	—	—	—	50	45	5
Rate changes tied to market index	68	57	10	—	—	—	—	—	—	68	57	10
When mortgage is assumed	577	516	61	—	—	—	—	—	—	577	516	61
When payments became delinquent	134	129	5	—	—	—	—	—	—	134	129	5
Other reason	119	107	12	—	—	—	—	—	—	119	107	12
Not reported	10	10	—	—	—	—	—	—	—	10	10	—
Interest rate cannot be changed	2 264	2 056	208	458	423	34	364	327	37	1 442	1 306	137
Term of First Mortgage												
Less than 8 years	201	179	22	—	—	—	—	—	—	201	179	22
8 to 12 years	218	209	9	1	1	—	—	—	—	218	208	9
13 to 17 years	226	211	15	7	7	—	9	9	—	210	195	15
18 to 22 years	360	339	21	15	11	4	2	1	—	343	327	16
23 to 27 years	446	405	41	48	42	6	14	14	—	383	349	34
28 to 32 years	1 584	1 403	181	384	360	24	340	304	37	860	740	121
33 to 37 years	8	8	—	3	3	—	—	—	—	5	5	—
38 or more years	9	9	—	—	—	—	—	—	—	9	9	—
No stated term	46	46	—	—	—	—	—	—	—	46	46	—
Median	28.2	28.1	29.0	30.1	30.1	...	30.3	30.3	...	24.9	24.4	28.5
Unexpired Term of First Mortgage												
Less than 4 years	227	213	15	13	13	—	—	—	—	214	200	14
4 to 7 years	266	248	18	10	10	—	13	13	—	243	226	18
8 to 12 years	323	311	11	22	21	1	13	13	—	288	278	10
13 to 17 years	259	254	5	25	25	—	15	15	—	219	214	5
18 to 22 years	355	334	21	51	50	2	33	29	4	271	255	16
23 to 27 years	528	472	57	48	45	3	46	45	1	434	381	53
28 to 32 years	251	227	24	41	37	3	20	20	—	190	170	20
33 or more years	6	6	—	—	—	—	—	—	—	6	6	—
No stated term or not computed	882	743	139	248	223	25	226	194	32	408	326	82
Median	18.5	18.1	23.5	21.4	21.2	...	22.4	22.6	...	17.3	16.8	23.5

*Detail does not add to total because lenders reported more than one reason.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Graduated Interest and Principal Payments on First Mortgage**

Yes, monthly payments can change (other than through change in interest rate) 214 199 15
 Payments increase yearly for first five years of mortgage 20 20 —
 Payments increase yearly for first ten years of mortgage — — —
 Payments change in some other way 157 146 12
 Not reported 37 33 3
 No, monthly payments cannot change 2 807 2 536 271
 Not reported 77 72 4

Holder of First Mortgage

Commercial bank or trust company 391 353 39
 Mutual savings bank 232 216 16
 Savings and loan association 1 354 1 204 150
 Life insurance company 69 67 2
 Mortgage company 94 92 2
 Federal agency 69 60 9
 Federally-secured pool 171 152 19
 Federal National Mortgage Association 252 233 18
 Real estate or construction company 28 24 4
 Individual or individual's estate 339 312 27
 Other 99 94 5

Location of First Mortgage Holder

Property in Northeast Region 416 400 16
 Lender in Northeast 394 378 16
 Lender in North Central — — —
 Lender in South 20 20 —
 Lender in West 2 2 —
 Lender outside United States — — —
 Not reported — — —
Property in North Central Region 679 644 35
 Lender in Northeast 13 13 —
 Lender in North Central 572 538 33
 Lender in South 89 88 2
 Lender in West 5 5 —
 Lender outside United States — — —
 Not reported — — —
Property in South Region 1 038 939 99
 Lender in Northeast 102 91 11
 Lender in North Central 30 30 —
 Lender in South 878 790 87
 Lender in West 20 20 —
 Lender outside United States 9 — 1
 Not reported 9 8 1
Property in West Region 964 824 140
 Lender in Northeast 31 28 3
 Lender in North Central 19 16 4
 Lender in South 230 201 30
 Lender in West 683 580 103
 Lender outside United States — — —
 Not reported — — —

Servicing of First Mortgage

Holder 2 255 2 040 215
 Agent 842 767 75

Holder's Acquisition of First Mortgage

Originated by holder 2 243 2 037 207
 Purchased from present servicer 493 441 52
 Purchased from someone else 263 238 25
 Not reported 98 92 6

Mortgage Assumption

Lender's permission needed for assumption 1 427 1 285 142
 Lender's permission not needed for assumption 1 308 1 193 115
 Not reported 363 329 33

Prepayment Penalties

Yes 611 542 69
 No 2 356 2 151 206
 Not reported 130 115 15

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase 2 771 2 512 259
 Less than 40 percent 114 73 42
 40 to 49 percent 103 92 11
 50 to 59 percent 170 138 32
 60 to 69 percent 304 257 47
 70 to 79 percent 567 514 54
 80 to 89 percent 626 580 46
 90 to 94 percent 190 182 8
 95 to 99 percent 195 187 8
 100 percent or more 348 340 8
 Not reported 154 151 4
 Median 81 82 69
Other properties 327 296 31

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Yes, monthly payments can change (other than through change in interest rate)	214	199	15	24	24	—	6	6	—	184	169	15
Payments increase yearly for first five years of mortgage	20	20	—	18	18	—	—	—	—	2	2	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	157	146	12	3	3	—	6	6	—	149	137	12
Not reported	37	33	3	3	3	—	—	—	—	33	30	3
No, monthly payments cannot change	2 807	2 536	271	422	388	34	351	318	33	2 034	1 831	203
Not reported	77	72	4	12	12	—	8	5	3	57	56	1
Holder of First Mortgage												
Commercial bank or trust company	391	353	39	16	9	7	34	27	7	340	316	24
Mutual savings bank	232	216	16	51	47	4	44	40	4	137	129	8
Savings and loan association	1 354	1 204	150	53	51	2	57	50	7	1 244	1 103	141
Life insurance company	69	67	2	24	24	—	29	29	—	16	14	2
Mortgage company	94	92	2	46	44	2	31	31	—	16	16	—
Federal agency	69	60	9	41	33	8	19	17	2	10	10	—
Federally-secured pool	171	152	19	72	69	3	75	64	10	24	19	5
Federal National Mortgage Association	252	233	18	140	136	4	66	58	8	45	39	6
Real estate or construction company	28	24	4	4	—	4	—	—	—	24	24	—
Individual or individual's estate	339	312	27	—	—	—	—	—	—	339	312	27
Other	99	94	5	10	10	—	11	11	—	78	73	5
Location of First Mortgage Holder												
Property in Northeast Region	416	400	16	34	34	—	20	20	—	362	346	16
Lender in Northeast	394	378	16	30	30	—	15	15	—	349	333	16
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	20	20	—	4	4	—	5	5	—	11	11	—
Lender in West	2	2	—	—	—	—	—	—	—	2	2	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	679	644	35	70	69	2	58	56	2	551	519	32
Lender in Northeast	13	13	—	3	3	—	5	5	—	5	5	—
Lender in North Central	572	538	33	29	28	2	25	25	—	518	486	32
Lender in South	89	88	2	38	38	—	25	23	2	27	27	—
Lender in West	5	5	—	—	—	—	3	3	—	1	1	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	1 038	939	99	195	174	20	162	148	13	682	617	65
Lender in Northeast	102	91	11	32	25	7	36	33	4	34	34	—
Lender in North Central	30	30	—	4	4	—	5	5	—	21	21	—
Lender in South	878	790	87	152	139	13	116	106	10	609	545	64
Lender in West	20	20	—	4	4	—	4	4	—	12	12	—
Lender outside United States	9	—	1	—	—	—	—	—	—	—	—	—
Not reported	9	8	1	3	3	—	—	—	—	6	5	1
Property in West Region	964	824	140	158	146	12	126	105	22	679	574	106
Lender in Northeast	31	28	3	1	1	—	26	23	3	4	4	—
Lender in North Central	19	16	4	11	7	4	—	—	—	9	9	—
Lender in South	230	201	30	111	108	4	67	53	15	52	40	11
Lender in West	683	580	103	35	30	5	32	29	3	616	521	95
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	2 255	2 040	215	136	121	16	135	123	12	1 984	1 797	188
Agent	842	767	75	321	302	19	231	206	25	290	259	31
Holder's Acquisition of First Mortgage												
Originated by holder	2 243	2 037	207	150	133	18	140	129	10	1 954	1 775	179
Purchased from present servicer	493	441	52	191	183	8	125	103	22	177	155	22
Purchased from someone else	263	238	25	91	84	7	87	83	4	85	71	14
Not reported	98	92	6	25	24	2	14	13	1	59	55	4
Mortgage Assumption												
Lender's permission needed for assumption	1 427	1 285	142	26	26	1	16	16	—	1 385	1 244	141
Lender's permission not needed for assumption	1 308	1 193	115	377	349	28	323	290	33	608	554	54
Not reported	363	329	33	55	49	6	26	23	3	282	258	24
Prepayment Penalties												
Yes	611	542	69	19	19	—	11	11	—	581	512	69
No	2 356	2 151	206	424	391	33	349	312	37	1 584	1 447	136
Not reported	130	115	15	15	13	2	5	5	—	110	97	13
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	2 771	2 512	259	449	415	33	360	323	37	1 962	1 774	189
Less than 40 percent	114	73	42	17	13	4	7	4	3	90	56	34
40 to 49 percent	103	92	11	24	24	—	10	5	5	69	63	6
50 to 59 percent	170	138	32	26	20	6	26	23	3	117	95	23
60 to 69 percent	304	257	47	32	25	7	48	32	16	223	200	24
70 to 79 percent	567	514	54	88	84	4	52	51	1	427	379	49
80 to 89 percent	626	580	46	100	95	5	55	52	3	471	433	38
90 to 94 percent	190	182	8	27	27	—	31	31	—	132	124	8
95 to 99 percent	195	187	8	63	56	6	33	33	—	99	98	1
100 percent or more	348	340	8	53	53	—	73	69	4	223	219	4
Not reported	154	151	4	19	19	—	25	25	—	110	107	4
Median	81	82	69	83	83	...	84	87	...	80	81	71
Other properties	327	296	31	9	8	1	5	5	—	312	282	30

Table 2b. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase with first mortgage made or assumed at time of purchase	2 771	2 512	259	449	415	33	360	323	37	1 962	1 774	189
Less than 40 percent	75	73	2	13	13	—	4	4	—	58	56	2
40 to 49 percent	94	92	3	24	24	—	5	5	—	66	63	3
50 to 59 percent	141	138	3	20	20	—	23	23	—	98	95	3
60 to 69 percent	263	257	6	25	25	—	32	32	—	206	200	6
70 to 79 percent	546	514	32	87	84	4	58	51	7	401	379	22
80 to 89 percent	649	580	69	106	95	11	61	52	9	482	433	49
90 to 94 percent	200	182	19	29	27	2	31	31	—	141	124	17
95 to 99 percent	210	187	23	60	56	3	39	33	6	111	98	14
100 percent or more	438	340	98	66	53	14	83	69	15	289	219	70
Not reported	154	151	4	19	19	—	25	25	—	110	107	4
Median	83	82	93	84	83	...	88	87	...	82	81	92
Other properties	327	296	31	9	8	1	5	5	—	312	282	30

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	591	530	61	93	84	9	56	49	7	442	397	45
20 to 29 percent	378	335	43	66	54	12	34	30	4	279	251	28
30 to 39 percent	411	369	42	65	63	2	51	49	2	296	257	39
40 to 49 percent	431	383	48	76	76	—	39	38	1	316	268	47
50 to 59 percent	391	343	48	40	35	5	52	32	20	300	276	24
60 to 69 percent	355	334	21	44	41	3	40	37	3	270	256	14
70 to 79 percent	246	228	19	42	38	4	47	47	—	157	142	15
80 to 89 percent	97	96	1	15	15	—	14	14	—	69	68	1
90 to 99 percent	40	40	—	1	1	—	12	12	—	27	27	—
100 percent or more	28	25	3	—	—	—	—	—	—	28	25	3
Not reported	129	126	4	16	16	—	20	20	—	92	89	4
Median	42	43	39	40	40	...	48	47	...	42	43	39

Total Outstanding Debt as Percent of Value

Less than 20 percent	535	530	5	87	84	4	49	49	—	398	397	1
20 to 29 percent	356	335	21	55	54	1	30	30	—	270	251	19
30 to 39 percent	386	369	17	70	63	8	49	49	—	266	257	9
40 to 49 percent	413	383	30	76	76	—	38	38	—	298	268	30
50 to 59 percent	408	343	65	39	35	4	37	32	5	332	276	56
60 to 69 percent	383	334	49	48	41	7	47	37	10	288	256	32
70 to 79 percent	274	228	46	45	38	7	59	47	12	170	142	28
80 to 89 percent	129	96	33	19	15	4	20	14	6	90	68	22
90 to 99 percent	46	40	7	1	1	—	12	12	—	33	27	7
100 percent or more	39	25	14	—	—	—	3	—	3	36	25	11
Not reported	129	126	4	16	16	—	20	20	—	92	89	4
Median	45	43	61	41	40	...	52	47	...	45	43	59

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	3 088	2 798	290	458	423	34	366	329	37	2 265	2 046	219
Interest and principal	3 035	2 759	276	458	423	34	366	329	37	2 212	2 007	205
Fully amortized	2 835	2 562	273	458	423	34	360	323	37	2 018	1 816	202
Partially amortized	199	196	3	—	—	—	6	6	—	193	190	3
Principal only	4	4	—	—	—	—	—	—	—	4	4	—
Fully amortized	1	1	—	—	—	—	—	—	—	1	1	—
Partially amortized	3	3	—	—	—	—	—	—	—	3	3	—
Interest only	49	35	14	—	—	—	—	—	—	49	35	14
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	3 035	2 759	276	458	423	34	366	329	37	2 212	2 007	205
Real estate taxes and property insurance	1 435	1 304	131	424	391	33	307	270	37	704	642	62
With no other items	818	737	81	70	61	9	241	217	24	507	459	48
With other items	618	567	50	355	331	24	65	53	12	198	184	14
Real estate taxes only	425	396	29	19	19	—	49	49	—	357	328	29
Property insurance only	31	28	4	2	—	2	3	3	—	26	25	2
Other combinations or no other items	1 144	1 031	112	13	13	—	7	7	—	1 124	1 012	112
No regular payments of interest and principal	63	49	14	—	—	—	—	—	—	63	49	14

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	3 088	2 798	290	458	423	34	366	329	37	2 265	2 046	219
Less than \$60	321	296	26	67	60	7	34	33	—	221	203	18
\$60 to \$79	253	233	20	57	48	8	36	33	4	160	152	8
\$80 to \$99	275	259	17	50	50	—	28	24	4	197	184	12
\$100 to \$149	493	454	39	74	69	5	67	67	—	352	318	34
\$150 to \$199	393	352	41	72	72	—	56	43	13	266	238	28
\$200 to \$249	381	342	39	49	46	4	55	54	2	277	243	34
\$250 to \$299	240	212	28	21	15	6	35	29	7	183	168	15
\$300 to \$399	276	263	13	23	23	—	26	22	3	227	218	9
\$400 to \$499	230	197	32	34	30	4	18	14	3	178	153	25
\$500 to \$599	93	76	18	4	4	—	3	3	—	86	69	18
\$600 to \$699	41	38	3	—	—	—	4	4	—	38	34	3
\$700 to \$799	29	26	3	4	4	—	3	3	—	22	19	3
\$800 or more	62	51	11	3	3	—	—	—	—	59	48	11
Median	\$176	\$172	\$204	\$137	\$138	...	\$166	\$159	...	\$188	\$185	\$214
Mean	\$248	\$243	\$289	\$224	\$228	...	\$191	\$189	...	\$262	\$255	\$320
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	3 088	2 798	290	458	423	34	366	329	37	2 265	2 046	219
Less than \$60	297	296	1	60	60	—	33	33	—	204	203	1
\$60 to \$79	239	233	7	52	48	4	33	33	—	154	152	3
\$80 to \$99	268	259	9	53	50	3	24	24	—	191	184	7
\$100 to \$149	468	454	14	71	69	2	67	67	1	329	318	11
\$150 to \$199	373	352	21	77	72	5	43	43	—	253	238	15
\$200 to \$249	360	342	18	46	46	—	54	54	—	260	243	18
\$250 to \$299	246	212	34	18	15	3	39	29	10	188	168	20
\$300 to \$399	303	263	40	29	23	6	27	22	5	247	218	29
\$400 to \$499	229	197	31	34	30	4	24	14	10	170	153	17
\$500 to \$599	94	76	19	8	4	4	7	3	3	80	69	11
\$600 to \$699	76	38	38	—	—	—	7	4	3	69	34	34
\$700 to \$799	39	26	13	4	4	—	3	3	—	32	19	13
\$800 or more	97	51	47	6	3	4	4	—	4	87	48	39
Median	\$186	\$172	\$407	\$145	\$138	...	\$179	\$159	...	\$200	\$185	\$431
Mean	\$271	\$243	\$532	\$238	\$228	...	\$215	\$189	...	\$286	\$255	\$572
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	3 088	2 798	290	458	423	34	366	329	37	2 265	2 046	219
Current or ahead of schedule	2 853	2 585	269	422	393	29	335	302	33	2 096	1 890	206
Delinquent (30 days or more)	165	146	19	22	19	4	25	22	4	117	105	12
1 to 3 payments	129	115	13	22	18	4	15	15	—	92	82	10
4 or more payments	36	31	6	1	1	—	10	7	4	25	23	2
Foreclosure in process	14	9	5	—	—	—	7	3	4	7	6	1
Foreclosure not in process	23	22	1	—	1	—	3	3	—	19	18	1
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	70	68	2	13	11	2	5	5	—	52	51	1
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Real Estate Tax Per Housing Unit

Acquired before 1980	2 508	2 309	199	376	346	30	276	261	15	1 855	1 702	154
Less than \$100	126	121	5	11	9	2	9	9	—	105	102	3
\$100 to \$199	227	205	22	36	34	2	16	15	1	175	156	20
\$200 to \$299	399	368	32	72	65	7	54	51	3	273	252	21
\$300 to \$399	302	272	30	69	57	12	50	46	4	183	170	13
\$400 to \$499	287	272	15	44	40	4	35	35	—	209	197	12
\$500 to \$599	221	207	14	45	41	4	25	21	4	151	145	6
\$600 to \$699	195	183	12	27	27	—	27	27	—	142	130	12
\$700 to \$799	172	154	18	5	5	—	16	16	—	152	134	18
\$800 to \$899	121	113	7	25	25	—	6	6	—	89	82	7
\$900 to \$999	100	90	11	12	12	—	18	18	—	71	60	11
\$1,000 to \$1,499	200	175	25	22	22	—	17	14	3	161	139	22
\$1,500 or more	98	93	5	6	6	—	4	4	—	89	84	5
Not reported	59	56	3	3	3	—	—	—	—	57	53	3
Median	\$459	\$459	\$460	\$398	\$417	...	\$426	\$428	...	\$478	\$474	\$596
Acquired 1980 and 1981 (part)	589	498	91	81	77	4	89	68	22	419	354	65

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	2 252	2 071	180	341	311	30	250	235	15	1 660	1 525	135
Less than 20 percent	49	45	4	6	4	2	3	3	—	40	38	2
20 to 29 percent	185	162	22	58	50	7	21	20	—	106	92	14
30 to 39 percent	197	177	20	18	14	4	33	29	4	146	134	12
40 to 49 percent	213	196	17	46	43	4	26	22	4	140	130	10
50 to 59 percent	202	192	10	37	37	—	13	12	1	152	143	9
60 to 69 percent	191	176	16	24	20	3	16	16	—	151	139	12
70 to 79 percent	191	184	7	31	31	—	27	24	3	133	129	4
80 to 89 percent	138	134	4	18	16	2	19	19	—	101	99	2
90 to 99 percent	104	102	3	8	8	—	12	12	—	85	82	3
100 percent or more	413	375	38	33	30	3	31	27	3	349	318	32
Not reported or not computed	369	330	39	64	58	5	50	50	—	256	222	34
Median	65	66	57	53	54	...	63	64	...	68	68	62
Other properties	646	736	110	116	112	4	115	94	22	614	530	84

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	2 252	2 071	180	341	311	30	250	235	15	1 660	1 525	135
Less than 20 percent	45	45	—	4	4	—	3	3	—	38	38	—
20 to 29 percent	164	162	2	50	50	—	20	20	—	94	92	2
30 to 39 percent	183	177	6	17	14	4	29	29	—	136	134	2
40 to 49 percent	204	196	8	43	43	—	22	22	—	139	130	8
50 to 59 percent	200	192	8	38	37	1	22	12	—	151	143	7
60 to 69 percent	182	176	6	21	20	1	17	16	—	144	139	5
70 to 79 percent	190	184	6	35	31	4	25	24	1	130	129	1
80 to 89 percent	139	134	5	16	16	—	19	19	—	104	99	5
90 to 99 percent	114	102	12	11	8	3	12	12	—	91	82	9
100 percent or more	463	425	38	42	30	12	41	27	14	380	318	62
Not reported or not computed	369	330	39	64	58	5	50	50	—	256	222	34
Median	68	66	100+	57	54	...	68	64	...	70	68	100+
Other properties	846	736	110	116	112	4	115	94	22	614	530	84

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	2 508	2 309	199	376	346	30	276	261	15	1 855	1 702	154
Less than \$10	1 097	983	114	188	167	21	142	134	8	767	682	85
\$10 to \$14	576	530	46	78	68	10	58	50	7	441	411	30
\$15 to \$19	263	248	16	53	53	—	28	28	—	183	167	16
\$20 to \$24	134	128	6	13	13	—	7	7	—	114	108	6
\$25 to \$29	85	82	4	6	6	—	6	6	—	73	69	4
\$30 to \$39	85	79	6	11	11	—	3	3	—	71	65	6
\$40 to \$49	46	45	1	9	9	—	9	9	—	27	27	1
\$50 to \$59	10	10	—	—	—	—	—	—	—	10	10	—
\$60 or more	24	24	—	3	3	—	3	3	—	18	18	—
Not reported or not computed	188	181	7	16	16	—	20	20	—	151	144	7
Median	\$11	\$11	10—	10—	10—	...	10—	10—	...	\$11	\$11	10—
Acquired 1980 and 1981 (part)	589	498	91	81	77	4	89	68	22	419	354	65

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	2 261	2 081	180	341	311	30	250	235	15	1 670	1 535	135
Less than 5 percent	82	73	9	13	11	2	10	7	3	59	55	4
5 to 9 percent	388	341	47	64	50	14	34	30	5	290	262	28
10 to 14 percent	424	400	24	71	71	—	46	46	—	307	283	24
15 to 19 percent	309	287	22	51	45	6	31	31	—	226	211	16
20 to 24 percent	246	226	20	37	37	—	41	34	7	168	155	13
25 to 29 percent	147	137	10	14	11	3	24	24	—	109	102	7
30 to 34 percent	66	66	—	4	4	—	1	1	—	61	61	—
35 to 39 percent	24	19	4	3	3	—	1	1	—	20	15	4
40 percent or more	183	178	4	18	18	—	12	12	—	153	148	4
Not reported or not computed	393	354	39	67	61	5	50	50	—	277	243	34
Median	16	16	13	14	15	...	17	17	...	16	16	14
Other properties	836	727	110	116	112	4	115	94	22	605	521	84

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	2 261	2 081	180	341	311	30	250	235	15	1 670	1 535	135
Less than 20 percent	4	4	—	—	—	—	—	—	—	4	4	—
20 to 29 percent	3	3	—	—	—	—	—	—	—	3	3	—
30 to 39 percent	59	59	—	13	13	—	3	3	—	43	43	—
40 to 49 percent	82	80	2	18	18	—	12	12	—	53	51	2
50 to 59 percent	120	113	7	26	22	4	20	20	—	74	71	3
60 to 69 percent	146	141	5	17	17	1	22	22	—	106	102	4
70 to 79 percent	180	173	7	39	39	—	20	20	—	121	114	7
80 to 89 percent	165	152	13	32	28	4	14	13	1	119	111	8
90 to 99 percent	174	172	2	29	28	1	12	12	—	133	132	1
100 to 109 percent	153	145	8	23	20	3	24	24	—	106	102	4
110 percent or more	747	653	93	78	66	12	68	53	14	601	534	67
Not reported or not computed	430	386	44	67	61	5	56	56	—	308	269	39
Median	99	97	110+	88	86	...	95	89	...	102	100	110+
Other properties	836	727	110	116	112	4	115	94	22	605	521	84

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	3 098	2 808	290	458	423	34	366	329	37	2 275	2 056	219
1,000,000 or more	199	187	12	18	14	4	7	7	—	175	166	8
250,000 to 999,999	500	451	49	96	87	9	89	85	4	314	279	35
50,000 to 249,999	849	762	87	159	150	9	86	72	14	604	540	64
10,000 to 49,999	860	800	60	143	139	4	115	108	7	601	552	49
Less than 10,000 and rural	690	608	82	41	33	8	69	57	12	580	518	62
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit	2 276	2 076	201	400	372	28	328	294	34	1 548	1 410	138
2 housing units	548	497	51	45	42	3	28	26	2	475	429	46
3 housing units	129	114	15	7	6	1	5	5	—	117	103	14
4 housing units	144	121	23	6	4	2	4	3	1	134	114	21

Number of Buildings

1 building	2 881	2 620	261	449	416	33	355	319	37	2 077	1 886	192
2 to 4 buildings	139	124	15	4	3	1	7	7	—	128	114	14
Not reported	77	64	13	5	5	—	4	3	—	69	56	13

Manner of Acquisition

By purchase	3 062	2 774	288	458	423	34	366	329	37	2 239	2 022	217
Placed one new mortgage	2 068	1 971	97	205	197	8	134	129	5	1 729	1 645	84
Placed two or more new mortgages	65	26	39	—	—	—	—	—	—	65	26	39
Assumed mortgage(s) already on property	747	696	51	235	220	15	213	200	13	299	276	23
Assumed mortgage already on property and placed new mortgage	119	24	94	17	5	12	19	—	19	83	19	64
All cash	44	41	4	1	1	—	—	—	—	44	40	4
Borrowed other than with mortgage	19	16	3	—	—	—	—	—	—	19	16	3
Inheritance or gift	27	25	2	—	—	—	—	—	—	27	25	2
Other	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's**PROPERTY CHARACTERISTICS—Con.****Land and Building Acquisition**

During same 12-month period	2 955	2 673	282	445	411	34	359	322	37	2 151	1 940	211
Acquired land previously	92	84	8	3	3	—	—	—	—	90	81	8
Land not owned by building owner	23	23	—	3	3	—	—	—	—	19	19	—
Not reported	28	28	—	6	6	—	7	7	—	15	15	—

Year Property Acquired

1979 to 1981 (part)	992	851	141	143	129	13	130	102	28	719	620	99
1977 and 1978	685	629	57	60	56	4	67	63	4	558	509	48
1975 and 1976	340	311	29	45	40	5	44	44	—	250	226	24
1970 to 1974	599	555	44	118	107	11	60	56	4	421	392	29
1965 to 1969	237	231	6	47	47	—	39	39	—	150	144	6
1960 to 1964	151	139	12	29	29	—	10	10	—	112	100	12
1959 or earlier	94	92	1	15	14	1	15	15	—	64	64	—

Year Structure Built

1979 to March 1980	115	97	18	26	26	—	7	7	—	82	64	18
1977 and 1978	149	132	17	7	7	—	20	10	10	121	115	6
1975 and 1976	107	92	16	22	16	6	17	17	—	69	59	10
1970 to 1974	323	292	32	60	57	4	50	47	3	213	188	25
1960 to 1969	534	461	70	76	66	10	73	64	10	381	331	50
1950 to 1959	558	517	41	112	105	8	111	97	14	335	315	20
1940 to 1949	335	321	14	56	55	1	31	31	—	249	236	13
1939 or earlier	889	816	72	84	78	6	47	47	—	758	692	66
Not reported	91	80	11	14	14	—	10	10	—	66	55	11

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	1 672	1 475	198	203	185	17	198	165	33	1 272	1 124	148
Less than \$5,000	20	20	—	2	2	—	—	—	—	19	19	—
\$5,000 to \$9,999	91	79	12	5	3	2	6	6	—	81	71	10
\$10,000 to \$14,999	117	112	5	6	5	1	10	10	—	101	97	4
\$15,000 to \$19,999	93	87	6	7	6	1	16	15	1	70	66	4
\$20,000 to \$24,999	124	110	13	16	16	—	19	15	4	89	79	10
\$25,000 to \$29,999	98	92	6	9	9	—	3	3	—	85	80	6
\$30,000 to \$34,999	187	164	23	35	35	—	26	23	3	125	106	19
\$35,000 to \$39,999	134	117	17	17	11	6	36	30	6	80	76	4
\$40,000 to \$49,999	217	202	15	25	25	—	23	20	3	170	157	12
\$50,000 to \$59,999	185	156	29	34	30	4	10	5	5	141	121	20
\$60,000 to \$79,999	214	178	36	29	29	—	32	25	7	153	124	29
\$80,000 to \$99,999	63	47	16	7	7	—	3	—	3	52	39	13
\$100,000 to \$149,999	31	28	4	4	—	4	—	—	—	28	28	—
\$150,000 or more	24	11	13	—	—	—	4	4	—	20	7	13
Not reported	75	72	4	7	7	—	10	10	—	58	54	4
Median	\$37600	\$36500	\$50300	\$40200	\$40600	...	\$37000	\$36000	...	\$37300	\$36100	\$51500
Other properties	1 425	1 333	92	255	238	17	168	164	4	1 002	931	71

Value

Less than \$5,000	6	6	—	—	—	—	—	—	—	6	6	—
\$5,000 to \$9,999	15	15	—	3	3	—	—	—	—	12	12	—
\$10,000 to \$14,999	55	55	—	7	7	—	13	13	—	35	35	—
\$15,000 to \$19,999	71	71	—	7	7	—	3	3	—	61	61	—
\$20,000 to \$24,999	120	112	9	18	15	4	5	5	—	97	92	5
\$25,000 to \$29,999	152	144	8	30	29	2	12	12	—	110	103	7
\$30,000 to \$34,999	186	183	2	46	46	—	32	32	—	108	106	2
\$35,000 to \$39,999	235	222	13	53	50	4	40	40	—	141	132	9
\$40,000 to \$49,999	423	383	41	62	58	4	97	83	14	265	242	23
\$50,000 to \$59,999	376	346	31	94	81	14	39	36	3	243	229	14
\$60,000 to \$79,999	534	491	43	64	61	4	53	46	7	417	385	32
\$80,000 to \$99,999	299	267	32	31	31	—	27	20	7	241	216	25
\$100,000 to \$149,999	315	248	67	25	20	4	14	8	6	276	220	56
\$150,000 to \$199,999	92	71	22	—	—	—	8	8	—	84	62	22
\$200,000 or more	88	68	20	—	—	—	3	3	—	85	65	20
Not reported	129	126	4	16	16	—	20	20	—	92	89	4
Median	\$55900	\$54300	\$78700	\$48900	\$48100	...	\$47100	\$46000	...	\$60600	\$58500	\$92500
Mean	\$69000	\$64800	\$108900	\$51100	\$50600	...	\$56900	\$55500	...	\$74600	\$69100	\$124200

Value Per Housing Unit

Less than \$5,000	9	9	—	—	—	—	—	—	—	9	9	—
\$5,000 to \$9,999	51	50	1	5	5	—	1	1	—	45	44	1
\$10,000 to \$14,999	136	129	8	15	14	2	17	17	—	104	99	6
\$15,000 to \$19,999	158	152	6	21	21	1	8	8	—	128	123	5
\$20,000 to \$24,999	206	193	12	24	20	5	16	16	—	166	158	8
\$25,000 to \$29,999	222	204	18	31	31	—	14	14	1	177	160	17
\$30,000 to \$34,999	211	199	12	43	41	2	29	29	—	140	130	11
\$35,000 to \$39,999	256	236	21	53	48	4	37	37	—	166	150	16
\$40,000 to \$49,999	421	377	44	59	55	4	92	79	13	269	243	26
\$50,000 to \$59,999	341	311	29	91	77	14	37	34	3	213	200	12
\$60,000 to \$79,999	418	378	39	53	53	—	50	41	9	315	284	31
\$80,000 to \$99,999	220	194	26	28	28	—	23	16	7	169	150	19
\$100,000 to \$149,999	222	174	48	18	15	4	10	7	3	193	152	41
\$150,000 or more	99	75	23	—	—	—	10	10	—	89	66	23
Not reported	129	126	4	16	16	—	20	20	—	92	89	4
Median	\$45600	\$44500	\$57800	\$44800	\$44500	...	\$45400	\$44200	...	\$45800	\$44600	\$64200
Mean	\$55200	\$53000	\$76600	\$47100	\$46900	...	\$52900	\$51700	...	\$57300	\$54400	\$83200

Table 2b. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.												
Monthly Rental Receipts Per Housing Unit												
Acquired before 1980 ²	2 261	2 081	180	341	311	30	250	235	15	1 670	1 535	135
Less than \$60	68	62	6	6	6	—	3	3	—	59	53	6
\$60 to \$79	40	38	2	2	2	—	2	2	—	36	34	2
\$80 to \$99	54	52	1	12	12	—	6	6	—	36	35	1
\$100 to \$119	93	90	3	7	4	3	15	15	—	71	71	—
\$120 to \$149	119	118	1	23	23	—	6	6	—	91	90	1
\$150 to \$199	288	275	13	41	36	4	24	23	1	223	215	8
\$200 to \$249	290	265	26	34	31	4	48	44	4	208	189	19
\$250 to \$299	266	243	24	47	47	—	24	24	—	195	172	24
\$300 to \$349	224	204	19	35	28	7	33	30	4	155	147	8
\$350 to \$399	164	155	9	28	28	—	18	14	3	119	113	6
\$400 to \$449	91	71	21	15	12	3	10	7	3	66	52	14
\$450 to \$499	74	67	7	4	4	—	9	9	—	61	55	7
\$500 or more	120	110	9	22	19	4	3	3	—	94	88	6
No rental receipts	63	56	7	10	10	—	10	10	—	43	36	7
Not reported	306	274	33	54	49	5	40	40	—	213	186	27
Median	\$249	\$245	\$289	\$263	\$262	...	\$247	\$244	...	\$246	\$242	\$279
Mean	\$335	\$325	\$466	\$334	\$327	...	\$363	\$337	...	\$332	\$323	\$451
Other properties	836	727	110	116	112	4	115	94	22	605	521	84
Purchase Price as Percent of Value												
Acquired by purchase	3 062	2 774	288	458	423	34	366	329	37	2 239	2 022	217
Purchased 1977 to 1981 (part)	1 672	1 475	198	203	185	17	198	165	33	1 272	1 124	148
Less than 80 percent	838	736	102	93	83	10	86	74	11	659	578	80
80 to 89 percent	368	337	31	44	44	—	43	32	11	280	261	20
90 to 94 percent	115	90	24	14	10	4	20	10	10	81	70	11
95 to 99 percent	72	61	11	16	16	—	14	14	—	42	30	11
100 percent or more	179	152	27	27	23	4	20	20	—	131	109	23
Not reported	102	98	4	9	9	—	13	13	—	80	76	4
Median	80—	80—	80—	81	81	...	81	80	...	80—	80—	80—
Purchased 1970 to 1976	920	849	71	164	148	16	104	100	4	653	601	52
Less than 60 percent	594	536	58	112	97	14	61	58	4	421	381	40
60 to 79 percent	150	141	10	27	26	2	18	18	—	105	97	8
80 to 89 percent	43	43	—	8	8	—	3	3	—	32	32	—
90 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	23	23	—	—	—	—	3	3	—	20	20	—
Not reported	106	103	4	16	16	—	18	18	—	71	68	4
Median	60—	60—	60—	60—	60—	...	60—	60—	...	60—	60—	...
Purchased 1969 or earlier	470	450	19	91	90	1	64	64	—	314	297	18
Less than 40 percent	245	230	14	43	42	1	29	29	—	172	159	13
40 to 59 percent	124	122	1	22	22	—	22	22	—	80	78	1
60 to 79 percent	39	35	4	15	15	—	4	4	—	20	16	4
80 to 99 percent	2	2	—	—	—	—	—	—	—	2	2	—
100 percent or more	3	3	—	—	—	—	3	3	—	—	—	—
Not reported	57	57	—	10	10	—	7	7	—	41	41	—
Median	40—	40—	...	40—	40—	...	...	...	...	40—	40—	...
Not acquired by purchase	35	33	2	—	—	—	—	—	—	35	33	2
Rental Receipts as Percent of Value												
Acquired before 1980 ²	2 261	2 081	180	341	311	30	250	235	15	1 670	1 535	135
Less than 5 percent	405	372	32	49	46	3	51	51	—	305	275	29
5 to 9 percent	1 061	985	75	178	157	21	128	113	15	755	716	39
10 to 14 percent	262	234	28	32	31	1	10	9	—	221	193	27
15 to 19 percent	62	58	4	1	1	—	—	—	—	55	51	3
20 to 24 percent	20	18	2	3	3	—	—	—	—	17	15	2
25 to 29 percent	3	3	—	1	1	—	—	—	—	2	2	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported or not computed	437	398	39	77	72	5	57	57	—	304	270	34
Median	7	7	8	7	7	...	7	7	...	8	7	8
Other properties	836	727	110	116	112	4	115	94	22	605	521	84
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 1980 ²	2 261	2 081	180	341	311	30	250	235	15	1 670	1 535	135
Less than 1.0 percent	1 121	1 052	68	186	173	12	127	120	7	808	759	49
1.0 to 2.9 percent	29	27	2	4	4	—	—	—	—	25	23	2
3.0 to 4.9 percent	63	60	3	4	4	—	7	7	—	52	49	3
5.0 to 6.9 percent	31	28	2	2	1	1	—	—	—	29	27	2
7.0 to 8.9 percent	114	91	23	29	20	8	10	6	3	76	65	11
9.0 to 10.9 percent	50	46	5	—	—	—	5	5	—	45	40	5
11.0 to 12.9 percent	28	27	1	3	3	—	—	—	—	25	24	1
13.0 to 14.9 percent	21	20	1	3	3	—	4	4	—	14	13	1
15.0 percent or more	319	296	23	36	32	4	29	28	1	255	236	18
Not reported or not computed	485	433	52	75	70	5	69	65	4	341	298	43
Median	1.0—	1.0—	1.0—	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	1.0—
Other properties	836	727	110	116	112	4	115	94	22	605	521	84
OWNER CHARACTERISTICS												
Type of Owner												
Individual	2 779	2 525	254	417	385	32	342	308	33	2 020	1 831	189
Partnership	177	149	29	30	27	2	16	12	4	132	110	22
Real estate corporation	55	55	—	5	5	—	2	2	—	49	49	—
Real estate investment trust	11	11	—	—	—	—	—	—	—	11	11	—
Financial institution	7	7	—	3	3	—	—	—	—	4	4	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	22	22	—	3	3	—	—	—	—	19	19	—
Other	27	23	4	—	—	—	4	4	—	23	19	4
Not reported	20	16	4	—	—	—	3	3	—	17	13	4

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1c. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, in Central Cities				Inside SMSA's, in Central Cities			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	2 948	1 554	1 394	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999	201	101	100
Inside SMSA's	2 948	1 554	1 394	\$35,000 to \$39,999	209	83	126
1,000,000 or more	461	263	199	\$40,000 to \$49,999	290	76	214
250,000 to 999,999	1 059	559	500	\$50,000 to \$59,999	248	103	145
50,000 to 249,999	1 146	585	560	\$60,000 to \$79,999	311	125	186
10,000 to 49,999	282	147	135	\$80,000 to \$99,999	154	45	109
Less than 10,000 and rural	—	—	—	\$100,000 to \$149,999	156	42	114
Outside SMSA's	—	—	—	\$150,000 to \$199,999	44	12	32
10,000 or more	—	—	—	\$200,000 or more	45	13	32
2,500 to 9,999	—	—	—	Not reported	257	195	61
Less than 2,500 and rural	—	—	—	Median	\$37700	\$26800	\$47800
Number of Housing Units				Mean	\$48400	\$36500	\$60500
1 housing unit	2 077	1 127	950	Value Per Housing Unit			
2 housing units	578	284	294	Less than \$5,000	72	63	9
3 housing units	142	64	78	\$5,000 to \$9,999	228	186	42
4 housing units	150	79	71	\$10,000 to \$14,999	273	180	92
Number of Buildings				\$15,000 to \$19,999	296	192	104
1 building	2 730	1 455	1 275	\$20,000 to \$24,999	275	160	115
2 to 4 buildings	165	88	77	\$25,000 to \$29,999	246	118	127
Not reported	52	11	42	\$30,000 to \$34,999	190	99	91
Manner of Acquisition				\$35,000 to \$39,999	200	69	131
By purchase	2 522	1 141	1 381	\$40,000 to \$49,999	255	55	199
Placed one new mortgage	1 377	453	924	\$50,000 to \$59,999	198	75	123
Placed two or more new mortgages	39	14	24	\$60,000 to \$79,999	213	90	123
Assumed mortgage(s) already on property	447	92	355	\$80,000 to \$99,999	103	30	73
Assumed mortgage already on property and placed new mortgage	50	3	47	\$100,000 to \$149,999	91	27	63
All cash	546	525	21	\$150,000 or more	52	12	39
Borrowed other than with mortgage	63	54	9	Not reported	257	195	61
Inheritance or gift	357	344	12	Median	\$29100	\$21800	\$38300
Other	37	37	—	Mean	\$37800	\$28800	\$47000
Not reported	32	31	—	Monthly Rental Receipts Per Housing Unit			
Land and Building Acquisition				Acquired before 1980 ¹	2 262	1 206	1 056
During some 12-month period	2 761	1 423	1 338	Less than \$60	139	107	32
Acquired land previously	86	62	24	\$60 to \$79	104	82	22
Land not owned by building owner	47	33	14	\$80 to \$99	121	90	31
Not reported	54	36	18	\$100 to \$119	158	107	51
Year Property Acquired				\$120 to \$149	185	116	69
1979 to 1981 (part)	654	222	432	\$150 to \$199	329	172	157
1977 and 1978	421	138	283	\$200 to \$249	249	84	165
1975 and 1976	267	121	146	\$250 to \$299	156	52	104
1970 to 1974	543	247	297	\$300 to \$349	116	21	95
1965 to 1969	242	139	103	\$350 to \$399	75	7	68
1960 to 1964	305	217	88	\$400 to \$449	46	14	32
1959 or earlier	515	469	45	\$450 to \$499	32	4	29
Year Structure Built				\$500 or more	48	14	34
1979 to March 1980	34	—	34	No rental receipts	112	95	16
1977 and 1978	37	—	37	Not reported	393	241	152
1975 and 1976	38	—	38	Median	\$176	\$132	\$225
1970 to 1974	65	1	64	Mean	\$241	\$182	\$298
1960 to 1969	316	104	213	Other properties	686	347	338
1950 to 1959	422	177	245	Purchase Price as Percent of Value			
1940 to 1949	411	234	177	Acquired by purchase	2 522	1 141	1 381
1939 or earlier	1 508	985	523	Purchased 1977 to 1981 (part)	951	240	711
Not reported	97	53	44	Less than 80 percent	479	126	353
Purchase Price Per Housing Unit				80 to 89 percent	163	15	148
Properties acquired by purchase 1977 to 1981 (part)	951	240	711	90 to 94 percent	71	17	55
Less than \$5,000	72	58	14	95 to 99 percent	38	7	32
\$5,000 to \$9,999	115	49	67	100 percent or more	131	43	88
\$10,000 to \$14,999	98	30	68	Not reported	68	32	36
\$15,000 to \$19,999	73	18	55	Median	80—	80—	80—
\$20,000 to \$24,999	75	25	50	Purchased 1970 to 1976	699	263	436
\$25,000 to \$29,999	63	14	49	Less than 60 percent	463	200	262
\$30,000 to \$34,999	95	5	90	60 to 79 percent	88	22	66
\$35,000 to \$39,999	64	5	59	80 to 89 percent	32	4	28
\$40,000 to \$49,999	81	—	81	90 to 99 percent	31	—	—
\$50,000 to \$59,999	57	4	53	100 percent or more	32	8	22
\$60,000 to \$79,999	62	3	59	Not reported	85	29	57
\$80,000 to \$99,999	25	4	21	Median	60—	60—	60—
\$100,000 to \$149,999	17	3	14	Purchased 1969 or earlier	872	638	234
\$150,000 or more	9	—	9	Less than 40 percent	424	319	105
Not reported	44	23	21	40 to 59 percent	196	116	81
Median	\$26600	\$10300	\$32400	60 to 79 percent	54	37	17
Other properties	1 997	1 314	683	80 to 99 percent	20	19	2
Value				100 percent or more	12	12	—
Less than \$5,000	39	32	6	Not reported	165	136	29
\$5,000 to \$9,999	132	120	12	Median	40—	40—	40—
\$10,000 to \$14,999	158	125	32	Not acquired by purchase	426	413	13
\$15,000 to \$19,999	238	186	51	Rental Receipts as Percent of Value			
\$20,000 to \$24,999	249	169	80	Acquired before 1980 ¹	2 262	1 206	1 056
\$25,000 to \$29,999	217	125	92	Less than 5 percent	308	168	140
				5 to 9 percent	767	271	496
				10 to 14 percent	308	170	138
				15 to 19 percent	107	62	45
				20 to 24 percent	59	42	16
				25 to 29 percent	22	20	2
				30 to 39 percent	21	14	7
				40 percent or more	28	25	3
				Not reported or not computed	642	434	208
				Median	8	9	8
				Other properties	686	347	338

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1c. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities**PROPERTY CHARACTERISTICS—Con.****Rental Vacancy Losses as Percent of Potential Receipts**

Acquired before 1980¹	2 262	1 206	1 056
Less than 1.0 percent	1 042	522	520
1.0 to 2.9 percent	24	10	14
3.0 to 4.9 percent	41	16	25
5.0 to 6.9 percent	21	4	17
7.0 to 8.9 percent	101	32	70
9.0 to 10.9 percent	30	11	19
11.0 to 12.9 percent	23	9	14
13.0 to 14.9 percent	24	14	10
15.0 percent or more	298	153	145
Not reported or not computed	657	436	221
Median	1.0—	1.0—	1.0—

Other properties

	686	347	338
--	------------	------------	------------

MORTGAGE PAYMENTS AND OTHER EXPENSES**Real Estate Tax Per Housing Unit**

Acquired before 1980	2 565	1 413	1 151
Less than \$100	281	224	57
\$100 to \$199	468	322	146
\$200 to \$299	448	238	210
\$300 to \$399	305	152	154
\$400 to \$499	226	100	126
\$500 to \$599	202	85	117
\$600 to \$699	149	53	96
\$700 to \$799	83	19	64
\$800 to \$899	51	13	38
\$900 to \$999	58	13	45
\$1,000 to \$1,499	82	37	45
\$1,500 or more	50	28	21
Not reported	161	129	32
Median	\$302	\$240	\$396

Acquired 1980 and 1981 (part)

	383	141	242
--	------------	------------	------------

Real Estate Tax Per \$1,000 Value

Acquired before 1980	2 565	1 413	1 151
Less than \$10	958	477	480
\$10 to \$14	457	198	259
\$15 to \$19	213	83	130
\$20 to \$24	199	118	81
\$25 to \$29	93	55	37
\$30 to \$39	87	55	32
\$40 to \$49	53	31	21
\$50 to \$59	30	22	8
\$60 or more	58	46	12
Not reported or not computed	417	328	89
Median	\$11	\$12	\$11

Acquired 1980 and 1981 (part)

	383	141	242
--	------------	------------	------------

Inside SMSA's, in Central Cities**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax as Percent of Rental Receipts**

Acquired before 1980¹	2 262	1 206	1 056
Less than 5 percent	89	52	37
5 to 9 percent	407	198	209
10 to 14 percent	366	139	227
15 to 19 percent	259	124	135
20 to 24 percent	186	96	90
25 to 29 percent	124	66	59
30 to 34 percent	54	26	28
35 to 39 percent	37	22	15
40 percent or more	157	88	69
Not reported or not computed	581	395	186
Median	15	16	14

Other properties

	686	347	338
--	------------	------------	------------

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹	2 262	1 206	1 056
Less than 20 percent	274	272	1
20 to 29 percent	170	167	3
30 to 39 percent	141	101	40
40 to 49 percent	80	52	28
50 to 59 percent	108	47	60
60 to 69 percent	103	37	66
70 to 79 percent	116	22	94
80 to 89 percent	108	13	95
90 to 99 percent	109	22	87
100 to 109 percent	75	10	65
110 percent or more	375	67	308
Not reported or not computed	603	395	208
Median	65	28	94

Other properties

	686	347	338
--	------------	------------	------------

OWNER CHARACTERISTICS**Type of Owner**

Individual	2 634	1 391	1 243
Partnership	141	52	89
Real estate corporation	52	32	20
Real estate investment trust	5	1	4
Financial institution	11	7	4
Housing cooperative organization	—	—	—
Church or church-related institution	46	37	9
Other	43	29	14
Not reported	15	6	10

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS**Number of Mortgages**

1 mortgage 1 279 1 279 -
 2 mortgages 115 - 115
 3 or more mortgages - - -

Form of Debt of First Mortgage

Mortgage or deed of trust 1 291 1 186 105
 Contract to purchase 96 87 10
 Wrap-around mortgage 6 6 -

Origin of First Mortgage

Mortgage made at time property acquired 861 823 38
 Mortgage assumed at time property acquired 386 329 57
 Mortgage placed later than acquisition of property 147 127 19
 Refinanced mortgage:
 Same lender 65 57 8
 Different lender 33 24 9
 Mortgage placed on property owned free and clear of debt 48 46 2

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property 147 127 19
 Renew or extend loan that had fallen due, without increasing the
 outstanding balance 8 5 2
 Secure better terms 14 12 2
 Provide funds for additions, improvements, or repairs to this property 42 33 9
 Provide funds for investment in other real estate 34 33 1
 Provide funds for other types of investments 6 2 4
 Provide funds for educational or medical expenses 15 15 -
 Other reasons 27 27 1
 Not reported 27 27 1

Other properties 1 247 1 152 95

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property 59 - 59
 Provide funds for additions, improvements or repairs to this property 12 - 12
 Provide funds for investment in other real estate 14 - 14
 Provide funds for other types of investments 6 - 6
 Provide funds for educational or medical expenses 1 - 1
 Other reasons 17 - 17
 Not reported 9 - 9

Other properties 56 - 56

Year First Mortgage Made or Assumed

1979 to 1981 (part) 473 416 57
 1977 and 1978 306 283 24
 1975 and 1976 138 130 8
 1970 to 1974 301 283 18
 1965 to 1969 96 95 2
 1960 to 1964 65 59 6
 1959 or earlier 14 14 -

First Mortgage Loan

Less than \$5,000 42 40 1
 \$5,000 to \$9,999 174 157 18
 \$10,000 to \$14,999 245 231 15
 \$15,000 to \$19,999 175 159 16
 \$20,000 to \$24,999 188 177 11
 \$25,000 to \$29,999 115 111 4
 \$30,000 to \$34,999 116 101 15
 \$35,000 to \$39,999 75 68 7
 \$40,000 to \$49,999 95 86 9
 \$50,000 to \$59,999 69 64 5
 \$60,000 to \$79,999 60 54 6
 \$80,000 to \$99,999 14 11 3
 \$100,000 to \$149,999 20 16 4
 \$150,000 to \$199,999 2 2 -
 \$200,000 or more 2 2 -
 Median \$21600 \$21500 \$23500
 Mean \$26900 \$26600 \$30600

First Mortgage Outstanding Debt

Less than \$5,000 202 188 14
 \$5,000 to \$9,999 219 203 15
 \$10,000 to \$14,999 169 157 12
 \$15,000 to \$19,999 155 143 12
 \$20,000 to \$24,999 146 138 8
 \$25,000 to \$29,999 111 106 5
 \$30,000 to \$34,999 91 75 16
 \$35,000 to \$39,999 60 55 5
 \$40,000 to \$49,999 87 80 7
 \$50,000 to \$59,999 65 60 6

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	1 394	1 279	115	227	205	22	157	149	8	1 010	926	85
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	1 279	1 279	-	205	205	-	149	149	-	926	926	-
2 mortgages	115	-	115	22	-	22	8	-	8	85	-	85
3 or more mortgages	-	-	-	-	-	-	-	-	-	-	-	-
Form of Debt of First Mortgage												
Mortgage or deed of trust	1 291	1 186	105	227	205	22	157	149	8	908	833	75
Contract to purchase	96	87	10	-	-	-	-	-	-	96	87	10
Wrap-around mortgage	6	6	-	-	-	-	-	-	-	6	6	-
Origin of First Mortgage												
Mortgage made at time property acquired	861	823	38	87	84	3	67	65	1	708	674	34
Mortgage assumed at time property acquired	386	329	57	135	117	18	90	84	7	160	128	33
Mortgage placed later than acquisition of property	147	127	19	5	4	1	-	-	-	142	124	18
Refinanced mortgage:												
Same lender	65	57	8	3	3	-	-	-	-	62	54	8
Different lender	33	24	9	1	-	1	-	-	-	32	24	8
Mortgage placed on property owned free and clear of debt	48	46	2	1	1	-	-	-	-	47	46	2
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	147	127	19	5	4	1	-	-	-	142	124	18
Renew or extend loan that had fallen due, without increasing the outstanding balance	8	5	2	-	-	-	-	-	-	8	5	2
Secure better terms	14	12	2	-	-	-	-	-	-	14	12	2
Provide funds for additions, improvements, or repairs to this property	42	33	9	2	1	1	-	-	-	41	32	8
Provide funds for investment in other real estate	34	33	1	3	3	-	-	-	-	31	30	1
Provide funds for other types of investments	6	2	4	-	-	-	-	-	-	6	2	4
Provide funds for educational or medical expenses	15	15	-	-	-	-	-	-	-	15	15	-
Other reasons	27	27	1	-	-	-	-	-	-	27	27	1
Not reported	27	27	1	-	-	-	-	-	-	27	27	1
Other properties	1 247	1 152	95	222	201	21	157	149	8	868	802	67
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	59	-	59	15	-	15	3	-	3	40	-	40
Provide funds for additions, improvements or repairs to this property	12	-	12	-	-	-	-	-	-	12	-	12
Provide funds for investment in other real estate	14	-	14	7	-	7	3	-	3	4	-	4
Provide funds for other types of investments	6	-	6	-	-	-	-	-	-	6	-	6
Provide funds for educational or medical expenses	1	-	1	1	-	1	-	-	-	-	-	-
Other reasons	17	-	17	4	-	4	-	-	-	13	-	13
Not reported	9	-	9	4	-	4	-	-	-	5	-	5
Other properties	56	-	56	7	-	7	5	-	5	45	-	45
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	473	416	57	61	55	6	60	53	7	352	308	44
1977 and 1978	306	283	24	35	31	4	25	25	1	246	227	19
1975 and 1976	138	130	8	12	12	-	20	20	-	106	99	8
1970 to 1974	301	283	18	79	68	11	32	32	-	190	183	7
1965 to 1969	96	95	2	17	17	-	10	10	-	70	68	2
1960 to 1964	65	59	6	20	18	1	3	3	-	42	38	4
1959 or earlier	14	14	-	4	4	-	6	6	-	4	4	-
First Mortgage Loan												
Less than \$5,000	42	40	1	3	3	-	3	3	-	35	34	1
\$5,000 to \$9,999	174	157	18	30	23	7	13	9	4	132	125	7
\$10,000 to \$14,999	245	231	15	74	67	8	26	26	-	145	138	7
\$15,000 to \$19,999	175	159	16	25	25	-	33	33	-	117	102	16
\$20,000 to \$24,999	188	177	11	38	38	-	26	23	3	124	116	8
\$25,000 to \$29,999	115	111	4	11	11	-	15	15	-	89	84	4
\$30,000 to \$34,999	116	101	15	22	15	6	13	13	-	82	73	8
\$35,000 to \$39,999	75	68	7	6	5	1	9	9	-	60	54	6
\$40,000 to \$49,999	95	86	9	7	7	-	12	11	1	76	68	8
\$50,000 to \$59,999	69	64	5	4	4	-	6	6	-	60	55	5
\$60,000 to \$79,999	60	54	6	7	7	-	1	1	-	52	45	6
\$80,000 to \$99,999	14	11	3	-	-	-	-	-	-	14	11	3
\$100,000 to \$149,999	20	16	4	-	-	-	-	-	-	20	16	4
\$150,000 to \$199,999	2	2	-	-	-	-	-	-	-	2	2	-
\$200,000 or more	2	2	-	-	-	-	-	-	-	2	2	-
Median	\$21600	\$21500	\$23500	\$16200	\$16900	...	\$20700	\$20900	...	\$23000	\$22800	\$28900
Mean	\$26900	\$26600	\$30600	\$20600	\$21000	...	\$24000	\$24200	...	\$28800	\$28200	\$35100
First Mortgage Outstanding Debt												
Less than \$5,000	202	188	14	38	31	7	16	15	-	148	141	7
\$5,000 to \$9,999	219	203	15	33	30	3	18	14	4	168	160	9
\$10,000 to \$14,999	169	157	12	49	44	5	16	16	-	103	96	7
\$15,000 to \$19,999	155	143	12	27	27	-	31	31	-	97	85	12
\$20,000 to \$24,999	146	138	8	24	24	-	20	17	3	102	97	5
\$25,000 to \$29,999	111	106	5	10	10	-	14	14	-	88	83	5
\$30,000 to \$34,999	91	75	16	24	17	7	17	17	-	50	41	9
\$35,000 to \$39,999	60	55	5	4	4	-	8	8	-	49	44	5
\$40,000 to \$49,999	87	80	7	7	7	-	13	12	1	67	60	6
\$50,000 to \$59,999	65	60	6	4	4	-	5	5	-	57	51	6

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$60,000 to \$79,999	55	49	6	7	7	—	—	—	—	48	42	6
\$80,000 to \$99,999	18	15	3	—	—	—	—	—	—	18	15	3
\$100,000 to \$149,999	10	7	4	—	—	—	—	—	—	10	7	4
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$18500	\$18200	\$22300	\$14300	\$14700	...	\$19700	\$19700	...	\$19400	\$18900	\$27100
Mean	\$23600	\$23200	\$28200	\$18100	\$18500	...	\$21900	\$22100	...	\$25100	\$24400	\$32800

Total Mortgage Outstanding Debt

Less than \$5,000	191	188	4	35	31	4	15	15	—	141	141	—
\$5,000 to \$9,999	210	203	6	33	30	4	14	14	—	162	160	3
\$10,000 to \$14,999	164	157	8	46	44	2	17	16	—	102	96	6
\$15,000 to \$19,999	147	143	4	28	27	1	31	31	—	88	85	2
\$20,000 to \$24,999	147	138	9	24	24	—	21	17	4	102	97	5
\$25,000 to \$29,999	116	106	10	14	10	4	14	14	—	89	83	6
\$30,000 to \$34,999	89	75	14	17	17	—	20	17	3	52	41	11
\$35,000 to \$39,999	62	55	6	6	4	3	8	8	—	47	44	4
\$40,000 to \$49,999	91	80	11	8	7	1	12	12	—	71	60	11
\$50,000 to \$59,999	73	60	14	4	4	—	6	5	1	64	51	13
\$60,000 to \$79,999	63	49	14	7	7	—	—	—	—	56	42	14
\$80,000 to \$99,999	25	15	10	4	—	4	—	—	—	21	15	6
\$100,000 to \$149,999	10	7	4	—	—	—	—	—	—	10	7	4
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	3	2	1	—	—	—	—	—	—	3	2	1
Median	\$19500	\$18200	\$37200	\$14900	\$14700	...	\$20400	\$19700	...	\$20600	\$18900	\$45700
Mean	\$25100	\$23200	\$46100	\$19600	\$18500	...	\$22400	\$22100	...	\$26700	\$24400	\$51900

Current Interest Rate on First Mortgage

Less than 5.0 percent	28	27	1	6	5	1	9	9	—	13	13	—
5.0 percent	7	7	—	—	—	—	—	—	—	7	7	—
5.1 to 5.9 percent	108	95	13	46	38	9	23	19	4	38	38	—
6.0 percent	50	49	1	6	6	—	6	6	—	38	37	1
6.1 to 6.9 percent	53	49	4	8	5	4	2	2	—	43	43	—
7.0 percent	74	67	6	33	32	1	21	18	4	19	17	2
7.1 to 7.4 percent	23	23	—	3	3	—	—	—	—	20	20	—
7.5 to 7.9 percent	77	72	5	14	14	—	4	4	—	58	53	5
8.0 percent	112	105	7	17	17	—	22	22	—	73	65	7
8.1 to 8.4 percent	14	14	—	2	2	—	—	—	—	13	12	—
8.5 to 8.9 percent	202	190	12	63	56	6	40	40	—	99	94	5
9.0 percent	103	89	14	2	—	2	9	9	—	92	80	13
9.1 to 9.9 percent	186	176	10	10	10	—	5	5	—	170	160	10
10.0 percent	54	50	4	5	5	—	3	3	—	46	42	4
10.1 to 11.9 percent	140	116	24	4	4	—	7	7	—	130	105	24
12.0 percent	41	37	4	—	—	—	4	4	—	37	33	4
12.1 to 13.9 percent	71	67	4	8	8	—	—	—	—	63	59	4
14.0 percent or more	53	48	5	—	—	—	1	1	—	52	46	5
Median	8.9	8.8	9.0	7.9	8.0	...	8.0	8.0	...	9.0	9.0	9.9

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	390	350	40	—	—	—	—	—	—	390	350	40
Rate higher now than when mortgage made	63	54	9	—	—	—	—	—	—	63	54	9
Rate lower now than when mortgage made	5	5	—	—	—	—	—	—	—	5	5	—
Rate unchanged or same now as when mortgage made	308	277	31	—	—	—	—	—	—	308	277	31
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
No, interest rate cannot be changed	983	909	74	227	205	22	156	148	8	600	556	44
Not reported	21	21	1	—	—	—	1	1	—	20	19	1

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	390	350	40	—	—	—	—	—	—	390	350	40
Rate renegotiated periodically	24	18	5	—	—	—	—	—	—	24	18	5
Rate changes tied to market index	30	26	4	—	—	—	—	—	—	30	26	4
When mortgage is assumed	284	256	29	—	—	—	—	—	—	284	256	29
When payments become delinquent	58	58	—	—	—	—	—	—	—	58	58	—
Other reason	54	48	6	—	—	—	—	—	—	54	48	6
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Interest rate cannot be changed	983	909	74	227	205	22	156	148	8	600	556	44

Term of First Mortgage

Less than 8 years	90	82	8	—	—	—	—	—	—	90	82	8
8 to 12 years	131	125	6	1	1	—	—	—	—	130	124	6
13 to 17 years	119	109	10	6	6	—	6	6	—	107	97	10
18 to 22 years	180	165	15	13	8	4	2	1	—	166	155	10
23 to 27 years	195	174	22	27	22	5	7	7	—	161	144	17
28 to 32 years	633	580	53	180	167	13	142	134	7	311	278	32
33 to 37 years	4	4	—	—	—	—	—	—	—	4	4	—
38 or more years	8	8	—	—	—	—	—	—	—	8	8	—
No stated term	34	34	—	—	—	—	—	—	—	34	34	—
Median	27.1	27.1	27.1	29.9	29.9	...	30.2	30.2	...	22.9	22.6	25.2

Unexpired Term of First Mortgage

Less than 4 years	125	119	6	7	7	—	—	—	—	118	113	5
4 to 7 years	141	131	9	6	6	—	6	6	—	128	118	9
8 to 12 years	159	150	9	14	13	1	6	6	—	139	131	8
13 to 17 years	109	108	1	5	5	—	3	3	—	102	100	1
18 to 22 years	145	143	2	29	29	—	17	17	—	99	97	2
23 to 27 years	190	167	23	24	21	3	23	22	1	144	124	20
28 to 32 years	101	95	6	7	7	—	11	11	—	83	77	6
33 or more years	4	4	—	—	—	—	—	—	—	4	4	—
No stated term or not computed	420	363	57	135	117	18	90	84	7	194	162	33
Median	15.9	15.7	...	20.4	20.3	...	23.2	...	...	14.1	14.0	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Graduated Interest and Principal Payments on First Mortgage**

Yes, monthly payments can change (other than through change in interest rate)	73	73	—
Payments increase yearly for first five years of mortgage	5	5	—
Payments increase yearly for first ten years of mortgage	—	—	—
Payments change in some other way	57	57	—
Not reported	11	11	—
No, monthly payments cannot change	1 292	1 179	114
Not reported	28	27	1

Holder of First Mortgage

Commercial bank or trust company	152	142	10
Mutual savings bank	101	94	8
Savings and loan association	584	530	54
Life insurance company	36	34	2
Mortgage company	47	45	2
Federal agency	46	43	4
Federally-secured pool	72	67	5
Federal National Mortgage Association	106	98	8
Real estate or construction company	22	18	4
Individual or individual's estate	183	164	20
Other	45	45	—

Location of First Mortgage Holder

Property in Northeast Region	168	165	4
Lender in Northeast	159	156	4
Lender in North Central	—	—	—
Lender in South	9	9	—
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—
Property in North Central Region	303	284	19
Lender in Northeast	10	10	—
Lender in North Central	259	240	19
Lender in South	33	33	—
Lender in West	1	1	—
Lender outside United States	—	—	—
Not reported	—	—	—
Property in South Region	486	447	40
Lender in Northeast	59	48	11
Lender in North Central	19	19	—
Lender in South	392	363	29
Lender in West	8	8	—
Lender outside United States	—	—	—
Not reported	8	8	—
Property in West Region	436	384	52
Lender in Northeast	7	7	—
Lender in North Central	16	12	4
Lender in South	111	99	12
Lender in West	302	266	36
Lender outside United States	—	—	—
Not reported	—	—	—

Servicing of First Mortgage

Holder	1 002	931	71
Agent	392	349	43

Holder's Acquisition of First Mortgage

Originated by holder	1 000	922	78
Purchased from present servicer	211	190	20
Purchased from someone else	139	128	11
Not reported	44	40	5

Mortgage Assumption

Lender's permission needed for assumption	630	570	60
Lender's permission not needed for assumption	580	536	44
Not reported	184	173	11

Prepayment Penalties

Yes	266	246	20
No	1 081	993	88
Not reported	47	41	7

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	1 247	1 152	95
Less than 40 percent	56	40	15
40 to 49 percent	54	50	4
50 to 59 percent	75	60	14
60 to 69 percent	133	120	12
70 to 79 percent	253	230	23
80 to 89 percent	258	241	17
90 to 94 percent	104	103	1
95 to 99 percent	93	88	4
100 percent or more	159	158	1
Not reported	64	61	4
Median	81	82	70
Other properties	147	127	19

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
73	73	—	4	4	—	—	—	—	70	70	—
5	5	—	4	4	—	—	—	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
57	57	—	—	—	—	—	—	—	57	57	—
11	11	—	—	—	—	—	—	—	11	11	—
1 292	1 179	114	222	200	22	153	145	8	918	834	84
28	27	1	1	1	—	4	4	—	22	21	1
152	142	10	10	5	4	14	14	—	129	123	6
101	94	8	17	13	4	25	22	4	59	59	—
584	530	54	33	32	1	18	15	3	533	483	50
36	34	2	13	13	—	10	10	—	12	11	2
47	45	2	31	30	2	10	10	—	6	6	—
46	43	4	26	22	4	12	12	—	9	9	—
72	67	5	28	28	—	30	30	—	14	9	5
106	98	8	59	55	4	31	30	1	16	13	2
22	18	4	4	—	4	—	—	—	18	18	—
183	164	20	—	—	—	—	—	—	183	164	20
45	45	—	6	6	—	7	7	—	32	32	—
168	165	4	18	18	—	7	7	—	143	140	3
159	156	4	16	16	—	5	5	—	137	134	3
—	—	—	—	—	—	—	—	—	—	—	—
9	9	—	2	2	—	2	2	—	6	6	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
303	284	19	36	36	—	28	28	—	239	219	19
10	10	—	3	3	—	5	5	—	1	1	—
259	240	19	14	14	—	18	18	—	227	208	19
33	33	—	19	19	—	5	5	—	8	8	—
1	1	—	—	—	—	—	—	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
486	447	40	92	79	13	79	72	7	316	295	20
59	48	11	17	10	7	22	18	4	20	20	—
19	19	—	4	4	—	2	2	—	14	14	—
392	363	29	69	63	6	55	52	3	268	248	20
8	8	—	—	—	—	—	—	—	8	8	—
—	—	—	—	—	—	—	—	—	—	—	—
8	8	—	3	3	—	—	—	—	5	5	—
436	384	52	81	72	9	43	42	1	313	271	42
7	7	—	—	—	—	4	4	—	4	4	—
16	12	4	11	7	4	—	—	—	5	5	—
111	99	12	54	50	4	33	32	1	24	17	8
302	266	36	16	14	2	6	6	—	280	246	34
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
1 002	931	71	65	58	7	53	53	—	883	820	64
392	349	43	161	147	15	104	96	7	127	106	21
1 000	922	78	75	65	10	57	57	—	869	801	68
211	190	20	94	86	8	45	39	7	71	65	6
139	128	11	45	41	4	48	48	—	46	39	7
44	40	5	13	13	—	7	6	1	24	21	4
630	570	60	12	12	1	3	3	—	615	556	59
580	536	44	181	164	17	142	135	8	257	238	19
184	173	11	34	29	4	12	12	—	138	132	6
266	246	20	8	8	—	4	4	—	254	234	20
1 081	993	88	218	196	22	151	143	8	712	654	58
47	41	7	1	1	—	1	1	—	44	38	7
1 247	1 152	95	222	201	21	157	149	8	868	802	67
56	40	15	10	6	4	—	—	—	46	35	11
54	50	4	16	16	—	7	3	4	31	31	—
75	60	14	6	4	3	11	11	—	57	45	12
133	120	12	16	8	7	21	18	3	95	94	2
253	230	23	35	35	—	28	27	1	190	168	22
258	241	17	42	39	4	15	15	—	200	187	13
104	103	1	12	12	—	16	16	—	76	75	1
93	88	4	34	31	3	10	10	—	48	47	1
159	158	1	35	35	—	40	40	—	84	83	—
64	61	4	15	15	—	8	8	—	41	38	4
81	82	70	85	86	...	85	87	...	80	81	...
147	127	19	5	4	1	—	—	—	142	124	18

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	1 247	1 152	95	222	201	21	157	149	8	868	802	67
Less than 40 percent	42	40	2	6	6	—	—	—	—	37	35	2
40 to 49 percent	53	50	3	16	16	—	3	3	—	34	31	3
50 to 59 percent	62	60	2	4	4	—	11	11	—	47	45	2
60 to 69 percent	125	120	5	8	8	—	18	18	—	98	94	5
70 to 79 percent	235	230	4	38	35	4	27	27	—	169	168	1
80 to 89 percent	266	241	25	46	39	7	16	15	1	204	187	17
90 to 94 percent	111	103	7	12	12	—	16	16	—	32	75	7
95 to 99 percent	97	88	9	31	31	—	13	10	3	52	47	6
100 percent or more	193	158	36	45	35	10	44	40	4	104	83	21
Not reported	64	61	4	15	15	—	8	8	—	41	38	4
Median	83	82	94	87	86	...	89	87	...	81	81	...
Other properties	147	127	19	5	4	1	—	—	—	142	124	18

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	321	290	31	54	45	9	23	19	4	244	226	18
20 to 29 percent	166	149	17	29	21	8	9	9	—	128	120	8
30 to 39 percent	163	152	11	28	26	2	21	21	—	114	105	9
40 to 49 percent	176	149	27	40	40	—	21	20	1	115	89	26
50 to 59 percent	161	149	12	19	17	3	20	17	3	121	116	6
60 to 69 percent	153	146	7	23	23	—	15	15	—	115	108	7
70 to 79 percent	94	86	8	11	11	—	17	17	—	66	58	8
80 to 89 percent	66	66	—	7	7	—	10	10	—	49	7	—
90 to 99 percent	15	15	—	—	—	—	9	9	—	7	7	—
100 percent or more	18	15	3	—	—	—	—	—	—	18	15	3
Not reported	61	61	—	15	15	—	14	14	—	33	33	—
Median	41	41	39	38	41	...	49	50	...	40	40	43

Total Outstanding Debt as Percent of Value

Less than 20 percent	295	290	5	48	45	4	19	19	—	227	226	1
20 to 29 percent	161	149	12	22	21	1	9	9	—	131	120	11
30 to 39 percent	160	152	7	31	26	4	21	21	—	108	105	3
40 to 49 percent	157	149	8	40	40	—	20	20	—	97	89	8
50 to 59 percent	172	149	23	19	17	3	21	17	5	132	116	16
60 to 69 percent	162	146	16	30	23	7	15	15	—	117	108	9
70 to 79 percent	106	86	20	14	11	4	17	17	—	74	58	16
80 to 89 percent	79	66	13	7	7	—	13	10	3	58	49	10
90 to 99 percent	15	15	—	—	—	—	9	9	—	7	7	—
100 percent or more	26	15	11	—	—	—	—	—	—	26	15	11
Not reported	61	61	—	15	15	—	14	14	—	33	33	—
Median	43	41	61	41	41	...	51	50	...	42	40	64

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	1 384	1 270	115	227	205	22	157	149	8	1 001	916	85
Interest and principal	1 356	1 246	110	227	205	22	157	149	8	972	892	80
Fully amortized	1 261	1 152	109	227	205	22	154	146	8	880	801	79
Partially amortized	95	94	1	—	—	—	3	3	—	92	91	1
Principal only	3	3	—	—	—	—	—	—	—	3	3	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	3	3	—	—	—	—	—	—	—	3	3	—
Interest only	25	21	4	—	—	—	—	—	—	25	21	4
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	1 356	1 246	110	227	205	22	157	149	8	972	892	80
Real estate taxes and property insurance	677	627	50	197	177	20	137	130	7	343	321	22
With no other items	414	381	34	41	33	9	115	111	4	258	237	21
With other items	263	246	16	156	144	12	23	19	4	84	83	1
Real estate taxes only	176	166	10	16	16	—	20	19	—	140	130	10
Property insurance only	21	17	4	2	—	2	—	—	—	19	17	2
Other combinations or no other items	482	436	46	12	12	—	—	—	—	470	424	46
No regular payments of interest and principal	38	34	4	—	—	—	—	—	—	38	34	4

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	1 384	1 270	115	227	205	22	157	149	8	1 001	916	85
Less than \$60	193	175	18	37	30	7	16	16	—	140	130	10
\$60 to \$79	152	137	14	33	24	8	23	19	4	96	94	2
\$80 to \$99	163	151	12	37	37	—	7	6	1	118	108	11
\$100 to \$149	224	216	8	32	32	—	32	32	—	160	152	8
\$150 to \$199	177	157	20	37	37	—	28	25	3	112	95	17
\$200 to \$249	144	127	17	18	14	4	21	21	—	105	91	14
\$250 to \$299	100	86	13	9	6	3	15	15	—	75	65	10
\$300 to \$399	96	92	4	11	11	—	7	7	—	78	74	4
\$400 to \$499	62	57	5	7	7	—	4	4	—	51	46	5
\$500 to \$599	31	28	4	—	—	—	—	—	—	31	28	4
\$600 to \$699	11	11	—	—	—	—	4	4	—	8	8	—
\$700 to \$799	15	15	—	4	4	—	—	—	—	12	12	—
\$800 or more	17	17	—	3	3	—	—	—	—	14	14	—
Median	141	140	165	110	117	...	151	153	...	146	142	184
Mean	206	208	182	258	273	...	172	176	...	200	199	205
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	1 384	1 270	115	227	205	22	157	149	8	1 001	916	85
Less than \$60	177	175	1	30	30	—	16	16	—	131	130	1
\$60 to \$79	143	137	6	28	24	4	19	19	—	96	94	2
\$80 to \$99	156	151	5	39	37	3	6	6	—	110	108	3
\$100 to \$149	225	216	8	34	32	2	33	32	1	158	152	5
\$150 to \$199	168	157	11	40	37	4	25	25	—	103	95	7
\$200 to \$249	142	127	15	14	14	—	21	21	—	107	91	15
\$250 to \$299	101	86	14	6	6	—	18	15	4	76	65	11
\$300 to \$399	109	92	17	13	11	3	10	7	3	85	74	11
\$400 to \$499	69	57	12	11	7	4	4	4	—	54	46	8
\$500 to \$599	31	28	3	—	—	—	—	—	—	31	28	3
\$600 to \$699	22	11	11	—	—	—	4	4	—	18	8	11
\$700 to \$799	19	15	4	4	4	—	—	—	—	15	12	4
\$800 or more	24	17	7	6	3	4	—	—	—	17	14	4
Median	\$148	\$140	\$288	\$123	\$117	...	\$158	\$153	...	\$153	\$142	\$291
Mean	\$220	\$208	\$354	\$281	\$273	...	\$180	\$176	...	\$213	\$199	\$361
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 384	1 270	115	227	205	22	157	149	8	1 001	916	85
Current or ahead of schedule	1 234	1 134	100	200	182	19	138	130	8	896	822	74
Delinquent (30 days or more)	117	104	14	19	15	4	18	18	—	81	71	10
1 to 3 payments	88	77	12	19	15	4	11	11	—	58	50	8
4 or more payments	29	27	2	—	—	—	7	7	—	22	20	2
Foreclosure in process	7	6	1	—	—	—	3	3	—	4	3	1
Foreclosure not in process	22	21	1	—	—	—	3	3	—	19	18	1
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	33	32	1	8	8	—	1	1	—	24	23	1
No regular payments required	10	10	—	—	—	—	—	—	—	10	10	—

Real Estate Tax Per Housing Unit

Acquired before 1980	1 151	1 060	91	192	170	22	112	107	5	847	783	64
Less than \$100	57	55	2	11	9	2	—	—	—	45	45	—
\$100 to \$199	146	135	11	18	17	2	8	7	1	119	111	8
\$200 to \$299	210	193	17	41	38	4	28	28	—	140	127	13
\$300 to \$399	154	137	17	41	33	7	15	15	—	98	89	9
\$400 to \$499	126	116	11	21	17	4	6	6	—	99	92	7
\$500 to \$599	117	106	11	22	18	4	14	11	4	81	77	4
\$600 to \$699	96	90	6	11	11	—	23	23	—	62	56	6
\$700 to \$799	64	53	11	1	1	—	2	2	—	61	50	11
\$800 to \$899	38	37	1	15	15	—	—	—	—	23	22	1
\$900 to \$999	45	42	4	4	4	—	12	12	—	30	26	4
\$1,000 to \$1,499	45	44	1	4	4	—	3	3	—	38	37	1
\$1,500 or more	21	21	—	—	—	—	—	—	—	21	21	—
Not reported	32	32	—	3	3	—	—	—	—	29	29	—
Median	\$396	\$396	\$392	\$358	\$360	...	\$463	\$444	...	\$407	\$405	...
Acquired 1980 and 1981 (part)	242	219	24	34	34	—	45	42	3	163	142	21

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	1 046	956	90	172	150	22	108	104	5	766	703	63
Less than 20 percent	29	27	2	5	3	2	—	—	—	24	24	—
20 to 29 percent	90	73	17	25	17	7	11	11	—	54	45	9
30 to 39 percent	95	82	13	7	6	1	8	4	4	61	72	9
40 to 49 percent	108	100	8	30	26	4	15	15	—	84	59	5
50 to 59 percent	111	106	4	23	23	—	2	1	1	86	82	3
60 to 69 percent	100	89	11	8	8	—	13	13	—	79	68	11
70 to 79 percent	81	77	4	19	19	—	7	7	—	56	52	4
80 to 89 percent	54	52	1	11	11	—	9	9	—	33	32	1
90 to 99 percent	44	43	1	3	3	—	4	4	—	37	36	1
100 percent or more	166	150	16	16	13	3	11	11	—	139	126	13
Not reported or not computed	168	156	12	26	21	5	30	30	—	113	105	7
Median	61	61	48	53	55	...	63	65	...	62	62	...
Other properties	348	323	25	55	55	—	49	46	3	244	223	22

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	1 046	956	90	172	150	22	108	104	5	766	703	63
Less than 20 percent	27	27	—	3	3	—	—	—	—	24	24	—
20 to 29 percent	75	73	2	17	17	—	11	11	—	47	45	2
30 to 39 percent	88	82	6	9	6	4	4	4	—	75	72	2
40 to 49 percent	104	100	4	26	26	—	15	15	—	83	59	4
50 to 59 percent	108	106	2	24	23	1	1	1	—	63	82	1
60 to 69 percent	92	89	3	9	8	1	13	13	—	70	68	2
70 to 79 percent	80	77	3	20	19	1	8	7	1	53	52	1
80 to 89 percent	55	52	3	11	11	—	9	9	—	35	32	3
90 to 99 percent	52	43	9	3	3	—	4	4	—	45	36	9
100 percent or more	196	150	46	23	13	10	14	11	4	158	126	32
Not reported or not computed	168	156	12	26	21	5	30	30	—	113	105	7
Median	64	61	100+	57	55	...	67	65	...	65	62	...
Other properties	348	323	25	55	55	—	49	46	3	244	223	22

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	1 151	1 060	91	192	170	22	112	107	5	847	783	64
Less than \$10.....	480	430	50	93	79	14	37	36	1	350	315	35
\$10 to \$14.....	259	232	27	40	32	8	33	29	4	187	171	16
\$15 to \$19.....	130	122	8	26	26	—	17	17	—	87	80	8
\$20 to \$24.....	81	78	3	8	8	—	6	6	—	67	64	3
\$25 to \$29.....	37	37	—	3	3	—	—	—	—	35	35	—
\$30 to \$39.....	32	30	2	6	6	—	2	2	—	24	23	2
\$40 to \$49.....	21	21	1	3	3	—	2	2	—	16	15	1
\$50 to \$59.....	8	8	—	—	—	—	—	—	—	8	8	—
\$60 or more.....	12	12	—	—	—	—	—	—	—	12	12	—
Not reported or not computed.....	89	89	—	15	15	—	14	14	—	60	60	—
Median.....	\$11	\$11	10—	10—	10—	...	\$12	\$12	...	\$11	\$11	...
Acquired 1980 and 1981 (part).....	242	219	24	34	34	—	45	42	3	163	142	21

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	1 056	966	90	172	150	22	108	104	5	775	712	63
Less than 5 percent.....	37	34	3	8	7	2	—	—	—	29	28	1
5 to 9 percent.....	209	181	28	26	18	7	11	11	1	171	152	20
10 to 14 percent.....	227	209	18	48	48	—	22	22	—	157	139	18
15 to 19 percent.....	135	122	13	22	18	4	10	10	—	103	94	9
20 to 24 percent.....	90	85	5	14	14	—	16	13	4	60	58	1
25 to 29 percent.....	59	52	6	11	8	3	15	14	—	33	30	3
30 to 34 percent.....	28	28	—	3	3	—	1	1	—	25	25	—
35 to 39 percent.....	15	12	3	—	—	—	1	1	—	14	11	3
40 percent or more.....	69	68	1	11	11	—	2	2	—	57	56	1
Not reported or not computed.....	186	174	12	29	24	5	30	30	—	128	121	7
Median.....	14	14	12	14	14	...	18	17	...	14	14	...
Other properties.....	338	314	25	55	55	—	49	46	3	235	213	22

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	1 056	966	90	172	150	22	108	104	5	775	712	63
Less than 20 percent.....	1	1	—	—	—	—	—	—	—	1	1	—
20 to 29 percent.....	3	3	—	—	—	—	—	—	—	3	3	—
30 to 39 percent.....	40	40	—	4	4	—	3	3	—	34	34	—
40 to 49 percent.....	28	26	2	—	—	—	—	—	—	28	26	2
50 to 59 percent.....	60	57	4	19	16	4	8	8	—	34	34	—
60 to 69 percent.....	66	63	3	7	6	1	6	6	—	53	51	2
70 to 79 percent.....	94	93	1	30	30	—	6	6	—	68	67	1
80 to 89 percent.....	95	87	8	16	15	1	13	12	1	66	60	6
90 to 99 percent.....	87	85	2	20	19	1	8	8	—	59	58	1
100 to 109 percent.....	65	62	3	13	13	—	9	9	—	42	39	3
110 percent or more.....	308	258	51	33	22	10	23	19	4	252	216	36
Not reported or not computed.....	208	191	17	29	24	5	33	33	—	147	134	12
Median.....	94	92	110+	87	85	...	93	91	...	97	94	...
Other properties.....	338	314	25	55	55	—	49	46	3	235	213	22

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's.....	1 394	1 279	115	227	205	22	157	149	8	1 010	926	85
1,000,000 or more.....	199	187	12	18	14	4	7	7	—	175	166	8
250,000 to 999,999.....	500	451	49	96	87	9	89	85	4	314	279	35
50,000 to 249,999.....	560	511	49	100	91	9	48	44	4	412	376	36
10,000 to 49,999.....	135	130	5	13	13	—	13	13	—	109	105	5
Less than 10,000 and rural.....	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's.....	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999.....	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural.....	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit.....	950	887	63	196	178	17	137	130	7	618	579	39
2 housing units.....	294	265	29	25	23	2	14	14	—	255	228	27
3 housing units.....	78	67	11	2	1	1	4	4	—	71	62	10
4 housing units.....	71	60	12	4	2	2	2	1	1	66	57	9

Number of Buildings

1 building.....	1 275	1 180	95	224	203	21	148	141	7	903	837	66
2 to 4 buildings.....	77	68	9	3	2	1	7	7	—	67	59	8
Not reported.....	42	31	10	—	—	—	2	1	—	40	30	10

Manner of Acquisition

By purchase.....	1 381	1 268	113	227	205	22	157	149	8	997	914	83
Placed one new mortgage.....	924	885	39	87	84	3	67	65	1	771	736	35
Placed two or more new mortgages.....	24	15	9	—	—	—	—	—	—	24	15	9
Assumed mortgage(s) already on property.....	355	323	32	132	117	15	87	84	3	136	122	15
Assumed mortgage already on property and placed new mortgage.....	47	18	29	7	3	4	4	—	4	36	15	22
All cash.....	21	18	3	1	1	—	—	—	—	20	17	3
Borrowed other than with mortgage.....	9	9	—	—	—	—	—	—	—	9	9	—
Inheritance or gift.....	12	11	2	—	—	—	—	—	—	12	11	2
Other.....	—	—	—	—	—	—	—	—	—	—	—	—
Not reported.....	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities**PROPERTY CHARACTERISTICS—Con.****Land and Building Acquisition**

During some 12-month period	1 338	1 225	113
Acquired land previously	24	22	2
Land not owned by building owner	14	14	—
Not reported	18	18	—

Year Property Acquired

1979 to 1981 (part)	432	383	49
1977 and 1978	283	256	27
1975 and 1976	146	142	4
1970 to 1974	297	273	24
1965 to 1969	103	101	2
1960 to 1964	88	81	7
1959 or earlier	45	44	1

Year Structure Built

1979 to March 1980	34	30	3
1977 and 1978	37	36	1
1975 and 1976	38	34	4
1970 to 1974	84	75	9
1960 to 1969	213	186	26
1950 to 1959	244	231	14
1940 to 1949	177	168	9
1939 or earlier	523	480	44
Not reported	44	39	5

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part) ...	711	634	76
Less than \$5,000	14	14	—
\$5,000 to \$9,999	67	56	11
\$10,000 to \$14,999	68	65	3
\$15,000 to \$19,999	55	52	2
\$20,000 to \$24,999	50	43	7
\$25,000 to \$29,999	49	45	4
\$30,000 to \$34,999	90	75	15
\$35,000 to \$39,999	59	49	10
\$40,000 to \$49,999	81	79	2
\$50,000 to \$59,999	53	47	6
\$60,000 to \$79,999	59	56	4
\$80,000 to \$99,999	21	18	4
\$100,000 to \$149,999	14	11	4
\$150,000 or more	9	7	2
Not reported	21	18	4
Median	\$32400	\$32200	\$32900

Other properties**Value**

Less than \$5,000	6	6	—
\$5,000 to \$9,999	12	12	—
\$10,000 to \$14,999	32	32	—
\$15,000 to \$19,999	51	51	—
\$20,000 to \$24,999	80	74	5
\$25,000 to \$29,999	92	87	5
\$30,000 to \$34,999	100	98	2
\$35,000 to \$39,999	126	113	13
\$40,000 to \$49,999	214	195	19
\$50,000 to \$59,999	145	135	10
\$60,000 to \$79,999	186	169	18
\$80,000 to \$99,999	109	96	12
\$100,000 to \$149,999	114	90	24
\$150,000 to \$199,999	32	29	3
\$200,000 or more	32	29	3
Not reported	61	61	—
Median	\$47800	\$46900	\$63200
Mean	\$60500	\$59100	\$75300

Value Per Housing Unit

Less than \$5,000	9	9	—
\$5,000 to \$9,999	42	41	1
\$10,000 to \$14,999	92	86	6
\$15,000 to \$19,999	104	98	6
\$20,000 to \$24,999	115	107	7
\$25,000 to \$29,999	127	116	11
\$30,000 to \$34,999	91	84	6
\$35,000 to \$39,999	131	113	18
\$40,000 to \$49,999	199	179	20
\$50,000 to \$59,999	123	115	8
\$60,000 to \$79,999	123	112	11
\$80,000 to \$99,999	73	66	7
\$100,000 to \$149,999	63	51	12
\$150,000 or more	39	38	1
Not reported	61	61	—
Median	\$38300	\$37900	\$41200
Mean	\$47000	\$46800	\$49100

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
During some 12-month period	1 338	1 225	113	217	195	22	154	146	8	967	884	83
Acquired land previously	24	22	2	3	3	—	—	—	—	21	19	2
Land not owned by building owner	14	14	—	—	—	—	—	—	—	14	14	—
Not reported	18	18	—	6	6	—	3	3	—	8	8	—
Year Property Acquired												
1979 to 1981 (part)	432	383	49	61	55	6	61	55	7	310	273	37
1977 and 1978	283	256	27	29	25	4	27	27	1	227	204	22
1975 and 1976	146	142	4	18	18	—	16	16	—	111	108	4
1970 to 1974	297	273	24	72	61	11	32	32	—	193	179	13
1965 to 1969	103	101	2	20	20	—	10	10	—	73	71	2
1960 to 1964	88	81	7	21	21	—	3	3	—	63	57	7
1959 or earlier	45	44	1	5	4	1	6	6	—	34	34	—
Year Structure Built												
1979 to March 1980	34	30	3	—	—	—	4	4	—	30	27	3
1977 and 1978	37	36	1	7	7	—	3	3	—	27	26	1
1975 and 1976	38	34	4	7	7	—	6	6	—	25	21	4
1970 to 1974	84	75	9	21	17	4	19	16	3	44	42	2
1960 to 1969	213	186	26	34	27	7	30	25	5	149	134	15
1950 to 1959	244	231	14	53	49	4	42	42	—	149	140	9
1940 to 1949	177	168	9	36	35	1	19	19	—	121	114	8
1939 or earlier	523	480	44	57	51	6	31	31	—	435	398	37
Not reported	44	39	5	11	11	—	3	3	—	30	25	5
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part) ...	711	634	76	90	80	10	89	81	7	532	473	59
Less than \$5,000	14	14	—	1	1	—	—	—	—	13	13	—
\$5,000 to \$9,999	67	56	11	3	2	2	6	6	—	58	48	9
\$10,000 to \$14,999	68	65	3	2	1	1	8	8	—	58	55	2
\$15,000 to \$19,999	55	52	2	4	3	1	11	11	1	39	39	—
\$20,000 to \$24,999	50	43	7	10	10	—	12	8	4	28	25	3
\$25,000 to \$29,999	49	45	4	3	3	—	—	—	—	46	42	4
\$30,000 to \$34,999	90	75	15	14	14	—	16	16	—	60	45	15
\$35,000 to \$39,999	59	49	10	9	6	3	12	9	3	37	34	4
\$40,000 to \$49,999	81	79	2	11	11	—	6	6	—	64	63	2
\$50,000 to \$59,999	53	47	6	7	7	—	4	4	—	42	36	6
\$60,000 to \$79,999	59	56	4	14	14	—	14	14	—	31	27	4
\$80,000 to \$99,999	21	18	4	—	—	—	—	—	—	21	18	4
\$100,000 to \$149,999	14	11	4	4	—	4	—	—	—	11	11	—
\$150,000 or more	9	7	2	—	—	—	—	—	—	9	7	2
Not reported	21	18	4	7	7	—	—	—	—	14	10	4
Median	\$32400	\$32200	\$32900	\$37100	\$36900	...	\$32400	\$32600	...	\$31400	\$31000	...
Other properties	683	645	38	137	125	12	68	68	—	478	453	26
Value												
Less than \$5,000	6	6	—	—	—	—	—	—	—	6	6	—
\$5,000 to \$9,999	12	12	—	3	3	—	—	—	—	9	9	—
\$10,000 to \$14,999	32	32	—	3	3	—	6	6	—	23	23	—
\$15,000 to \$19,999	51	51	—	4	4	—	3	3	—	44	44	—
\$20,000 to \$24,999	80	74	5	12	9	4	2	2	—	66	64	2
\$25,000 to \$29,999	92	87	5	24	22	2	9	9	—	60	56	4
\$30,000 to \$34,999	100	98	2	32	32	—	15	15	—	53	51	2
\$35,000 to \$39,999	126	113	13	31	27	4	23	23	—	72	63	9
\$40,000 to \$49,999	214	195	19	24	20	4	49	42	7	141	133	8
\$50,000 to \$59,999	145	135	10	30	27	3	15	15	—	100	92	7
\$60,000 to \$79,999	186	169	18	23	21	2	15	15	—	149	133	16
\$80,000 to \$99,999	109	96	12	16	16	—	2	2	—	91	78	12
\$100,000 to \$149,999	114	90	24	10	5	4	2	1	1	102	84	19
\$150,000 to \$199,999	32	29	3	—	—	—	—	—	—	32	29	3
\$200,000 or more	32	29	3	—	—	—	3	3	—	29	26	3
Not reported	61	61	—	15	15	—	14	14	—	33	33	—
Median	\$47800	\$46900	\$63200	\$39400	\$38900	...	\$43000	\$42500	...	\$51500	\$49700	\$73500
Mean	\$60500	\$59100	\$75300	\$47000	\$45900	...	\$50800	\$51000	...	\$64800	\$63200	\$82700
Value Per Housing Unit												
Less than \$5,000	9	9	—	—	—	—	—	—	—	9	9	—
\$5,000 to \$9,999	42	41	1	5	5	—	—	—	—	37	36	1
\$10,000 to \$14,999	92	86	6	10	8	2	10	10	—	72	69	4
\$15,000 to \$19,999	104	98	6	14	13	1	6	6	—	84	79	5
\$20,000 to \$24,999	115	107	7	15	10	5	8	8	—	92	80	3
\$25,000 to \$29,999	127	116	11	20	20	—	11	11	1	95	89	5
\$30,000 to \$34,999	91	84	6	27	27	—	12	12	—	52	46	6
\$35,000 to \$39,999	131	113	18	28	23	4	21	21	—	83	69	14
\$40,000 to \$49,999	199	179	20	25	21	4	45	38	7	130	120	9
\$50,000 to \$59,999	123	115	8	28	25	3	14	14	—	82	77	5
\$60,000 to \$79,999	123	112	11	20	20	—	14	14	—	89	78	11
\$80,000 to \$99,999	73	66	7	14	14	—	—	—	—	59	52	7
\$100,000 to \$149,999	63	51	12	7	4	4	—	—	—	56	48	9
\$150,000 or more	39	38	1	—	—	—	3	3	—	36	35	1
Not reported	61	61	—	15	15	—	14	14	—	33	33	—
Median	\$38300	\$37900	\$41200	\$37800	\$37600	...	\$40800	\$40300	...	\$37800	\$37300	\$40300
Mean	\$47000	\$46800	\$49100	\$43100	\$42600	...	\$46400	\$47000	...	\$47900	\$47600	\$50600

Table 2c. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	1 056	966	90	172	150	22	108	104	5	775	712	63
Less than \$60	32	29	2	6	6	—	1	1	—	25	22	2
\$60 to \$79	22	20	2	2	2	—	2	2	—	18	16	2
\$80 to \$99	31	29	1	8	8	—	6	6	—	17	15	1
\$100 to \$119	51	48	3	4	1	3	5	5	—	42	42	—
\$120 to \$149	69	68	1	16	16	—	4	4	—	49	48	1
\$150 to \$199	157	147	10	25	22	3	12	11	1	119	113	6
\$200 to \$249	165	148	17	26	22	4	23	20	4	116	106	10
\$250 to \$299	104	95	9	13	13	—	3	3	—	88	78	9
\$300 to \$349	95	83	11	11	7	4	23	23	—	61	53	8
\$350 to \$399	68	64	5	14	14	—	—	—	—	54	49	5
\$400 to \$449	32	22	10	5	5	—	—	—	—	27	17	10
\$450 to \$499	29	27	2	4	4	—	—	—	—	25	23	2
\$500 or more	34	30	4	11	7	4	—	—	—	23	23	—
No rental receipts	16	16	—	—	—	—	3	3	—	13	13	—
Not reported	152	140	12	26	21	5	26	26	—	100	92	7
Median	\$225	\$222	\$261	\$221	\$219	...	\$221	\$222	...	\$227	\$222	...
Mean	\$298	\$294	\$338	\$292	\$288	...	\$350	\$352	...	\$293	\$288	...
Other properties	338	314	25	55	55	—	49	46	3	235	213	22

Purchase Price as Percent of Value

Acquired by purchase	1 381	1 268	113	227	205	22	157	149	8	997	914	83
Purchased 1977 to 1981 (part)	711	634	76	90	80	10	89	81	7	532	473	59
Less than 80 percent	353	312	41	43	37	6	40	36	5	269	239	30
80 to 89 percent	148	137	11	20	20	—	18	15	3	109	101	8
90 to 94 percent	55	46	9	4	—	4	6	6	—	45	40	5
95 to 99 percent	32	26	6	6	6	—	4	4	—	21	15	6
100 percent or more	88	82	6	9	9	—	17	17	—	63	56	6
Not reported	36	32	4	7	7	—	3	3	—	25	22	4
Median	80—	80—	80—	80—	80—	...	81	82	...	80—	80—	...
Purchased 1970 to 1976	436	410	26	90	79	11	49	49	—	297	282	15
Less than 60 percent	262	238	25	63	52	11	24	24	—	176	162	14
60 to 79 percent	66	65	1	9	9	—	7	7	—	50	48	1
80 to 89 percent	28	28	—	5	5	—	3	3	—	20	20	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	22	22	—	—	—	—	3	3	—	19	19	—
Not reported	57	57	—	13	13	—	11	11	—	32	32	—
Median	60—	60—	...	60—	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	234	224	10	46	45	1	20	19	—	168	159	9
Less than 40 percent	105	100	5	14	12	1	10	10	—	81	77	4
40 to 59 percent	81	79	1	18	18	—	6	6	—	56	55	1
60 to 79 percent	17	14	4	6	6	—	—	—	—	12	8	4
80 to 99 percent	2	2	—	—	—	—	—	—	—	2	2	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	29	29	—	9	9	—	4	4	—	17	17	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	13	11	2	—	—	—	—	—	—	13	11	2

Rental Receipts as Percent of Value

Acquired before 1980²	1 056	966	90	172	150	22	108	104	5	775	712	63
Less than 5 percent	140	126	14	28	25	3	11	11	—	102	91	11
5 to 9 percent	496	455	41	89	76	13	59	54	5	348	325	24
10 to 14 percent	138	119	19	11	10	1	5	4	—	123	105	17
15 to 19 percent	45	43	2	1	1	—	2	2	—	42	41	2
20 to 24 percent	16	15	2	3	3	—	—	—	—	14	12	2
25 to 29 percent	2	2	—	—	—	—	—	—	—	2	2	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 percent or more	3	3	—	—	—	—	—	—	—	3	3	—
Not reported or not computed	208	195	12	39	34	5	33	33	—	135	128	7
Median	8	8	8	7	7	...	7	7	...	8	8	...
Other properties	338	314	25	55	55	—	49	46	3	235	213	22

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	1 056	966	90	172	150	22	108	104	5	775	712	63
Less than 1.0 percent	520	483	37	90	86	4	52	48	4	378	350	28
1.0 to 2.9 percent	14	13	1	4	4	—	—	—	—	10	10	1
3.0 to 4.9 percent	25	25	—	—	—	—	4	4	—	21	21	—
5.0 to 6.9 percent	17	15	2	1	—	1	—	—	—	17	15	2
7.0 to 8.9 percent	70	58	11	22	14	8	3	3	—	45	41	3
9.0 to 10.9 percent	19	15	4	—	—	—	—	—	—	19	15	4
11.0 to 12.9 percent	14	14	—	3	3	—	—	—	—	11	11	—
13.0 to 14.9 percent	10	9	1	—	—	—	3	3	—	7	6	1
15.0 percent or more	145	129	16	23	20	4	10	9	1	112	100	12
Not reported or not computed	221	204	16	29	24	5	36	36	—	155	144	11
Median	1.0—	1.0—	1.3	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...
Other properties	338	314	25	55	55	—	49	46	3	235	213	22

OWNER CHARACTERISTICS

Type of Owner	1 243	1 147	97	199	180	20	140	136	4	904	831	73
Individual	89	75	14	20	17	2	9	5	4	61	53	8
Partnership	20	20	—	5	5	—	2	2	—	14	14	—
Real estate corporation	4	4	—	—	—	—	—	—	—	4	4	—
Real estate investment trust	4	4	—	—	—	—	—	—	—	4	4	—
Financial institution	—	—	—	—	—	—	—	—	—	—	—	—
Housing cooperative organization	9	9	—	3	3	—	—	—	—	6	6	—
Church or church-related institution	14	14	—	—	—	—	4	4	—	11	11	—
Not reported	10	6	4	—	—	—	3	3	—	6	3	4

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1d. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, not in Central Cities				Inside SMSA's, not in Central Cities			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	3 331	1 627	1 704	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999	197	112	85
Inside SMSA's	3 331	1 627	1 704	\$35,000 to \$39,999	217	108	109
1,000,000 or more	—	—	—	\$40,000 to \$49,999	351	141	210
250,000 to 999,999	—	—	—	\$50,000 to \$59,999	367	136	231
50,000 to 249,999	486	197	288	\$60,000 to \$79,999	507	159	348
10,000 to 49,999	1 151	426	725	\$80,000 to \$99,999	264	73	191
Less than 10,000 and rural	1 694	1 003	690	\$100,000 to \$149,999	285	84	201
Outside SMSA's	—	—	—	\$150,000 to \$199,999	81	20	60
10,000 or more	—	—	—	\$200,000 or more	86	30	56
2,500 to 9,999	—	—	—	Not reported	242	175	68
Less than 2,500 and rural	—	—	—	Median	\$51200	\$36200	\$62100
				Mean	\$62200	\$46700	\$75900
Number of Housing Units				Value Per Housing Unit			
1 housing unit	2 707	1 381	1 326	Less than \$5,000	52	52	—
2 housing units	438	184	254	\$5,000 to \$9,999	125	117	9
3 housing units	88	37	51	\$10,000 to \$14,999	148	104	44
4 housing units	98	24	73	\$15,000 to \$19,999	192	138	54
Number of Buildings				\$20,000 to \$24,999	206	115	91
1 building	3 145	1 539	1 606	\$25,000 to \$29,999	240	146	94
2 to 4 buildings	138	76	62	\$30,000 to \$34,999	245	124	121
Not reported	48	12	36	\$35,000 to \$39,999	229	104	125
Manner of Acquisition				\$40,000 to \$49,999	367	146	221
By purchase	2 835	1 154	1 681	\$50,000 to \$59,999	341	123	217
Placed one new mortgage	1 556	412	1 144	\$60,000 to \$79,999	422	127	295
Placed two or more new mortgages	66	25	41	\$80,000 to \$99,999	196	49	147
Assumed mortgage(s) already on property	455	63	392	\$100,000 to \$149,999	232	74	159
Assumed mortgage already on property and placed new mortgage	73	2	72	\$150,000 or more	94	35	59
All cash	556	533	24	Not reported	242	175	68
Borrowed other than with mortgage	129	119	10	Median	\$43000	\$32200	\$52700
Inheritance or gift	407	392	15	Mean	\$52300	\$41400	\$62000
Other	27	21	7	Monthly Rental Receipts Per Housing Unit			
Not reported	61	60	1	Acquired before 1980 ¹	2 404	1 198	1 206
Land and Building Acquisition				Less than \$60	128	92	36
During same 12-month period	3 050	1 433	1 617	\$60 to \$79	94	76	18
Acquired land previously	212	144	68	\$80 to \$99	52	29	23
Land not owned by building owner	24	16	9	\$100 to \$119	129	86	42
Not reported	45	35	10	\$120 to \$149	143	92	51
Year Property Acquired				\$150 to \$199	293	162	131
1979 to 1981 (part)	833	272	560	\$200 to \$249	253	128	125
1977 and 1978	508	106	402	\$250 to \$299	240	77	162
1975 and 1976	316	122	194	\$300 to \$349	174	45	129
1970 to 1974	571	269	302	\$350 to \$399	128	32	96
1965 to 1969	338	204	134	\$400 to \$449	72	13	59
1960 to 1964	222	158	63	\$450 to \$499	50	5	45
1959 or earlier	543	495	48	\$500 or more	110	24	86
Year Structure Built				No rental receipts	155	109	47
1979 to March 1980	88	7	81	Not reported	384	229	154
1977 and 1978	138	27	111	Median	\$219	\$167	\$273
1975 and 1976	80	11	69	Mean	\$301	\$223	\$368
1970 to 1974	294	54	239	Other properties	927	428	498
1960 to 1969	460	142	319	Purchase Price as Percent of Value			
1950 to 1959	563	250	313	Acquired by purchase	2 835	1 154	1 681
1940 to 1949	417	258	159	Purchased 1977 to 1981 (part)	1 184	222	962
1939 or earlier	1 199	834	365	Less than 80 percent	594	109	485
Not reported	91	44	47	80 to 89 percent	250	29	220
Purchase Price Per Housing Unit				90 to 94 percent	80	20	60
Properties acquired by purchase 1977 to 1981 (part)	1 184	222	962	95 to 99 percent	41	1	40
Less than \$5,000	30	23	7	100 percent or more	136	45	91
\$5,000 to \$9,999	45	21	25	Not reported	82	17	66
\$10,000 to \$14,999	68	19	49	Median	80—	80—	80—
\$15,000 to \$19,999	63	25	38	Purchased 1970 to 1976	748	264	484
\$20,000 to \$24,999	92	18	74	Less than 60 percent	483	152	331
\$25,000 to \$29,999	70	21	49	60 to 79 percent	132	47	84
\$30,000 to \$34,999	118	22	96	80 to 89 percent	25	11	15
\$35,000 to \$39,999	83	8	75	90 to 99 percent	7	3	4
\$40,000 to \$49,999	152	16	136	100 percent or more	12	11	1
\$50,000 to \$59,999	141	10	131	Not reported	89	40	49
\$60,000 to \$79,999	161	7	155	Median	60—	60—	60—
\$80,000 to \$99,999	45	3	42	Purchased 1969 or earlier	904	668	235
\$100,000 to \$149,999	28	11	17	Less than 40 percent	528	389	140
\$150,000 or more	18	3	15	40 to 59 percent	119	76	43
Not reported	69	15	54	60 to 79 percent	56	34	22
Median	\$39300	\$24300	\$43100	80 to 99 percent	8	8	—
Other properties	2 147	1 405	742	100 percent or more	20	17	3
Value				Not reported	172	144	28
Less than \$5,000	47	47	—	Median	40—	40—	40—
\$5,000 to \$9,999	94	91	4	Not acquired by purchase	495	473	22
\$10,000 to \$14,999	105	83	22	Rental Receipts as Percent of Value			
\$15,000 to \$19,999	140	120	20	Acquired before 1980 ¹	2 404	1 198	1 206
\$20,000 to \$24,999	147	106	41	Less than 5 percent	517	252	265
\$25,000 to \$29,999	201	141	60	5 to 9 percent	901	336	564
				10 to 14 percent	259	135	124
				15 to 19 percent	53	36	16
				20 to 24 percent	10	7	4
				25 to 29 percent	8	7	1
				30 to 39 percent	2	2	—
				40 percent or more	17	14	2
				Not reported or not computed	639	409	229
				Median	7	7	7
				Other properties	927	428	498

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1d. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities				Inside SMSA's, not in Central Cities			
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties	
Rental Vacancy Losses as Percent of Potential Receipts				Real Estate Tax as Percent of Rental Receipts			
Acquired before 1980 ¹	2 404	1 198	1 206	Acquired before 1980 ¹	2 404	1 198	1 206
Less than 1.0 percent	1 131	531	601	Less than 5 percent	96	51	45
1.0 to 2.9 percent	21	6	15	5 to 9 percent	310	130	180
3.0 to 4.9 percent	43	5	38	10 to 14 percent	364	168	197
5.0 to 6.9 percent	17	4	13	15 to 19 percent	280	106	173
7.0 to 8.9 percent	56	12	44	20 to 24 percent	203	47	156
9.0 to 10.9 percent	44	13	31	25 to 29 percent	160	71	88
11.0 to 12.9 percent	22	7	15	30 to 34 percent	93	55	37
13.0 to 14.9 percent	26	15	11	35 to 39 percent	35	26	9
15.0 percent or more	313	139	174	40 percent or more	254	140	113
Not reported or not computed	732	468	264	Not reported or not computed	609	403	207
Median	1.0—	1.0—	1.0—	Median	17	17	17
Other properties	927	428	498	Other properties	927	428	498
MORTGAGE PAYMENTS AND OTHER EXPENSES				Selected Owner Expenses as Percent of Rental Receipts			
Real Estate Tax Per Housing Unit				Acquired before 1980 ¹	2 404	1 198	1 206
Acquired before 1980	2 817	1 460	1 357	Less than 20 percent	264	262	2
Less than \$100	294	225	69	20 to 29 percent	137	137	—
\$100 to \$199	302	221	82	30 to 39 percent	115	96	19
\$200 to \$299	377	188	189	40 to 49 percent	134	79	55
\$300 to \$399	307	159	148	50 to 59 percent	116	57	60
\$400 to \$499	264	103	161	60 to 69 percent	107	27	80
\$500 to \$599	162	58	104	70 to 79 percent	119	33	86
\$600 to \$699	204	105	99	80 to 89 percent	90	20	70
\$700 to \$799	161	53	108	90 to 99 percent	97	11	87
\$800 to \$899	127	45	82	100 to 109 percent	97	8	88
\$900 to \$999	89	34	55	110 percent or more	503	65	438
\$1,000 to \$1,499	221	65	156	Not reported or not computed	625	403	222
\$1,500 or more	129	53	77	Median	71	30	104
Not reported	179	152	27	Other properties	927	428	498
Median	\$415	\$313	\$515				
Acquired 1980 and 1981 (part)	514	167	347				
Real Estate Tax Per \$1,000 Value				OWNER CHARACTERISTICS			
Acquired before 1980	2 817	1 460	1 357	Type of Owner			
Less than \$10	1 085	469	616	Individual	2 998	1 463	1 535
\$10 to \$14	560	243	317	Partnership	127	39	88
\$15 to \$19	297	164	133	Real estate corporation	72	37	35
\$20 to \$24	147	94	53	Real estate investment trust	7	1	7
\$25 to \$29	94	46	48	Financial institution	9	6	3
\$30 to \$39	94	41	53	Housing cooperative organization	—	—	—
\$40 to \$49	63	39	24	Church or church-related institution	27	13	13
\$50 to \$59	21	19	2	Other	72	59	12
\$60 or more	40	28	12	Not reported	19	8	10
Not reported or not computed	417	317	99				
Median	\$11	\$12	\$10				
Acquired 1980 and 1981 (part)	514	167	347				

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	1 528	1 528	—	219	219	—	179	179	—	1 130	1 130	—
2 mortgages	160	—	160	12	—	12	22	—	22	126	—	126
3 or more mortgages	16	—	16	—	—	—	7	—	7	9	—	9

Form of Debt of First Mortgage

Mortgage or deed of trust	1 626	1 452	175	231	219	12	209	179	29	1 187	1 054	133
Contract to purchase	75	74	1	—	—	—	—	—	—	75	74	1
Wrap-around mortgage	3	3	—	—	—	—	—	—	—	3	3	—

Origin of First Mortgage

Mortgage made at time property acquired	1 077	995	82	114	109	5	67	64	4	896	822	73
Mortgage assumed at time property acquired	447	365	82	113	105	7	136	110	25	198	149	49
Mortgage placed later than acquisition of property	180	168	12	4	4	—	5	5	—	170	159	12
Refinanced mortgage:												
Same lender	86	81	5	4	4	—	—	—	—	81	77	5
Different lender	29	26	3	—	—	—	5	5	—	24	20	3
Mortgage placed on property owned free and clear of debt	65	62	4	—	—	—	—	—	—	65	62	4

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	180	168	12	4	4	—	5	5	—	170	159	12
Renew or extend loan that had fallen due, without increasing the outstanding balance	3	3	—	—	—	—	—	—	—	3	3	—
Secure better terms	3	—	3	—	—	—	—	—	—	3	—	3
Provide funds for additions, improvements, or repairs to this property	43	40	3	1	1	—	—	—	—	42	39	3
Provide funds for investment in other real estate	54	50	4	—	—	—	4	4	—	50	47	4
Provide funds for other types of investments	1	1	—	—	—	—	—	—	—	1	1	—
Provide funds for educational or medical expenses	5	5	—	—	—	—	—	—	—	5	5	—
Other reasons	26	26	—	—	—	—	2	2	—	25	25	—
Not reported	44	43	2	3	3	—	—	—	—	41	39	2
Other properties	1 524	1 360	164	227	214	12	203	174	29	1 094	972	122

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	69	—	69	5	—	5	7	—	7	57	—	57
Provide funds for additions, improvements or repairs to this property	15	—	15	—	—	—	4	—	4	12	—	12
Provide funds for investment in other real estate	29	—	29	—	—	—	—	—	—	29	—	29
Provide funds for other types of investments	3	—	3	—	—	—	3	—	3	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	14	—	14	3	—	3	—	—	—	11	—	11
Not reported	7	—	7	2	—	2	—	—	—	5	—	5
Other properties	107	—	107	7	—	7	22	—	22	77	—	77

Year First Mortgage Made or Assumed

1979 to 1981 (part)	615	521	94	80	73	7	76	54	22	459	394	65
1977 and 1978	425	394	31	35	35	—	36	33	3	353	325	28
1975 and 1976	210	188	22	27	22	5	30	30	—	154	136	17
1970 to 1974	283	261	23	40	40	—	24	20	4	220	200	19
1965 to 1969	121	116	5	30	30	—	29	29	—	61	56	5
1960 to 1964	32	32	—	8	8	—	7	7	—	17	17	—
1959 or earlier	17	17	—	10	10	—	7	7	—	—	—	—

First Mortgage Loan

Less than \$5,000	17	17	—	4	4	—	—	—	—	13	13	—
\$5,000 to \$9,999	114	103	11	17	17	—	13	13	—	84	73	11
\$10,000 to \$14,999	182	170	12	40	40	—	26	22	3	117	108	9
\$15,000 to \$19,999	215	203	13	36	33	3	40	40	—	139	130	9
\$20,000 to \$24,999	186	164	22	35	35	—	30	20	10	121	109	12
\$25,000 to \$29,999	165	154	11	29	29	—	17	17	—	120	108	11
\$30,000 to \$34,999	184	166	18	22	17	5	27	24	3	135	125	10
\$35,000 to \$39,999	119	106	12	2	2	—	14	11	3	103	94	9
\$40,000 to \$49,999	201	177	24	20	16	4	21	16	5	159	144	15
\$50,000 to \$59,999	156	143	13	23	23	—	4	4	—	129	116	13
\$60,000 to \$79,999	106	79	26	3	3	—	16	12	3	87	65	23
\$80,000 to \$99,999	27	27	—	—	—	—	—	—	—	27	27	—
\$100,000 to \$149,999	20	7	12	1	1	—	—	—	—	19	6	12
\$150,000 to \$199,999	1	1	—	—	—	—	—	—	—	1	1	—
\$200,000 or more	12	11	1	—	—	—	—	—	—	12	11	1
Median	\$29200	\$28500	\$35300	\$22700	\$22300	...	\$24200	\$23600	...	\$31500	\$31000	\$38100
Mean	\$35300	\$33600	\$49900	\$26200	\$25800	...	\$28100	\$27400	...	\$38100	\$36100	\$55300

First Mortgage Outstanding Debt

Less than \$5,000	151	144	7	24	24	—	13	13	—	114	106	7
\$5,000 to \$9,999	160	150	10	34	34	—	19	16	3	107	100	7
\$10,000 to \$14,999	162	144	17	23	20	3	29	29	—	110	96	14
\$15,000 to \$19,999	188	183	5	42	42	—	27	27	—	119	114	5
\$20,000 to \$24,999	170	144	26	21	21	—	30	20	10	119	104	15
\$25,000 to \$29,999	181	174	7	24	24	—	13	13	—	143	136	7
\$30,000 to \$34,999	130	103	27	15	10	5	24	17	7	91	75	15
\$35,000 to \$39,999	99	94	5	2	2	—	15	15	—	83	78	5
\$40,000 to \$49,999	179	159	20	17	13	4	18	13	5	144	133	11
\$50,000 to \$59,999	131	114	17	23	23	—	5	5	—	103	87	17

Table 2d. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on a sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$0,000 to \$79,999	102	81	21	6	6	—	14	11	3	81	64	17
\$80,000 to \$99,999	26	23	4	—	—	—	—	—	—	26	23	4
\$100,000 to \$149,999	16	7	9	1	1	—	—	—	—	15	6	9
\$150,000 to \$199,999	1	1	—	—	—	—	—	—	—	1	1	—
\$200,000 or more	9	8	1	—	—	—	—	—	—	9	8	1
Median	\$25600	\$25000	\$32800	\$19100	\$18800	...	\$22500	\$21100	...	\$27200	\$26700	\$33700
Mean	\$31600	\$29700	\$48000	\$23500	\$23000	...	\$25900	\$25000	...	\$34000	\$31700	\$53100

Total Mortgage Outstanding Debt

Less than \$5,000	144	144	—	24	24	—	13	13	—	106	106	—
\$5,000 to \$9,999	153	150	3	34	34	—	16	16	—	103	100	3
\$10,000 to \$14,999	149	144	4	20	20	—	29	29	—	100	96	4
\$15,000 to \$19,999	183	183	—	42	42	—	27	27	—	114	114	—
\$20,000 to \$24,999	154	144	10	24	21	3	20	20	—	111	104	7
\$25,000 to \$29,999	185	174	11	24	24	—	17	13	3	144	136	8
\$30,000 to \$34,999	109	103	6	12	10	2	17	17	—	79	75	4
\$35,000 to \$39,999	111	94	16	5	2	3	18	15	3	88	78	10
\$40,000 to \$49,999	187	159	28	13	13	—	24	13	10	150	133	17
\$50,000 to \$59,999	137	114	23	27	23	4	5	5	—	106	87	19
\$60,000 to \$79,999	109	81	28	6	6	—	18	11	7	85	64	21
\$80,000 to \$99,999	41	23	19	—	—	—	5	—	5	36	23	14
\$100,000 to \$149,999	29	7	22	1	1	—	—	—	—	29	6	22
\$150,000 to \$199,999	2	1	1	—	—	—	—	—	—	2	1	1
\$200,000 or more	12	8	4	—	—	—	—	—	—	12	8	4
Median	\$26900	\$25000	\$54000	\$19500	\$18800	...	\$24700	\$21100	...	\$28400	\$26700	\$57300
Mean	\$34400	\$29700	\$75400	\$23800	\$23000	...	\$29300	\$25000	...	\$37200	\$31700	\$83100

Current Interest Rate on First Mortgage

Less than 5.0 percent	23	21	2	6	6	—	10	10	—	6	5	2
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	78	71	7	39	39	—	19	16	3	20	16	3
6.0 percent	55	50	4	11	11	—	12	12	—	32	27	4
6.1 to 6.9 percent	58	51	7	14	14	—	3	3	—	41	34	7
7.0 percent	90	86	4	24	24	—	28	25	4	38	38	—
7.1 to 7.4 percent	18	18	—	—	—	—	—	—	—	18	18	—
7.5 to 7.9 percent	134	113	21	17	14	3	16	16	—	101	83	18
8.0 percent	103	93	10	11	11	—	20	17	3	72	66	7
8.1 to 8.4 percent	19	12	7	4	4	—	—	—	—	14	7	7
8.5 to 8.9 percent	262	234	28	43	38	5	56	42	14	163	153	10
9.0 percent	118	110	8	—	—	—	12	9	3	106	102	5
9.1 to 9.9 percent	248	231	17	15	15	—	16	14	2	217	202	15
10.0 percent	99	98	2	6	6	—	7	7	—	86	84	2
10.1 to 11.9 percent	197	153	44	23	19	4	5	5	—	170	130	40
12.0 percent	53	53	—	8	8	—	—	—	—	44	44	—
12.1 to 13.9 percent	81	76	5	7	7	—	3	3	—	71	65	5
14.0 percent or more	67	57	10	2	2	—	—	—	—	66	56	10
Median	9.0	9.0	9.0	8.0	8.0	...	8.0	8.0	...	9.1	9.1	9.3

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	401	359	42	—	—	—	—	—	—	401	359	42
Rate higher now than when mortgage made	58	42	16	—	—	—	—	—	—	58	42	16
Rate lower now than when mortgage made	6	6	—	—	—	—	—	—	—	6	6	—
Rate unchanged or same now as when mortgage made	318	292	26	—	—	—	—	—	—	318	292	26
Not reported	19	19	—	—	—	—	—	—	—	19	19	—
No, interest rate cannot be changed	1 281	1 148	134	231	219	12	209	179	29	842	750	92
Not reported	21	21	—	—	—	—	—	—	—	21	21	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	401	359	42	—	—	—	—	—	—	401	359	42
Rate renegotiated periodically	26	26	—	—	—	—	—	—	—	26	26	—
Rate changes tied to market index	37	31	6	—	—	—	—	—	—	37	31	6
When mortgage is assumed	292	260	32	—	—	—	—	—	—	292	260	32
When payments become delinquent	76	71	5	—	—	—	—	—	—	76	71	5
Other reason	65	59	6	—	—	—	—	—	—	65	59	6
Not reported	8	8	—	—	—	—	—	—	—	8	8	—
Interest rate cannot be changed	1 281	1 148	134	231	219	12	209	179	29	842	750	92

Term of First Mortgage

Less than 8 years	111	97	14	—	—	—	—	—	—	111	97	14
8 to 12 years	88	84	3	—	—	—	—	—	—	88	84	3
13 to 17 years	107	102	5	1	1	—	3	3	—	103	98	5
18 to 22 years	180	174	6	3	3	—	—	—	—	177	171	6
23 to 27 years	250	231	19	21	19	2	7	7	—	222	205	17
28 to 32 years	951	823	128	204	193	11	198	169	29	550	461	88
33 to 37 years	4	4	—	3	3	—	—	—	—	1	1	—
38 or more years	1	1	—	—	—	—	—	—	—	1	1	—
No stated term	12	12	—	—	—	—	—	—	—	12	12	—
Median	28.6	28.4	29.6	30.2	30.2	...	30.4	30.3	...	26.3	25.7	29.2

Unexpired Term of First Mortgage

Less than 4 years	103	94	9	7	7	—	—	—	—	96	87	9
4 to 7 years	125	117	8	3	3	—	7	7	—	115	107	8
8 to 12 years	164	162	2	8	8	—	7	7	—	149	147	2
13 to 17 years	150	146	4	20	20	—	12	12	—	117	113	4
18 to 22 years	211	191	20	22	21	2	16	12	4	173	158	14
23 to 27 years	338	305	33	24	24	—	23	23	—	291	257	33
28 to 32 years	149	132	18	33	30	3	8	8	—	108	93	14
33 or more years	2	2	—	—	—	—	—	—	—	2	2	—
No stated term or not computed	463	381	82	113	105	7	136	110	25	214	165	49
Median	19.9	19.4	23.6	22.7	22.4	...	21.5	21.8	...	19.4	18.9	23.8

¹Detail does not add to total because lenders reported more than one reason.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)
 Payments increase yearly for first five years of mortgage
 Payments increase yearly for first ten years of mortgage
 Payments change in some other way
 Not reported
 No, monthly payments cannot change
 Not reported

Holder of First Mortgage

Commercial bank or trust company
 Mutual savings bank
 Savings and loan association
 Life insurance company
 Mortgage company
 Federal agency
 Federally-secured pool
 Federal National Mortgage Association
 Real estate or construction company
 Individual or individual's estate
 Other

Location of First Mortgage Holder

Property in Northeast Region
 Lender in Northeast
 Lender in North Central
 Lender in South
 Lender in West
 Lender outside United States
 Not reported
Property in North Central Region
 Lender in Northeast
 Lender in North Central
 Lender in South
 Lender in West
 Lender outside United States
 Not reported
Property in South Region
 Lender in Northeast
 Lender in North Central
 Lender in South
 Lender in West
 Lender outside United States
 Not reported
Property in West Region
 Lender in Northeast
 Lender in North Central
 Lender in South
 Lender in West
 Lender outside United States
 Not reported

Servicing of First Mortgage

Holder
 Agent

Holder's Acquisition of First Mortgage

Originated by holder
 Purchased from present servicer
 Purchased from someone else
 Not reported

Mortgage Assumption

Lender's permission needed for assumption
 Lender's permission not needed for assumption
 Not reported

Prepayment Penalties

Yes
 No
 Not reported

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase
 Less than 40 percent
 40 to 49 percent
 50 to 59 percent
 60 to 69 percent
 70 to 79 percent
 80 to 89 percent
 90 to 94 percent
 95 to 99 percent
 100 percent or more
 Not reported
 Median
 Other properties

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
	141	126	15	20	20	—	6	6	—	114	99	15
	16	16	—	14	14	—	—	—	—	1	1	—
	—	—	—	—	—	—	—	—	—	—	—	—
	100	88	12	3	3	—	6	6	—	91	80	12
	25	22	3	3	3	—	—	—	—	22	19	3
	1 515	1 358	157	201	188	12	199	173	26	1 116	996	119
	48	45	3	10	10	—	4	—	3	34	34	—
	239	211	28	7	3	3	20	14	7	212	194	18
	131	122	8	34	34	—	19	19	—	78	70	8
	771	674	96	20	19	2	39	36	3	711	620	91
	33	33	—	12	12	—	18	18	—	4	4	—
	47	47	—	14	14	—	22	22	—	11	11	—
	23	17	6	15	11	4	7	5	2	10	1	—
	99	85	14	44	40	3	45	35	10	29	26	—
	146	135	11	82	82	—	35	28	7	29	10	3
	6	6	—	—	—	—	—	—	—	6	6	—
	156	148	8	—	—	—	—	—	—	156	148	8
	54	49	5	4	4	—	4	4	—	46	41	5
	248	235	13	16	16	—	13	13	—	219	206	13
	235	222	13	13	13	—	10	10	—	212	199	13
	—	—	—	—	—	—	—	—	—	—	—	—
	11	11	—	3	3	—	3	3	—	5	5	—
	2	2	—	—	—	—	—	—	—	2	2	—
	—	—	—	—	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—	—	—	—	—
	376	360	16	34	33	2	29	28	2	312	300	12
	3	3	—	—	—	—	—	—	—	3	3	—
	312	298	14	16	14	2	6	6	—	290	278	12
	57	55	2	19	19	—	20	18	2	18	18	—
	3	3	—	—	—	—	3	3	—	—	—	—
	—	—	—	—	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—	—	—	—	—
	552	493	59	103	95	7	83	76	7	366	321	45
	44	44	—	15	15	—	14	14	—	14	14	—
	11	11	—	—	—	—	4	4	—	7	7	—
	486	427	59	84	76	7	61	54	7	341	297	45
	12	12	—	4	4	—	4	4	—	3	3	—
	—	—	—	—	—	—	—	—	—	—	—	—
	1	—	1	—	—	—	—	—	—	1	—	1
	528	440	88	78	74	3	83	63	21	367	303	64
	24	20	3	1	1	—	23	19	3	4	4	—
	4	4	—	—	—	—	—	—	—	27	24	3
	119	102	17	57	57	—	34	20	14	27	24	3
	381	314	67	19	16	3	26	23	3	336	275	61
	—	—	—	—	—	—	—	—	—	—	—	—
	—	—	—	—	—	—	—	—	—	—	—	—
	1 254	1 110	144	71	63	8	81	70	12	1 101	977	124
	450	418	32	160	156	4	127	110	17	163	153	10
	1 243	1 115	128	75	68	7	83	73	10	1 085	974	111
	283	251	32	97	97	—	80	65	15	106	89	16
	124	110	14	46	43	3	38	35	3	39	32	7
	54	53	2	12	11	2	7	7	—	35	35	—
	797	715	82	14	14	—	13	13	—	770	688	82
	728	657	71	196	185	11	181	155	26	351	316	35
	179	156	23	21	19	2	15	11	3	143	126	17
	345	295	50	12	12	—	6	6	—	327	277	50
	1 276	1 158	117	206	195	11	198	169	29	871	794	78
	83	75	8	13	12	2	4	4	—	66	59	7
	1 524	1 360	164	227	214	12	203	174	29	1 094	972	122
	59	32	26	7	7	—	7	4	3	45	22	23
	40	42	7	8	8	—	3	2	2	38	32	6
	95	78	17	19	16	3	15	11	3	61	50	11
	171	136	35	17	17	—	27	14	13	128	106	22
	314	284	31	53	49	4	24	24	—	237	211	26
	368	338	29	58	56	2	40	36	3	270	246	24
	85	78	7	15	15	—	14	14	—	56	49	7
	102	99	3	28	25	3	23	23	—	51	51	—
	190	183	7	18	18	—	32	29	4	139	136	3
	90	90	—	4	4	—	17	17	—	69	69	—
	81	82	69	81	82	...	84	87	...	80	81	70
	180	168	12	4	4	—	5	5	—	170	159	12

Table 2d. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Loan as Percent of Purchase Price**

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent	32	32	—	7	7	—	4	4	—	22	22	—
40 to 49 percent	42	42	—	8	8	—	2	2	—	32	32	—
50 to 59 percent	79	78	2	16	16	—	11	11	—	52	50	2
60 to 69 percent	138	136	2	17	17	—	14	14	—	108	106	2
70 to 79 percent	311	284	27	49	49	—	31	24	7	232	211	21
80 to 89 percent	383	338	44	60	56	4	45	36	8	278	246	32
90 to 94 percent	90	78	11	17	15	2	14	14	—	59	49	10
95 to 99 percent	114	99	15	28	25	3	26	23	3	59	51	8
100 percent or more	245	183	62	21	18	3	39	29	11	185	136	49
Not reported	90	90	—	4	4	—	17	17	—	69	69	—
Median	83	82	93	83	82	...	87	87	...	82	81	93

Other properties

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	270	240	30	39	39	—	33	29	3	198	171	27
20 to 29 percent	212	186	26	37	33	3	25	22	4	150	131	19
30 to 39 percent	248	217	31	36	36	—	30	29	2	181	152	30
40 to 49 percent	256	234	22	36	36	—	19	19	—	201	179	22
50 to 59 percent	231	194	36	20	19	2	32	15	17	179	161	18
60 to 69 percent	201	187	14	21	18	3	25	22	3	155	148	7
70 to 79 percent	153	142	11	32	28	4	30	30	—	91	84	7
80 to 89 percent	31	30	1	7	7	—	3	3	—	21	19	1
90 to 99 percent	24	24	—	1	1	—	4	4	—	20	20	—
100 percent or more	10	10	—	—	—	—	—	—	—	10	10	—
Not reported	68	64	4	2	2	—	7	7	—	59	56	4
Median	43	44	39	41	40	...	47	44	...	44	45	37

Total Outstanding Debt as Percent of Value

Less than 20 percent	240	240	—	39	39	—	29	29	—	171	171	—
20 to 29 percent	194	186	8	33	33	—	22	22	—	139	131	8
30 to 39 percent	226	217	9	40	36	3	29	29	—	158	152	6
40 to 49 percent	256	234	22	36	36	—	19	19	—	202	179	22
50 to 59 percent	236	194	42	20	19	2	15	15	—	201	161	40
60 to 69 percent	221	187	34	18	18	—	32	22	10	171	148	23
70 to 79 percent	168	142	27	31	28	3	42	30	12	95	84	11
80 to 89 percent	50	30	20	11	7	4	7	3	3	32	19	13
90 to 99 percent	31	24	7	1	1	—	4	4	—	26	20	7
100 percent or more	13	10	3	—	—	—	3	—	3	10	10	—
Not reported	68	64	4	2	2	—	7	7	—	59	56	4
Median	46	44	61	41	40	...	52	44	...	47	45	57

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	1 704	1 528	176	231	219	12	209	179	29	1 264	1 130	134
Interest and principal	1 679	1 513	166	231	219	12	209	179	29	1 239	1 115	125
Fully amortized	1 574	1 410	164	231	219	12	206	176	29	1 138	1 015	123
Partially amortized	104	102	2	—	—	—	3	3	—	101	99	2
Principal only	1	1	—	—	—	—	—	—	—	1	1	—
Fully amortized	1	1	—	—	—	—	—	—	—	1	1	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	24	14	9	—	—	—	—	—	—	24	14	9
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	1 679	1 513	166	231	219	12	209	179	29	1 239	1 115	125
Real estate taxes and property insurance	758	677	81	227	215	12	170	141	29	361	322	40
With no other items	403	356	47	28	28	—	127	106	20	248	221	27
With other items	355	321	34	199	187	12	43	34	9	113	100	13
Real estate taxes only	249	230	19	3	3	—	29	29	—	217	198	19
Property insurance only	10	10	—	—	—	—	3	3	—	7	7	—
Other combinations or no other items	661	595	66	1	1	—	7	7	—	654	588	66
No regular payments of interest and principal	25	16	9	—	—	—	—	—	—	25	16	9

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	1 704	1 528	176	231	219	12	209	179	29	1 264	1 130	134
Less than \$60	128	120	8	30	30	—	18	18	—	81	73	8
\$60 to \$79	101	96	6	24	24	—	14	14	—	64	58	6
\$80 to \$99	113	108	5	13	13	—	21	18	3	78	77	2
\$100 to \$149	269	238	31	43	38	5	34	34	—	192	166	26
\$150 to \$199	217	195	22	35	35	—	28	17	10	154	143	11
\$200 to \$249	237	215	22	32	32	—	34	32	2	172	151	20
\$250 to \$299	140	125	15	12	8	3	21	14	7	108	103	5
\$300 to \$399	180	171	8	13	13	—	19	15	3	149	144	5
\$400 to \$499	168	141	27	27	23	4	14	10	3	127	108	19
\$500 to \$599	62	48	14	4	4	—	3	3	—	55	41	14
\$600 to \$699	30	27	3	—	—	—	—	—	—	30	27	3
\$700 to \$799	14	11	3	—	—	—	3	3	—	11	7	3
\$800 or more	45	34	11	—	—	—	—	—	—	45	34	11
Median	\$205	\$202	\$238	\$159	\$157	...	\$181	\$168	...	\$219	\$216	\$236
Mean	\$281	\$273	\$359	\$191	\$186	...	\$206	\$200	...	\$310	\$301	\$392
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2d. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	1 704	1 528	176	231	219	12	209	179	29	1 264	1 130	134
Less than \$60	120	120	—	30	30	—	18	18	—	73	73	—
\$60 to \$79	97	96	1	24	24	—	14	14	—	59	58	1
\$80 to \$99	112	108	4	13	13	—	18	18	—	81	77	4
\$100 to \$149	243	238	6	38	38	—	34	34	—	171	166	6
\$150 to \$199	205	195	10	37	35	2	17	17	—	151	143	8
\$200 to \$249	218	215	3	32	32	—	32	32	—	154	151	3
\$250 to \$299	145	125	19	12	8	3	21	14	7	112	103	9
\$300 to \$399	194	171	23	16	13	3	17	15	2	162	144	18
\$400 to \$499	160	141	19	23	23	—	21	10	10	116	108	9
\$500 to \$599	63	48	15	8	4	4	7	3	3	48	41	8
\$600 to \$699	54	27	27	—	—	—	3	—	3	51	27	24
\$700 to \$799	20	11	9	—	—	—	3	3	—	16	7	9
\$800 or more	74	34	40	—	—	—	4	—	4	70	34	36
Median	\$217	\$202	\$524	\$165	\$157	...	\$206	\$168	...	\$232	\$216	\$608
Mean	\$311	\$273	\$649	\$196	\$186	...	\$242	\$200	...	\$344	\$301	\$706
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 704	1 528	176	231	219	12	209	179	29	1 264	1 130	134
Current or ahead of schedule	1 619	1 451	168	222	211	11	197	172	25	1 200	1 067	132
Delinquent (30 days or more)	48	42	5	4	4	—	7	4	4	37	35	2
1 to 3 payments	40	39	2	3	3	—	4	4	—	34	32	2
4 or more payments	8	4	4	1	1	—	4	—	4	3	3	—
Foreclosure in process	7	3	4	—	—	—	4	—	4	3	3	—
Foreclosure not in process	1	1	—	1	1	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	37	35	2	5	3	2	4	4	—	28	28	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per Housing Unit

Acquired before 1980	1 357	1 249	108	184	176	8	165	154	10	1 008	919	90
Less than \$100	69	66	3	—	—	—	9	9	—	60	57	3
\$100 to \$199	82	70	11	17	17	—	8	8	—	56	45	11
\$200 to \$299	189	175	15	31	27	3	26	22	3	133	125	8
\$300 to \$399	148	135	13	28	24	5	34	31	4	85	81	4
\$400 to \$499	161	157	4	23	23	—	29	29	—	109	105	4
\$500 to \$599	104	101	2	23	23	—	11	11	—	70	68	2
\$600 to \$699	99	93	7	15	15	—	4	4	—	80	73	7
\$700 to \$799	108	101	7	3	3	—	14	14	—	90	84	7
\$800 to \$899	82	76	6	10	10	—	6	6	—	66	60	6
\$900 to \$999	55	48	7	8	8	—	7	7	—	41	33	7
\$1,000 to \$1,499	156	131	24	18	18	—	14	10	3	123	102	21
\$1,500 or more	77	72	5	6	6	—	4	4	—	67	62	5
Not reported	27	24	3	—	—	—	—	—	—	27	24	3
Median	\$515	\$510	\$655	\$468	\$486	...	\$418	\$424	...	\$567	\$552	\$743
Acquired 1980 and 1981 (part)	347	279	67	47	43	4	44	25	19	256	212	45

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than 20 percent	20	17	2	1	1	—	3	3	—	16	13	2
20 to 29 percent	94	89	5	33	33	—	9	9	—	52	47	5
30 to 39 percent	102	95	7	11	8	3	25	25	—	65	61	4
40 to 49 percent	104	96	9	17	17	—	11	8	4	76	71	5
50 to 59 percent	91	85	6	14	14	—	11	11	—	67	61	6
60 to 69 percent	91	86	5	16	12	3	4	4	—	72	70	2
70 to 79 percent	110	106	4	12	12	—	20	17	3	78	77	—
80 to 89 percent	84	82	2	6	5	2	10	10	—	68	67	1
90 to 99 percent	60	58	2	5	5	—	8	8	—	47	46	2
100 percent or more	247	225	22	17	17	—	20	16	3	210	192	19
Not reported or not computed	201	174	27	38	38	—	20	20	—	143	116	27
Median	70	70	...	53	53	...	62	59	...	74	74	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than 20 percent	17	17	—	1	1	—	3	3	—	13	13	—
20 to 29 percent	89	89	—	33	33	—	9	9	—	47	47	—
30 to 39 percent	95	95	—	8	8	—	25	25	—	61	61	—
40 to 49 percent	100	96	4	17	17	—	8	8	—	76	71	4
50 to 59 percent	92	85	6	14	14	—	11	11	—	67	61	6
60 to 69 percent	89	86	3	12	12	—	4	4	—	73	70	3
70 to 79 percent	110	106	3	16	12	3	17	17	—	77	77	—
80 to 89 percent	84	82	2	6	5	—	10	10	—	69	67	2
90 to 99 percent	62	58	3	5	5	—	8	8	—	46	46	—
100 percent or more	267	225	42	19	17	2	27	16	10	221	192	29
Not reported or not computed	201	174	27	38	38	—	20	20	—	143	116	27
Median	72	70	...	56	53	...	71	59	...	75	74	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ¹	1 357	1 249	108	184	176	8	165	154	10	1 008	919	90
Less than \$10	616	553	63	95	88	7	105	98	7	417	367	50
\$10 to \$14	317	298	19	38	37	2	25	21	3	254	240	14
\$15 to \$19	133	125	8	27	27	—	10	10	—	96	88	8
\$20 to \$24	53	50	3	5	5	—	1	1	—	47	44	3
\$25 to \$29	48	44	4	3	3	—	6	6	—	38	35	4
\$30 to \$39	53	48	4	5	5	—	1	1	—	47	43	4
\$40 to \$49	24	24	—	6	6	—	7	7	—	11	11	—
\$50 to \$59	2	2	—	—	—	—	—	—	—	2	2	—
\$60 or more	12	12	—	3	3	—	3	3	—	6	6	—
Not reported or not computed	99	92	7	2	2	—	7	7	—	91	84	7
Median	\$10	\$10	10—	10—	10—	...	10—	10—	...	\$11	\$11	10—
Acquired 1980 and 1981 (part)	347	279	67	47	43	4	44	25	19	256	212	45

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than 5 percent	45	39	6	4	4	—	10	7	3	30	27	3
5 to 9 percent	180	161	19	38	31	7	23	19	4	119	110	9
10 to 14 percent	197	190	7	23	23	—	23	23	—	151	144	7
15 to 19 percent	173	165	8	29	27	2	21	21	—	124	117	7
20 to 24 percent	156	141	15	22	22	—	25	22	3	108	96	12
25 to 29 percent	88	85	3	3	3	—	9	9	—	76	72	3
30 to 34 percent	37	37	—	1	1	—	—	—	—	37	37	—
35 to 39 percent	9	7	2	3	3	—	—	—	—	6	4	2
40 percent or more	113	110	3	8	8	—	10	10	—	96	92	3
Not reported or not computed	207	180	27	38	38	—	20	20	—	149	122	27
Median	17	17	...	15	16	...	16	16	...	18	18	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than 20 percent	2	2	—	—	—	—	—	—	—	2	2	—
20 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	19	19	—	9	9	—	—	—	—	9	9	—
40 to 49 percent	55	55	—	18	18	—	12	12	—	25	25	—
50 to 59 percent	60	56	3	7	7	—	13	13	—	40	37	3
60 to 69 percent	80	78	2	10	10	—	17	17	—	53	51	2
70 to 79 percent	86	80	6	9	9	—	14	14	—	63	57	6
80 to 89 percent	70	65	5	16	12	3	1	1	—	53	51	2
90 to 99 percent	87	86	—	9	9	—	3	3	—	74	74	—
100 to 109 percent	88	83	5	10	6	3	15	15	—	64	62	2
110 percent or more	438	396	42	45	43	2	45	34	10	349	318	30
Not reported or not computed	222	195	27	38	38	—	23	23	—	161	134	27
Median	104	102	...	88	87	...	100	80	...	107	106	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	1 704	1 528	176	231	219	12	209	179	29	1 264	1 130	134
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	288	250	38	59	59	—	37	27	10	192	164	28
10,000 to 49,999	725	670	55	131	127	4	102	95	7	492	448	44
Less than 10,000 and rural	690	608	82	41	33	8	69	57	12	580	518	62
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit	1 326	1 188	138	204	193	11	192	164	28	930	831	99
2 housing units	254	232	22	20	18	2	13	12	2	220	201	19
3 housing units	51	47	4	4	4	—	1	1	—	46	41	4
4 housing units	73	61	12	3	3	—	2	2	—	68	57	12

Number of Buildings

1 building	1 606	1 439	167	225	213	12	207	178	29	1 174	1 049	125
2 to 4 buildings	62	56	6	1	1	—	—	—	—	61	55	6
Not reported	36	33	3	5	5	—	2	2	—	29	26	3

Manner of Acquisition

By purchase	1 681	1 506	176	231	219	12	209	179	29	1 242	1 108	134
Placed one new mortgage	1 144	1 086	58	118	113	5	67	64	4	959	909	50
Placed two or more new mortgages	41	10	30	—	—	—	—	—	—	41	10	30
Assumed mortgage(s) already on property	392	374	18	103	103	—	126	116	10	163	155	8
Assumed mortgage already on property and placed new mortgage	72	7	65	10	2	7	15	—	15	47	4	42
All cash	24	23	1	—	—	—	—	—	—	24	23	1
Borrowed other than with mortgage	10	7	3	—	—	—	—	—	—	10	7	3
Inheritance or gift	15	15	—	—	—	—	—	—	—	15	15	—
Other	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	1	1	—	—	—	—	—	—	—	1	1	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

PROPERTY CHARACTERISTICS—Con.

Land and Building Acquisition

During some 12-month period	1 617	1 448	169	228	216	12	205	176	29	1 184	1 056	128
Acquired land previously	68	62	6	—	—	—	—	—	—	68	62	6
Land not owned by building owner	9	9	—	3	3	—	—	—	—	6	6	—
Not reported	10	10	—	—	—	—	3	3	—	7	7	—

Year Property Acquired

1979 to 1981 (part)	560	468	92	82	74	7	69	47	22	410	347	63
1977 and 1978	402	372	30	31	31	—	40	36	3	331	305	26
1975 and 1976	194	168	25	27	22	5	28	28	—	139	118	21
1970 to 1974	302	282	20	46	46	—	27	24	4	228	212	16
1965 to 1969	134	130	4	27	27	—	29	29	—	78	74	4
1960 to 1964	63	58	5	8	8	—	7	7	—	49	44	5
1959 or earlier	48	48	—	10	10	—	8	8	—	30	30	—

Year Structure Built

1979 to March 1980	81	67	14	26	26	—	4	4	—	52	38	14
1977 and 1978	111	96	15	—	—	—	17	7	10	94	89	5
1975 and 1976	69	58	12	14	9	6	11	11	—	44	38	6
1970 to 1974	239	216	23	39	39	—	31	31	—	169	146	23
1960 to 1969	319	275	44	42	39	3	43	38	5	233	198	35
1950 to 1959	313	286	27	59	56	3	69	55	14	186	176	10
1940 to 1949	159	153	6	20	20	—	11	11	—	127	122	6
1939 or earlier	365	337	29	27	27	—	16	16	—	322	294	29
Not reported	47	41	6	3	3	—	7	7	—	37	30	6

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	962	840	122	113	105	7	109	83	25	740	651	89
Less than \$5,000	7	7	—	1	1	—	—	—	—	6	6	—
\$5,000 to \$9,999	25	24	1	2	2	—	—	—	—	23	22	1
\$10,000 to \$14,999	49	47	2	4	4	—	2	2	—	43	42	2
\$15,000 to \$19,999	38	35	3	3	3	—	4	4	—	31	27	3
\$20,000 to \$24,999	74	67	6	6	6	—	7	7	—	60	54	6
\$25,000 to \$29,999	49	47	2	6	6	—	3	3	—	40	38	2
\$30,000 to \$34,999	96	89	7	21	21	—	10	7	3	65	61	4
\$35,000 to \$39,999	75	67	7	8	5	3	24	20	3	43	42	—
\$40,000 to \$49,999	136	123	14	14	14	—	17	14	3	105	95	10
\$50,000 to \$59,999	131	108	23	26	22	4	7	2	5	99	85	14
\$60,000 to \$79,999	155	122	33	15	15	—	17	11	7	122	97	26
\$80,000 to \$99,999	42	29	13	7	7	—	3	—	3	31	22	9
\$100,000 to \$149,999	17	17	—	—	—	—	—	—	—	17	17	—
\$150,000 or more	15	4	11	—	—	—	4	4	—	11	—	11
Not reported	54	54	—	—	—	—	10	10	—	44	44	—
Median	\$43100	\$40800	\$58200	\$44300	\$44000	...	\$39800	\$38300	...	\$43500	\$41200	\$61300
Other properties	742	688	54	118	113	5	100	96	4	524	479	45

Value

Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	4	4	—	—	—	—	—	—	—	4	4	—
\$10,000 to \$14,999	22	22	—	4	4	—	7	7	—	12	12	—
\$15,000 to \$19,999	20	20	—	3	3	—	—	—	—	17	17	—
\$20,000 to \$24,999	41	38	3	6	6	—	3	3	—	32	28	3
\$25,000 to \$29,999	60	56	3	7	7	—	3	3	—	50	47	3
\$30,000 to \$34,999	85	85	—	14	14	—	17	17	—	55	55	—
\$35,000 to \$39,999	109	109	—	23	23	—	17	17	—	69	69	—
\$40,000 to \$49,999	210	188	22	38	38	—	48	41	7	124	109	15
\$50,000 to \$59,999	231	211	20	64	54	11	24	21	3	143	137	6
\$60,000 to \$79,999	348	323	25	41	40	2	38	31	7	269	252	17
\$80,000 to \$99,999	191	171	20	15	15	—	25	18	7	151	138	13
\$100,000 to \$149,999	201	158	43	15	15	—	12	7	5	174	136	38
\$150,000 to \$199,999	60	42	19	—	—	—	8	8	—	52	33	19
\$200,000 or more	56	39	17	—	—	—	—	—	—	55	39	17
Not reported	68	64	4	2	2	—	7	7	—	59	56	4
Median	\$62100	\$60000	\$92200	\$53300	\$52800	...	\$52600	\$49600	...	\$67300	\$64800	\$110500
Mean	\$75900	\$69400	\$131200	\$54800	\$54800	...	\$61200	\$59000	...	\$82400	\$74100	\$151100

Value Per Housing Unit

Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	9	9	—	—	—	—	1	1	—	8	8	—
\$10,000 to \$14,999	44	42	2	6	6	—	7	7	—	32	30	2
\$15,000 to \$19,999	54	54	—	8	8	—	3	3	—	43	43	—
\$20,000 to \$24,999	91	86	5	10	10	—	8	8	—	74	69	5
\$25,000 to \$29,999	94	87	7	10	10	—	3	3	—	81	74	7
\$30,000 to \$34,999	121	115	6	16	15	2	17	17	—	88	84	4
\$35,000 to \$39,999	125	123	3	25	25	—	17	17	—	83	81	3
\$40,000 to \$49,999	221	198	24	35	35	—	47	41	7	139	122	17
\$50,000 to \$59,999	217	196	21	63	52	11	24	21	3	131	124	7
\$60,000 to \$79,999	295	266	28	33	33	—	36	28	9	226	206	20
\$80,000 to \$99,999	147	128	19	14	14	—	23	16	7	110	98	12
\$100,000 to \$149,999	159	123	36	11	11	—	10	7	3	137	105	32
\$150,000 or more	59	37	22	—	—	—	7	7	—	52	30	22
Not reported	68	64	4	2	2	—	7	7	—	59	56	4
Median	\$52700	\$50900	\$73500	\$50900	\$50300	...	\$49800	\$47900	...	\$54100	\$52100	\$81600
Mean	\$62000	\$58100	\$94900	\$50800	\$50700	...	\$57600	\$55400	...	\$64900	\$60000	\$104400

Table 2d. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than \$60	36	33	3	—	—	—	2	2	—	34	31	3
\$60 to \$79	18	18	—	—	—	—	—	—	—	18	18	—
\$80 to \$99	23	23	—	4	4	—	—	—	—	19	19	—
\$100 to \$119	42	42	—	3	3	—	10	10	—	29	29	—
\$120 to \$149	51	51	—	7	7	—	2	2	—	41	41	—
\$150 to \$199	131	128	3	16	14	2	12	12	—	104	102	2
\$200 to \$249	125	117	9	8	8	—	25	25	—	92	84	9
\$250 to \$299	162	148	14	34	34	—	21	21	—	107	93	14
\$300 to \$349	129	121	8	24	21	3	10	7	4	95	94	1
\$350 to \$399	96	92	5	14	14	—	18	14	3	65	63	1
\$400 to \$449	59	48	11	10	7	3	10	7	3	39	35	4
\$450 to \$499	45	40	5	—	—	—	9	9	—	36	31	5
\$500 or more	86	80	6	11	11	—	3	3	—	71	65	6
No rental receipts	47	40	7	10	10	—	7	7	—	30	23	7
Not reported	154	134	20	28	28	—	13	13	—	113	93	20
Median	\$273	\$270	...	\$290	\$287	...	\$276	\$264	...	\$267	\$265	...
Mean	\$368	\$351	...	\$379	\$368	...	\$372	\$328	...	\$366	\$352	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

Purchase Price as Percent of Value

Acquired by purchase	1 681	1 506	176	231	219	12	209	179	29	1 242	1 108	134
Purchased 1977 to 1981 (part)	942	840	122	113	105	7	109	83	25	740	651	89
Less than 80 percent	485	424	60	50	46	3	45	39	7	390	340	50
80 to 89 percent	220	200	20	24	24	—	25	17	8	171	160	12
90 to 94 percent	60	44	16	10	10	—	14	4	10	34	31	5
95 to 99 percent	40	35	5	9	9	—	11	11	—	20	15	5
100 percent or more	91	70	20	18	14	4	4	4	—	69	52	16
Not reported	66	66	—	2	2	—	10	10	—	54	54	—
Median	80—	80—	80	83	82	...	82	80—	...	80—	80—	80—
Purchased 1970 to 1976	484	439	45	73	68	5	55	52	4	356	319	36
Less than 60 percent	331	298	33	49	46	3	37	34	4	245	219	26
60 to 79 percent	84	76	8	18	17	2	11	11	—	55	49	7
80 to 89 percent	15	15	—	3	3	—	—	—	—	12	12	—
90 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	1	—	—	—	—	—	—	—	—	1	1	—
Not reported	49	46	4	3	3	—	7	7	—	39	36	4
Median	60—	60—	...	60—	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	235	226	9	45	45	—	45	45	—	146	137	9
Less than 40 percent	140	131	9	30	30	—	19	19	—	91	82	9
40 to 59 percent	43	43	—	4	4	—	16	16	—	23	23	—
60 to 79 percent	22	22	—	10	10	—	4	4	—	8	8	—
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	3	3	—	—	—	—	3	3	—	—	—	—
Not reported	28	28	—	1	1	—	3	3	—	24	24	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	22	22	—	—	—	—	—	—	—	22	22	—

Rental Receipts as Percent of Value

Acquired before 1980 ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than 5 percent	265	246	18	21	21	—	40	40	—	203	185	18
5 to 9 percent	564	531	34	89	81	8	69	59	10	406	391	15
10 to 14 percent	124	114	10	21	21	—	5	5	—	98	88	10
15 to 19 percent	16	15	2	—	—	—	4	4	—	13	11	2
20 to 24 percent	4	4	—	—	—	—	—	—	—	4	4	—
25 to 29 percent	1	1	—	1	1	—	—	—	—	—	—	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported or not computed	229	202	27	38	38	—	23	23	—	168	141	27
Median	7	7	...	8	8	...	6	6	...	7	7	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	1 206	1 115	91	169	161	8	142	131	10	894	822	72
Less than 1.0 percent	601	569	32	96	88	8	75	71	3	430	410	20
1.0 to 2.9 percent	15	13	1	—	—	—	—	—	—	15	13	1
3.0 to 4.9 percent	38	35	3	4	4	—	3	3	—	31	28	3
5.0 to 6.9 percent	13	13	—	1	1	—	—	—	—	12	12	—
7.0 to 8.9 percent	44	33	11	6	6	—	7	3	3	31	23	8
9.0 to 10.9 percent	31	31	—	—	—	—	5	5	—	26	25	—
11.0 to 12.9 percent	15	14	1	—	—	—	—	—	—	15	14	1
13.0 to 14.9 percent	11	11	—	3	3	—	1	1	—	7	7	—
15.0 percent or more	174	167	7	13	13	—	18	18	—	143	136	7
Not reported or not computed	264	228	36	46	46	—	33	29	4	185	153	32
Median	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...
Other properties	498	413	85	62	57	4	67	48	19	370	308	62

OWNER CHARACTERISTICS

Type of Owner												
Individual	1 535	1 378	158	218	205	12	201	172	29	1 116	1 000	116
Partnership	88	74	14	10	10	—	7	7	—	71	57	14
Real estate corporation	35	35	—	—	—	—	—	—	—	35	35	—
Real estate investment trust	7	7	—	—	—	—	—	—	—	7	7	—
Financial institution	3	3	—	3	3	—	—	—	—	—	—	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	13	13	—	—	—	—	—	—	—	13	13	—
Other	12	9	4	—	—	—	—	—	—	12	9	4
Not reported	10	10	—	—	—	—	—	—	—	10	10	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1e. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties	Outside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties -----	2 821	1 927	894	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999 -----	223	149	74
Inside SMSA's -----	-	-	-	\$35,000 to \$39,999 -----	142	59	83
1,000,000 or more -----	-	-	-	\$40,000 to \$49,999 -----	194	77	118
250,000 to 999,999 -----	-	-	-	\$50,000 to \$59,999 -----	177	102	75
50,000 to 249,999 -----	-	-	-	\$60,000 to \$79,999 -----	185	82	103
10,000 to 49,999 -----	-	-	-	\$80,000 to \$99,999 -----	55	18	37
Less than 10,000 and rural -----	-	-	-	\$100,000 to \$149,999 -----	44	10	34
Outside SMSA's -----	2 821	1 927	894	\$150,000 to \$199,999 -----	27	3	25
10,000 or more -----	658	374	284	\$200,000 or more -----	4	2	2
2,500 to 9,999 -----	650	456	194	Not reported -----	262	229	33
Less than 2,500 and rural -----	1 513	1 097	416	Median -----	\$26100	\$21500	\$37800
Number of Housing Units				Mean -----	\$31500	\$24500	\$45400
1 housing unit -----	2 414	1 685	729	Value Per Housing Unit			
2 housing units -----	279	181	98	Less than \$5,000 -----	159	147	12
3 housing units -----	66	32	34	\$5,000 to \$9,999 -----	272	224	48
4 housing units -----	62	30	32	\$10,000 to \$14,999 -----	340	279	61
Number of Buildings				\$15,000 to \$19,999 -----	349	234	115
1 building -----	2 665	1 823	842	\$20,000 to \$24,999 -----	268	199	70
2 to 4 buildings -----	124	94	31	\$25,000 to \$29,999 -----	296	202	94
Not reported -----	32	11	21	\$30,000 to \$34,999 -----	217	135	82
Manner of Acquisition				\$35,000 to \$39,999 -----	140	57	83
By purchase -----	2 150	1 281	870	\$40,000 to \$49,999 -----	166	64	102
Placed one new mortgage -----	1 097	380	718	\$50,000 to \$59,999 -----	136	84	52
Placed two or more new mortgages -----	9	2	7	\$60,000 to \$79,999 -----	140	61	79
Assumed mortgage(s) already on property -----	161	50	110	\$80,000 to \$99,999 -----	26	10	17
Assumed mortgage already on property and placed new mortgage -----	7	2	5	\$100,000 to \$149,999 -----	22	-	22
All cash -----	749	720	29	\$150,000 or more -----	26	2	24
Borrowed other than with mortgage -----	128	128	-	Not reported -----	262	229	33
Inheritance or gift -----	509	489	20	Median -----	\$23000	\$19200	\$31900
Other -----	115	111	4	Mean -----	\$27100	\$21600	\$38000
Not reported -----	47	47	-	Monthly Rental Receipts Per Housing Unit			
Land and Building Acquisition				Acquired before 1980 ¹ -----	1 988	1 382	607
During some 12-month period -----	2 515	1 676	839	Less than \$60 -----	351	297	54
Acquired land previously -----	266	220	46	\$60 to \$79 -----	136	110	26
Land not owned by building owner -----	7	5	2	\$80 to \$99 -----	144	109	35
Not reported -----	33	26	7	\$100 to \$119 -----	133	108	25
Year Property Acquired				\$120 to \$149 -----	163	112	52
1979 to 1981 (part) -----	524	258	266	\$150 to \$199 -----	284	159	125
1977 and 1978 -----	395	199	196	\$200 to \$249 -----	143	71	72
1975 and 1976 -----	284	150	134	\$250 to \$299 -----	79	50	29
1970 to 1974 -----	503	317	185	\$300 to \$349 -----	29	7	22
1965 to 1969 -----	326	263	63	\$350 to \$399 -----	10	-	10
1960 to 1964 -----	243	218	24	\$400 to \$449 -----	4	1	3
1959 or earlier -----	547	522	25	\$450 to \$499 -----	20	-	20
Year Structure Built				\$500 or more -----	23	-	23
1979 to March 1980 -----	23	4	20	No rental receipts -----	168	147	21
1977 and 1978 -----	56	21	35	Not reported -----	301	212	90
1975 and 1976 -----	36	13	23	Median -----	\$119	\$99	\$172
1970 to 1974 -----	108	54	54	Mean -----	\$161	\$117	\$251
1960 to 1969 -----	317	190	128	Other properties -----	833	546	287
1950 to 1959 -----	394	242	152	Purchase Price as Percent of Value			
1940 to 1949 -----	442	319	123	Acquired by purchase -----	2 150	1 281	870
1939 or earlier -----	1 377	1 042	335	Purchased 1977 to 1981 (part) -----	708	246	462
Not reported -----	66	44	23	Less than 80 percent -----	369	127	242
Purchase Price Per Housing Unit				80 to 89 percent -----	121	27	94
Properties acquired by purchase 1977 to 1981 (part) -----	708	246	462	90 to 94 percent -----	29	11	19
Less than \$5,000 -----	70	46	24	95 to 99 percent -----	28	2	26
\$5,000 to \$9,999 -----	119	56	63	100 percent or more -----	122	55	67
\$10,000 to \$14,999 -----	96	39	57	Not reported -----	39	25	14
\$15,000 to \$19,999 -----	92	36	56	Median -----	80-	80-	80-
\$20,000 to \$24,999 -----	56	12	44	Purchased 1970 to 1976 -----	615	306	309
\$25,000 to \$29,999 -----	48	9	39	Less than 60 percent -----	386	197	189
\$30,000 to \$34,999 -----	27	4	23	60 to 79 percent -----	120	44	76
\$35,000 to \$39,999 -----	48	18	31	80 to 89 percent -----	16	7	10
\$40,000 to \$49,999 -----	38	4	35	90 to 99 percent -----	14	11	3
\$50,000 to \$59,999 -----	34	7	27	100 percent or more -----	14	4	10
\$60,000 to \$79,999 -----	31	-	31	Not reported -----	65	43	22
\$80,000 to \$99,999 -----	-	-	-	Median -----	60-	60-	60-
\$100,000 to \$149,999 -----	18	-	18	Purchased 1969 or earlier -----	828	729	98
\$150,000 or more -----	2	-	2	Less than 40 percent -----	483	433	49
Not reported -----	28	15	13	40 to 59 percent -----	113	93	20
Median -----	\$18000	\$11700	\$22800	60 to 79 percent -----	28	24	4
Other properties -----	2 113	1 682	431	80 to 99 percent -----	19	15	4
Value				100 percent or more -----	33	27	6
Less than \$5,000 -----	137	128	10	Not reported -----	152	138	15
\$5,000 to \$9,999 -----	244	205	39	Median -----	40-	40-	40-
\$10,000 to \$14,999 -----	283	238	45	Not acquired by purchase -----	671	647	24
\$15,000 to \$19,999 -----	304	217	88	Rental Receipts as Percent of Value			
\$20,000 to \$24,999 -----	250	203	48	Acquired before 1980 ¹ -----	1 988	1 382	607
\$25,000 to \$29,999 -----	288	207	81	Less than 5 percent -----	414	286	128
				5 to 9 percent -----	642	402	241
				10 to 14 percent -----	218	118	100
				15 to 19 percent -----	56	49	7
				20 to 24 percent -----	26	16	9
				25 to 29 percent -----	3	2	1
				30 to 39 percent -----	20	20	-
				40 percent or more -----	20	20	-
				Not reported or not computed -----	590	470	121
				Median -----	7	7	7
				Other properties -----	833	546	287

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1e. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's				Outside SMSA's			
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Rental Vacancy Losses as Percent of Potential Receipts				Real Estate Tax as Percent of Rental Receipts			
Acquired before 1980 ¹				Acquired before 1980 ¹			
Less than 1.0 percent	1 988	1 382	607	Less than 5 percent	1 988	1 382	607
1.0 to 2.9 percent	884	581	302	5 to 9 percent	172	129	43
3.0 to 4.9 percent	6	1	4	10 to 14 percent	295	192	103
5.0 to 6.9 percent	11	4	8	15 to 19 percent	262	170	92
7.0 to 8.9 percent	1	1	—	20 to 24 percent	219	123	97
9.0 to 10.9 percent	30	11	19	25 to 29 percent	121	97	25
11.0 to 12.9 percent	12	7	5	30 to 34 percent	64	38	26
13.0 to 14.9 percent	13	13	—	35 to 39 percent	57	42	15
15.0 percent or more	15	12	3	40 percent or more	50	27	23
Not reported or not computed	332	227	105	Not reported or not computed	192	135	57
Median	684	525	160	Median	556	429	127
Other properties	1.0—	1.0—	1.0—	Other properties	15	15	15
	833	546	287		833	546	287
MORTGAGE PAYMENTS AND OTHER EXPENSES				Selected Owner Expenses as Percent of Rental Receipts			
Real Estate Tax Per Housing Unit				Acquired before 1980 ¹			
Acquired before 1980				Less than 20 percent			
Less than \$100	2 503	1 769	734	20 to 29 percent	1 988	1 382	607
\$100 to \$199	725	625	100	30 to 39 percent	341	341	—
\$200 to \$299	516	397	119	40 to 49 percent	194	188	6
\$300 to \$399	304	178	126	50 to 59 percent	91	84	7
\$400 to \$499	264	152	112	60 to 69 percent	80	71	8
\$500 to \$599	143	84	59	70 to 79 percent	53	21	32
\$600 to \$699	100	43	57	80 to 89 percent	34	14	21
\$700 to \$799	44	28	16	90 to 99 percent	43	20	23
\$800 to \$899	53	25	20	100 to 109 percent	65	33	32
\$900 to \$999	29	9	28	110 percent or more	57	14	43
\$1,000 to \$1,499	33	22	23	Not reported or not computed	93	15	78
\$1,500 or more	35	12	23	Median	363	132	231
Not reported	36	14	22	Other properties	576	449	127
Median	222	182	40		50	27	109
Acquired 1980 and 1981 (part)	\$180	\$142	\$302		833	546	287
	318	158	159				
Real Estate Tax Per \$1,000 Value				OWNER CHARACTERISTICS			
Acquired before 1980				Type of Owner			
Less than \$10	2 503	1 769	734	Individual	2 523	1 711	812
\$10 to \$14	1 114	763	351	Partnership	105	67	38
\$15 to \$19	380	244	136	Real estate corporation	20	8	12
\$20 to \$24	211	141	70	Real estate investment trust	15	15	1
\$25 to \$29	119	62	57	Financial institution	13	8	5
\$30 to \$39	55	40	15	Housing cooperative organization	—	—	—
\$40 to \$49	72	51	21	Church or church-related institution	60	48	12
\$50 to \$59	26	26	—	Other	85	71	14
\$60 or more	17	9	8	Not reported	—	—	—
Not reported or not computed	24	18	6				
Median	485	415	70				
Acquired 1980 and 1981 (part)	10—	10—	10—				
	318	158	159				

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Outside SMSA's

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS**Number of Mortgages**

1 mortgage 856 856 -
 2 mortgages 38 - 38
 3 or more mortgages - - -

Form of Debt of First Mortgage

Mortgage or deed of trust 849 811 38
 Contract to purchase 44 44 -
 Wrap-around mortgage 1 1 -

Origin of First Mortgage

Mortgage made at time property acquired 651 632 19
 Mortgage assumed at time property acquired 110 98 12
 Mortgage placed later than acquisition of property 132 126 6
 Refinanced mortgage:
 Same lender 63 56 6
 Different lender 12 12 -
 Mortgage placed on property owned free and clear of debt 58 58 -

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property 132 126 6
 Renew or extend loan that had fallen due, without increasing the outstanding balance 4 4 -
 Secure better terms 9 9 -
 Provide funds for additions, improvements, or repairs to this property 61 60 1
 Provide funds for investment in other real estate 20 20 -
 Provide funds for other types of investments 11 5 5
 Provide funds for educational or medical expenses 4 4 -
 Other reasons 15 15 -
 Not reported 8 8 -

Other properties 761 730 31

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property 16 - 16
 Provide funds for additions, improvements or repairs to this property 5 - 5
 Provide funds for investment in other real estate 1 - 1
 Provide funds for other types of investments 1 - 1
 Provide funds for educational or medical expenses - - -
 Other reasons 9 - 9
 Not reported - - -

Other properties 22 - 22

Year First Mortgage Made or Assumed

1979 to 1981 (part) 317 300 17
 1977 and 1978 238 238 -
 1975 and 1976 127 112 15
 1970 to 1974 158 156 2
 1965 to 1969 35 31 4
 1960 to 1964 18 18 -
 1959 or earlier - - -

First Mortgage Loan

Less than \$5,000 53 53 -
 \$5,000 to \$9,999 152 149 3
 \$10,000 to \$14,999 180 165 15
 \$15,000 to \$19,999 116 116 -
 \$20,000 to \$24,999 122 117 5
 \$25,000 to \$29,999 50 47 3
 \$30,000 to \$34,999 53 51 2
 \$35,000 to \$39,999 54 53 1
 \$40,000 to \$49,999 68 61 7
 \$50,000 to \$59,999 13 13 -

\$60,000 to \$79,999 23 23 -
 \$80,000 to \$99,999 7 7 -
 \$100,000 to \$149,999 2 2 -
 \$150,000 to \$199,999 - - -
 \$200,000 or more 2 2 -
 Median \$17700 \$17700 ...
 Mean \$22700 \$22600 ...

First Mortgage Outstanding Debt

Less than \$5,000 211 211 -
 \$5,000 to \$9,999 140 134 7
 \$10,000 to \$14,999 148 135 13
 \$15,000 to \$19,999 74 69 5
 \$20,000 to \$24,999 79 79 -
 \$25,000 to \$29,999 78 75 3
 \$30,000 to \$34,999 40 38 2
 \$35,000 to \$39,999 22 22 -
 \$40,000 to \$49,999 59 51 7
 \$50,000 to \$59,999 18 18 -

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	894	856	38	26	26	-	45	41	4	823	789	34
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	856	856	-	26	26	-	41	41	-	789	789	-
2 mortgages	38	-	38	-	-	-	4	-	4	34	-	34
3 or more mortgages	-	-	-	-	-	-	-	-	-	-	-	-
Form of Debt of First Mortgage												
Mortgage or deed of trust	849	811	38	26	26	-	45	41	4	778	744	34
Contract to purchase	44	44	-	-	-	-	-	-	-	44	44	-
Wrap-around mortgage	1	1	-	-	-	-	-	-	-	1	1	-
Origin of First Mortgage												
Mortgage made at time property acquired	651	632	19	11	11	-	26	23	4	615	599	16
Mortgage assumed at time property acquired	110	98	12	15	15	-	19	19	-	76	64	12
Mortgage placed later than acquisition of property	132	126	6	-	-	-	-	-	-	132	126	6
Refinanced mortgage:												
Same lender	63	56	6	-	-	-	-	-	-	63	56	6
Different lender	12	12	-	-	-	-	-	-	-	12	12	-
Mortgage placed on property owned free and clear of debt	58	58	-	-	-	-	-	-	-	58	58	-
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	132	126	6	-	-	-	-	-	-	132	126	6
Renew or extend loan that had fallen due, without increasing the outstanding balance	4	4	-	-	-	-	-	-	-	4	4	-
Secure better terms	9	9	-	-	-	-	-	-	-	9	9	-
Provide funds for additions, improvements, or repairs to this property	61	60	1	-	-	-	-	-	-	61	60	1
Provide funds for investment in other real estate	20	20	-	-	-	-	-	-	-	20	20	-
Provide funds for other types of investments	11	5	5	-	-	-	-	-	-	11	5	5
Provide funds for educational or medical expenses	4	4	-	-	-	-	-	-	-	4	4	-
Other reasons	15	15	-	-	-	-	-	-	-	15	15	-
Not reported	8	8	-	-	-	-	-	-	-	8	8	-
Other properties	761	730	31	26	26	-	45	41	4	691	663	28
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	16	-	16	-	-	-	4	-	4	12	-	12
Provide funds for additions, improvements or repairs to this property	5	-	5	-	-	-	4	-	4	1	-	1
Provide funds for investment in other real estate	1	-	1	-	-	-	-	-	-	1	-	1
Provide funds for other types of investments	1	-	1	-	-	-	-	-	-	1	-	1
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-	-	-	-
Other reasons	9	-	9	-	-	-	-	-	-	9	-	9
Not reported	-	-	-	-	-	-	-	-	-	-	-	-
Other properties	22	-	22	-	-	-	-	-	-	22	-	22
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	317	300	17	4	4	-	16	16	-	298	280	17
1977 and 1978	238	238	-	4	4	-	7	7	-	227	227	-
1975 and 1976	127	112	15	7	7	-	14	14	-	106	91	15
1970 to 1974	158	156	2	8	8	-	5	5	-	146	144	2
1965 to 1969	35	31	4	3	3	-	4	-	4	28	28	-
1960 to 1964	18	18	-	-	-	-	-	-	-	18	18	-
1959 or earlier	-	-	-	-	-	-	-	-	-	-	-	-
First Mortgage Loan												
Less than \$5,000	53	53	-	-	-	-	-	-	-	53	53	-
\$5,000 to \$9,999	152	149	3	4	4	-	-	-	-	148	145	3
\$10,000 to \$14,999	180	165	15	7	7	-	10	7	4	163	151	12
\$15,000 to \$19,999	116	116	-	4	4	-	5	5	-	107	107	-
\$20,000 to \$24,999	122	117	5	11	11	-	16	16	-	95	90	5
\$25,000 to \$29,999	50	47	3	-	-	-	4	4	-	45	42	3
\$30,000 to \$34,999	53	51	2	-	-	-	5	5	-	48	46	2
\$35,000 to \$39,999	54	53	1	-	-	-	-	-	-	54	53	1
\$40,000 to \$49,999	68	61	7	-	-	-	4	4	-	64	57	7
\$50,000 to \$59,999	13	13	-	-	-	-	-	-	-	13	13	-
\$60,000 to \$79,999	23	23	-	-	-	-	-	-	-	23	23	-
\$80,000 to \$99,999	7	7	-	-	-	-	-	-	-	7	7	-
\$100,000 to \$149,999	2	2	-	-	-	-	-	-	-	2	2	-
\$150,000 to \$199,999	-	-	-	-	-	-	-	-	-	-	-	-
\$200,000 or more	2	2	-	-	-	-	-	-	-	2	2	-
Median	\$17700	\$17700	...	...	...	...	...	...	...	\$17300	\$17200	...
Mean	\$22700	\$22600	...	...	...	...	...	...	...	\$22900	\$22700	...
First Mortgage Outstanding Debt												
Less than \$5,000	211	211	-	4	4	-	-	-	-	207	207	-
\$5,000 to \$9,999	140	134	7	-	-	-	4	-	4	137	134	3
\$10,000 to \$14,999	148	135	13	10	10	-	8	8	-	130	117	13
\$15,000 to \$19,999	74	69	5	8	8	-	17	17	-	50	45	5
\$20,000 to \$24,999	79	79	-	4	4	-	4	4	-	72	72	-
\$25,000 to \$29,999	78	75	3	-	-	-	9	9	-	69	66	3
\$30,000 to \$34,999	40	38	2	-	-	-	-	-	-	40	38	2
\$35,000 to \$39,999	22	22	-	-	-	-	-	-	-	22	22	-
\$40,000 to \$49,999	59	51	7	-	-	-	4	4	-	55	47	7
\$50,000 to \$59,999	18	18	-	-	-	-	-	-	-	18	18	-

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
\$60,000 to \$79,999	14	14	—	—	—	—	—	—	—	14	14	—
\$80,000 to \$99,999	6	6	—	—	—	—	—	—	—	6	6	—
\$100,000 to \$149,999	2	2	—	—	—	—	—	—	—	2	2	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$13200	\$13100	...	...	...	...	...	...	...	\$12600	\$12300	...
Mean	\$19100	\$19000	...	...	...	...	...	...	...	\$19200	\$19000	...

Total Mortgage Outstanding Debt

Less than \$5,000	211	211	—	4	4	—	—	—	—	207	207	—
\$5,000 to \$9,999	134	134	—	—	—	—	—	—	—	134	134	—
\$10,000 to \$14,999	142	135	7	10	10	—	12	8	4	120	117	3
\$15,000 to \$19,999	76	69	7	8	8	—	17	17	—	52	45	7
\$20,000 to \$24,999	84	79	4	4	4	—	4	4	—	76	72	4
\$25,000 to \$29,999	75	75	—	—	—	—	9	9	—	66	66	—
\$30,000 to \$34,999	40	38	2	—	—	—	—	—	—	40	38	2
\$35,000 to \$39,999	25	22	3	—	—	—	—	—	—	25	22	3
\$40,000 to \$49,999	58	51	7	—	—	—	4	4	—	54	47	7
\$50,000 to \$59,999	18	18	—	—	—	—	—	—	—	18	18	—
\$60,000 to \$79,999	22	14	7	—	—	—	—	—	—	22	14	7
\$80,000 to \$99,999	6	6	—	—	—	—	—	—	—	6	6	—
\$100,000 to \$149,999	2	2	—	—	—	—	—	—	—	2	2	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$13600	\$13100	...	...	...	...	...	...	...	\$12900	\$12300	...
Mean	\$19600	\$19000	...	...	...	...	...	...	...	\$19700	\$19000	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	19	19	—	—	—	—	—	—	—	19	19	—
5.0 percent	9	9	—	4	4	—	—	—	—	5	5	—
5.1 to 5.9 percent	3	3	—	3	3	—	—	—	—	—	—	—
6.0 percent	54	50	4	4	4	—	7	3	4	43	43	—
6.1 to 6.9 percent	21	21	—	—	—	—	—	—	—	21	21	—
7.0 percent	16	16	—	4	4	—	—	—	—	12	12	—
7.1 to 7.4 percent	5	5	—	—	—	—	—	—	—	5	5	—
7.5 to 7.9 percent	57	52	6	4	4	—	—	—	—	54	48	6
8.0 percent	84	84	—	—	—	—	10	10	—	74	74	—
8.1 to 8.4 percent	4	4	—	—	—	—	—	—	—	4	4	—
8.5 to 8.9 percent	105	105	—	4	4	—	11	11	—	90	90	—
9.0 percent	94	88	5	—	—	—	—	—	—	94	88	5
9.1 to 9.9 percent	140	129	11	—	—	—	14	14	—	127	115	11
10.0 percent	58	58	—	—	—	—	4	4	—	54	54	—
10.1 to 11.9 percent	90	84	6	—	—	—	—	—	—	90	84	6
12.0 percent	29	29	—	—	—	—	—	—	—	29	29	—
12.1 to 13.9 percent	48	45	3	4	4	—	—	—	—	44	41	3
14.0 percent or more	59	57	3	—	—	—	—	—	—	59	57	3
Median	9.0	9.0	...	...	...	...	...	...	...	9.0	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	262	249	13	—	—	—	—	—	—	262	249	13
Rate higher now than when mortgage made	59	51	8	—	—	—	—	—	—	59	51	8
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	199	195	4	—	—	—	—	—	—	199	195	4
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
No, interest rate cannot be changed	632	607	25	26	26	—	45	41	4	561	540	21
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Reason for Change in First Mortgage Rate

Interest rate can be changed	262	249	13	—	—	—	—	—	—	262	249	13
Rate renegotiated periodically	27	25	1	—	—	—	—	—	—	27	25	1
Rate changes tied to market index	20	20	—	—	—	—	—	—	—	20	20	—
When mortgage is assumed	161	150	11	—	—	—	—	—	—	161	150	11
When payments become delinquent	40	40	—	—	—	—	—	—	—	40	40	—
Other reason	52	52	—	—	—	—	—	—	—	52	52	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Interest rate cannot be changed	632	607	25	26	26	—	45	41	4	561	540	21

Term of First Mortgage

Less than 8 years	105	99	7	—	—	—	—	—	—	105	99	7
8 to 12 years	147	142	4	—	—	—	—	—	—	147	142	4
13 to 17 years	131	125	5	—	—	—	—	—	—	131	125	5
18 to 22 years	176	170	6	4	4	—	—	—	—	172	166	6
23 to 27 years	131	130	1	4	4	—	12	12	—	115	115	1
28 to 32 years	154	144	11	18	18	—	33	29	4	104	96	7
33 to 37 years	18	14	4	—	—	—	—	—	—	18	14	4
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	31	31	—	—	—	—	—	—	—	31	31	—
Median	19.4	19.4	...	...	...	...	...	...	...	18.4	18.4	...

Unexpired Term of First Mortgage

Less than 4 years	110	108	1	—	—	—	—	—	—	110	108	1
4 to 7 years	153	146	7	—	—	—	—	—	—	153	146	7
8 to 12 years	103	94	8	—	—	—	—	—	—	103	94	8
13 to 17 years	150	145	5	3	3	—	4	—	4	143	142	1
18 to 22 years	113	112	1	8	8	—	6	6	—	100	99	1
23 to 27 years	72	68	4	—	—	—	13	13	—	59	55	4
28 to 32 years	51	51	—	—	—	—	4	4	—	48	48	—
33 or more years	1	1	—	—	—	—	—	—	—	1	1	—
No stated term or not computed	142	129	12	15	15	—	19	19	—	108	96	12
Median	13.4	13.5	...	...	...	...	...	...	...	12.6	12.9	...

*Detail does not add to total because lenders reported more than one reason.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	70	66	4
Payments increase yearly for first five years of mortgage	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—
Payments change in some other way	63	60	4
Not reported	7	7	—
No, monthly payments cannot change	820	786	34
Not reported	4	4	—

Holder of First Mortgage

Commercial bank or trust company	250	237	13
Mutual savings bank	45	41	4
Savings and loan association	325	309	17
Life insurance company	7	7	—
Mortgage company	20	20	—
Federal agency	11	11	—
Federally-secured pool	39	36	4
Federal National Mortgage Association	12	12	—
Real estate or construction company	3	3	—
Individual or individual's estate	142	142	—
Other	40	40	—

Location of First Mortgage Holder

Property in Northeast Region	144	140	4
Lender in Northeast	125	121	4
Lender in North Central	8	8	—
Lender in South	11	11	—
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—
Property in North Central Region	297	288	10
Lender in Northeast	3	3	—
Lender in North Central	275	271	4
Lender in South	17	12	5
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	2	2	—
Property in South Region	287	270	17
Lender in Northeast	11	7	4
Lender in North Central	4	4	—
Lender in South	273	259	13
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—
Property in West Region	166	158	7
Lender in Northeast	—	—	—
Lender in North Central	7	7	—
Lender in South	20	20	—
Lender in West	139	131	7
Lender outside United States	—	—	—
Not reported	—	—	—

Servicing of First Mortgage

Holder	823	789	34
Agent	71	67	4

Holder's Acquisition of First Mortgage

Originated by holder	814	780	34
Purchased from present servicer	27	27	—
Purchased from someone else	41	37	4
Not reported	12	12	—

Mortgage Assumption

Lender's permission needed for assumption	436	418	17
Lender's permission not needed for assumption	363	347	16
Not reported	95	91	4

Prepayment Penalties

Yes	66	59	7
No	804	774	30
Not reported	24	24	—

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	761	730	31
Less than 40 percent	34	27	7
40 to 49 percent	26	21	4
50 to 59 percent	54	47	7
60 to 69 percent	82	82	—
70 to 79 percent	149	147	3
80 to 89 percent	151	149	3
90 to 94 percent	43	43	—
95 to 99 percent	17	17	—
100 percent or more	176	169	7
Not reported	30	29	—
Median	81	82	...
Other properties	132	126	6

All mortgaged properties	Properties with government-insured first mortgage						Properties with conventional first mortgage		
	FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
70	66	4	—	—	—	—	70	66	4
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
63	60	4	—	—	—	—	63	60	4
7	7	—	—	—	—	—	7	7	—
820	786	34	26	26	—	—	749	719	30
4	4	—	—	—	—	—	4	4	—
250	237	13	—	—	—	—	250	237	13
45	41	4	3	3	—	—	38	38	1
325	309	17	8	8	16	16	302	285	17
7	7	—	—	—	—	—	7	7	—
20	20	—	—	—	8	8	12	12	—
11	11	—	—	—	1	1	10	10	—
39	36	4	15	15	4	4	20	17	4
12	12	—	—	—	10	10	1	1	—
3	3	—	—	—	—	—	3	3	—
142	142	—	—	—	—	—	142	142	—
40	40	—	—	—	1	1	38	38	—
144	140	4	3	3	9	9	132	128	4
125	121	4	3	3	5	5	117	113	4
8	8	—	—	—	3	3	5	5	—
11	11	—	—	—	1	1	9	9	—
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
297	288	10	—	—	14	14	283	274	10
3	3	—	—	—	—	—	3	3	—
275	271	4	—	—	11	11	265	260	4
17	12	5	—	—	3	3	14	8	5
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
2	2	—	—	—	—	—	2	2	—
287	270	17	11	11	11	7	265	252	13
11	7	4	4	4	4	4	4	4	—
4	4	—	—	—	—	—	4	4	—
273	259	13	7	7	7	7	258	245	13
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
166	158	7	12	12	11	11	143	135	7
—	—	—	—	—	—	—	—	—	—
7	7	—	—	—	7	7	—	—	—
20	20	—	8	8	4	4	8	8	—
139	131	7	4	4	—	—	135	127	7
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
823	789	34	22	22	22	22	779	745	34
71	67	4	4	4	23	20	44	44	—
814	780	34	11	11	23	23	780	746	34
27	27	—	8	8	15	15	4	4	—
41	37	4	8	8	7	3	27	27	—
12	12	—	—	—	—	—	12	12	—
436	418	17	—	—	9	9	427	410	17
363	347	16	26	26	33	30	304	292	12
95	91	4	—	—	3	3	92	88	4
66	59	7	—	—	—	—	66	59	7
804	774	30	26	26	41	38	737	711	27
24	24	—	—	—	4	4	20	20	—
761	730	31	26	26	45	41	691	663	28
34	27	7	4	4	—	—	31	23	7
26	21	4	—	—	—	—	26	21	4
54	47	7	4	4	7	7	43	36	7
82	82	—	—	—	9	9	73	73	—
149	147	3	4	4	—	—	145	143	3
151	149	3	3	3	8	8	141	138	3
43	43	—	—	—	—	—	43	43	—
17	17	—	—	—	—	—	17	17	—
176	169	7	8	8	20	16	149	145	4
30	29	—	4	4	1	1	24	24	—
81	82	...	...	...	...	...	81	82	...
132	126	6	—	—	—	—	132	126	6

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase with first mortgage made or assumed at time of purchase	761	730	31	26	26	—	45	41	4	691	663	28
Less than 40 percent	27	27	—	4	4	—	—	—	—	23	23	—
40 to 49 percent	28	21	7	—	—	—	—	—	—	28	21	7
50 to 59 percent	47	47	—	4	4	—	7	7	—	36	36	—
60 to 69 percent	82	82	—	—	—	—	9	9	—	73	73	—
70 to 79 percent	153	147	7	4	4	—	—	—	—	149	143	7
80 to 89 percent	149	149	—	3	3	—	8	8	—	138	138	—
90 to 94 percent	43	43	—	—	—	—	—	—	—	43	43	—
95 to 99 percent	17	17	—	—	—	—	—	—	—	17	17	—
100 percent or more	186	169	17	8	8	—	20	16	4	159	145	14
Not reported	30	29	—	4	4	—	1	1	—	24	24	—
Median	82	82	...	...	...	...	...	...	...	82	82	...
Other properties	132	126	6	—	—	—	—	—	—	132	126	6

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	176	174	1	7	7	—	—	—	—	169	167	1
20 to 29 percent	119	103	17	—	—	—	8	5	4	111	98	13
30 to 39 percent	123	117	6	4	4	—	12	12	—	107	101	6
40 to 49 percent	93	91	3	11	11	—	—	—	—	82	79	3
50 to 59 percent	138	132	7	—	—	—	4	4	—	134	128	7
60 to 69 percent	97	93	4	—	—	—	13	13	—	83	80	4
70 to 79 percent	55	55	—	4	4	—	—	—	—	51	51	—
80 to 89 percent	28	28	—	—	—	—	7	7	—	21	21	—
90 to 99 percent	17	17	—	—	—	—	—	—	—	17	17	—
100 percent or more	15	15	—	—	—	—	—	—	—	15	15	—
Not reported	33	33	—	—	—	—	—	—	—	33	33	—
Median	41	42	...	...	...	...	...	...	...	41	41	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	174	174	—	7	7	—	—	—	—	167	167	—
20 to 29 percent	103	103	—	—	—	—	5	5	—	98	98	—
30 to 39 percent	130	117	13	4	4	—	15	12	4	111	101	9
40 to 49 percent	95	91	4	11	11	—	—	—	—	84	79	4
50 to 59 percent	133	132	1	—	—	—	4	4	—	129	128	1
60 to 69 percent	93	93	—	—	—	—	13	13	—	80	80	—
70 to 79 percent	73	55	18	4	4	—	—	—	—	69	51	18
80 to 89 percent	28	28	—	—	—	—	7	7	—	21	21	—
90 to 99 percent	17	17	—	—	—	—	—	—	—	17	17	—
100 percent or more	15	15	—	—	—	—	—	—	—	15	15	—
Not reported	33	33	—	—	—	—	—	—	—	33	33	—
Median	42	42	...	...	...	...	...	...	...	42	41	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	894	856	38	26	26	—	45	41	4	823	789	34
Interest and principal	886	849	38	26	26	—	45	41	4	815	782	34
Fully amortized	795	771	24	26	26	—	45	41	4	725	704	21
Partially amortized	91	77	13	—	—	—	—	—	—	91	77	13
Principal only	2	2	—	—	—	—	—	—	—	2	2	—
Fully amortized	2	2	—	—	—	—	—	—	—	2	2	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	6	6	—	—	—	—	—	—	—	6	6	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	886	849	38	26	26	—	45	41	4	815	782	34
Real estate taxes and property insurance	185	179	5	22	22	—	33	33	—	130	125	5
With no other items	129	124	5	4	4	—	29	29	—	96	91	5
With other items	56	56	—	18	18	—	3	3	—	34	34	—
Real estate taxes only	90	87	4	—	—	—	8	4	4	83	83	—
Property insurance only	4	4	—	—	—	—	—	—	—	4	4	—
Other combinations or no other items	607	579	29	4	4	—	5	5	—	599	570	29
No regular payments of interest and principal	8	8	—	—	—	—	—	—	—	8	8	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	894	856	38	26	26	—	45	41	4	823	789	34
Less than \$60	104	104	—	4	4	—	1	1	—	98	98	—
\$60 to \$79	72	68	4	—	—	—	—	—	4	69	68	1
\$80 to \$99	70	66	4	4	4	—	3	3	—	64	59	4
\$100 to \$149	248	236	13	10	10	—	9	9	—	229	216	13
\$150 to \$199	143	138	5	4	4	—	16	16	—	123	118	5
\$200 to \$249	74	71	3	—	—	—	8	8	—	66	63	3
\$250 to \$299	60	60	—	4	4	—	—	—	—	56	56	—
\$300 to \$399	62	54	7	—	—	—	4	4	—	58	51	7
\$400 to \$499	12	12	—	—	—	—	—	—	—	12	12	—
\$500 to \$599	23	23	—	—	—	—	—	—	—	23	23	—
\$600 to \$699	3	3	—	—	—	—	—	—	—	3	3	—
\$700 to \$799	6	6	—	—	—	—	—	—	—	6	6	—
\$800 or more	16	16	—	—	—	—	—	—	—	16	16	—
Median	\$140	\$140	...	...	...	...	...	...	...	\$139	\$139	...
Mean	\$183	\$183	...	...	...	...	...	...	...	\$186	\$185	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	894	856	38	26	26	—	45	41	4	823	789	34
Less than \$60	104	104	—	4	4	—	1	1	—	98	98	—
\$60 to \$79	68	68	—	—	—	—	—	—	—	68	68	—
\$80 to \$99	67	66	1	4	4	—	3	3	—	60	59	1
\$100 to \$149	237	236	1	10	10	—	9	9	—	217	216	1
\$150 to \$199	142	138	4	4	4	—	20	16	4	118	118	—
\$200 to \$249	79	71	8	—	—	—	8	8	—	71	63	8
\$250 to \$299	68	60	8	4	4	—	—	—	—	64	56	8
\$300 to \$399	63	54	8	—	—	—	4	4	—	59	51	8
\$400 to \$499	12	12	—	—	—	—	—	—	—	12	12	—
\$500 to \$599	30	23	7	—	—	—	—	—	—	30	23	7
\$600 to \$699	3	3	—	—	—	—	—	—	—	3	3	—
\$700 to \$799	6	6	—	—	—	—	—	—	—	6	6	—
\$800 or more	16	16	—	—	—	—	—	—	—	16	16	—
Median	\$144	\$140	...	...	...	...	...	...	...	\$143	\$139	...
Mean	\$189	\$183	...	...	...	...	...	...	...	\$191	\$185	...

No regular payments required

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	894	856	38	26	26	—	45	41	4	823	789	34
Current or ahead of schedule	834	797	37	26	26	—	41	38	4	767	734	33
Delinquent (30 days or more)	49	48	1	—	—	—	4	4	—	45	44	1
1 to 3 payments	38	38	—	—	—	—	4	4	—	35	35	—
4 or more payments	10	10	1	—	—	—	—	—	—	10	10	1
Foreclosure in process	10	10	1	—	—	—	—	—	—	10	10	1
Foreclosure not in process	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	11	11	—	—	—	—	—	—	—	11	11	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per Housing Unit

Acquired before 1980	734	707	28	22	22	—	33	30	4	679	655	24
Less than \$100	100	92	8	4	4	—	4	4	—	93	85	8
\$100 to \$199	119	119	—	—	—	—	5	5	—	113	113	—
\$200 to \$299	126	124	2	4	4	—	8	8	—	114	112	2
\$300 to \$399	112	112	—	8	8	—	—	—	—	105	105	—
\$400 to \$499	59	50	9	—	—	—	7	4	4	52	46	5
\$500 to \$599	57	48	9	3	3	—	—	—	—	54	46	9
\$600 to \$699	16	16	—	—	—	—	4	4	—	12	12	—
\$700 to \$799	28	28	—	—	—	—	—	—	—	28	28	—
\$800 to \$899	20	20	—	—	—	—	5	5	—	15	15	—
\$900 to \$999	11	11	—	—	—	—	—	—	—	11	11	—
\$1,000 to \$1,499	23	23	—	—	—	—	—	—	—	23	23	—
\$1,500 or more	22	22	—	—	—	—	—	—	—	22	22	—
Not reported	40	40	—	4	4	—	—	—	—	36	36	—
Median	\$302	\$299	...	...	...	...	...	...	...	\$301	\$299	...
Acquired 1980 and 1981 (part)	159	149	10	4	4	—	12	12	—	144	134	10

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than 20 percent	5	5	—	—	—	—	—	—	—	5	5	—
20 to 29 percent	27	27	—	3	3	—	—	—	—	24	24	—
30 to 39 percent	18	17	1	—	—	—	—	—	—	18	17	1
40 to 49 percent	37	36	1	—	—	—	1	1	—	36	34	1
50 to 59 percent	43	43	—	—	—	—	9	9	—	35	35	—
60 to 69 percent	41	41	—	—	—	—	—	—	—	41	41	—
70 to 79 percent	61	54	7	4	4	—	9	9	—	49	41	7
80 to 89 percent	76	76	—	—	—	—	4	4	—	72	72	—
90 to 99 percent	58	58	—	—	—	—	—	—	—	58	58	—
100 percent or more	130	130	—	—	—	—	4	4	—	126	126	—
Not reported or not computed	111	94	17	8	8	—	4	—	4	99	86	13
Median	82	83	...	...	...	...	...	...	...	83	84	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than 20 percent	5	5	—	—	—	—	—	—	—	5	5	—
20 to 29 percent	27	27	—	3	3	—	—	—	—	24	24	—
30 to 39 percent	17	17	—	—	—	—	—	—	—	17	17	—
40 to 49 percent	37	36	1	—	—	—	1	1	—	36	34	1
50 to 59 percent	43	43	—	—	—	—	9	9	—	35	35	—
60 to 69 percent	41	41	—	—	—	—	—	—	—	41	41	—
70 to 79 percent	61	54	7	4	4	—	9	9	—	49	41	7
80 to 89 percent	76	76	—	—	—	—	4	4	—	72	72	—
90 to 99 percent	58	58	—	—	—	—	—	—	—	58	58	—
100 percent or more	139	130	9	—	—	—	—	—	—	135	126	9
Not reported or not computed	111	94	17	8	8	—	4	—	4	99	86	13
Median	83	83	...	...	...	...	...	...	...	85	84	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 1980 ²	734	707	28	22	22	—	33	30	4	679	655	24
Less than \$10	351	328	23	14	14	—	24	24	—	312	290	23
\$10 to \$14	136	132	4	4	4	—	4	—	4	129	129	—
\$15 to \$19	70	70	—	—	—	—	1	1	—	69	69	—
\$20 to \$24	57	57	—	—	—	—	4	4	—	53	53	—
\$25 to \$29	15	14	1	—	—	—	—	—	—	15	14	1
\$30 to \$39	21	21	—	—	—	—	—	—	—	21	21	—
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	8	8	—	—	—	—	—	—	—	8	8	—
\$60 or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported or not computed	70	70	—	4	4	—	—	—	—	66	66	—
Median	10	10	...	...	...	...	...	...	...	10	\$10	...
Acquired 1980 and 1981 (part)	159	149	10	4	4	—	12	12	—	144	134	10
Real Estate Tax as Percent of Rental Receipts												
Acquired before 1980 ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than 5 percent	43	43	—	—	—	—	4	4	—	40	40	—
5 to 9 percent	103	94	8	—	—	—	9	9	—	94	86	8
10 to 14 percent	92	92	—	7	7	—	—	—	—	85	85	—
15 to 19 percent	97	97	—	—	—	—	6	6	—	91	91	—
20 to 24 percent	25	23	1	—	—	—	4	4	—	20	19	1
25 to 29 percent	26	26	—	—	—	—	—	—	—	26	26	—
30 to 34 percent	15	15	—	—	—	—	—	—	—	15	15	—
35 to 39 percent	23	23	—	—	—	—	4	4	—	19	19	—
40 percent or more	57	57	—	—	—	—	—	—	—	57	57	—
Not reported or not computed	127	110	17	8	8	—	4	—	4	116	103	13
Median	15	15	...	...	...	...	...	...	...	15	15	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11
Selected Owner Expenses as Percent of Rental Receipts												
Acquired before 1980 ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	6	6	—	—	—	—	—	—	—	6	6	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 to 49 percent	8	8	—	—	—	—	—	—	—	8	8	—
50 to 59 percent	32	32	—	3	3	—	—	—	—	29	29	—
60 to 69 percent	21	21	—	—	—	—	—	—	—	21	21	—
70 to 79 percent	23	22	1	—	—	—	4	4	—	19	18	1
80 to 89 percent	32	32	—	—	—	—	4	4	—	28	28	—
90 to 99 percent	43	43	—	—	—	—	5	5	—	37	37	—
100 to 109 percent	78	78	—	4	4	—	5	5	—	69	69	—
110 percent or more	231	222	9	—	—	—	9	9	—	222	213	9
Not reported or not computed	127	110	17	8	8	—	4	—	4	116	103	13
Median	109	108	...	...	...	...	...	...	...	110	109	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	894	856	38	26	26	—	45	41	4	823	789	34
10,000 or more	284	275	8	18	18	—	22	19	4	243	239	5
2,500 to 9,999	194	186	8	8	8	—	5	5	—	181	173	8
Less than 2,500 and rural	416	395	21	—	—	—	17	17	—	399	377	21
Number of Housing Units												
1 housing unit	729	698	31	26	26	—	42	39	4	661	634	27
2 housing units	98	95	3	—	—	—	1	1	—	96	93	3
3 housing units	34	33	1	—	—	—	1	1	—	33	32	1
4 housing units	32	30	3	—	—	—	—	—	—	32	30	3
Number of Buildings												
1 building	842	804	38	26	26	—	45	41	4	771	737	34
2 to 4 buildings	31	31	—	—	—	—	—	—	—	31	31	—
Not reported	21	21	—	—	—	—	—	—	—	21	21	—
Manner of Acquisition												
By purchase	870	837	32	26	26	—	45	41	4	799	770	29
Placed one new mortgage	718	705	13	11	11	—	26	23	4	681	671	9
Placed two or more new mortgages	7	7	—	—	—	—	—	—	—	7	—	7
Assumed mortgage(s) already on property	110	103	7	15	15	—	19	19	—	77	69	7
Assumed mortgage already on property and placed new mortgage	5	—	5	—	—	—	—	—	—	5	—	5
All cash	29	29	—	—	—	—	—	—	—	29	29	—
Borrowed other than with mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Inheritance or gift	20	15	5	—	—	—	—	—	—	20	15	5
Other	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.												
Land and Building Acquisition												
During some 12-month period	839	801	38	26	26	—	45	41	4	768	734	34
Acquired land previously	46	46	—	—	—	—	—	—	—	46	46	—
Land not owned by building owner	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	7	7	—	—	—	—	—	—	—	7	7	—
Year Property Acquired												
1979 to 1981 (part)	266	249	17	4	4	—	16	16	—	247	229	17
1977 and 1978	196	196	—	—	—	—	11	11	—	185	185	—
1975 and 1976	134	124	9	11	11	—	10	10	—	112	103	9
1970 to 1974	185	178	7	8	8	—	5	5	—	173	166	7
1965 to 1969	63	60	4	3	3	—	4	—	4	57	57	—
1960 to 1964	24	24	—	—	—	—	—	—	—	24	24	—
1959 or earlier	25	25	—	—	—	—	—	—	—	25	25	—
Year Structure Built												
1979 to March 1980	20	19	—	—	—	—	—	—	—	20	19	—
1977 and 1978	35	35	—	—	—	—	—	—	—	35	35	—
1975 and 1976	23	23	—	—	—	—	—	—	—	23	23	—
1970 to 1974	54	53	1	4	4	—	—	—	—	51	49	1
1960 to 1969	128	113	15	7	7	—	7	7	—	114	99	15
1950 to 1959	152	140	13	8	8	—	13	9	4	132	123	9
1940 to 1949	123	123	—	—	—	—	1	1	—	122	122	—
1939 or earlier	335	327	8	8	8	—	23	23	—	304	296	8
Not reported	23	23	—	—	—	—	—	—	—	23	23	—
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)	462	445	17	4	4	—	27	27	—	431	414	17
Less than \$5,000	24	24	—	—	—	—	—	—	—	24	24	—
\$5,000 to \$9,999	63	60	3	—	—	—	—	—	—	63	60	3
\$10,000 to \$14,999	57	57	—	—	—	—	4	4	—	54	54	—
\$15,000 to \$19,999	56	56	—	—	—	—	—	—	—	56	56	—
\$20,000 to \$24,999	44	41	4	4	4	—	6	6	—	35	31	4
\$25,000 to \$29,999	39	36	3	—	—	—	4	4	—	36	32	3
\$30,000 to \$34,999	23	23	—	—	—	—	—	—	—	23	23	—
\$35,000 to \$39,999	31	31	—	—	—	—	7	7	—	24	24	—
\$40,000 to \$49,999	35	35	—	—	—	—	7	7	—	28	28	—
\$50,000 to \$59,999	27	27	—	—	—	—	—	—	—	27	27	—
\$60,000 to \$79,999	31	31	—	—	—	—	—	—	—	31	31	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	18	11	7	—	—	—	—	—	—	18	11	7
\$150,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	13	12	—	—	—	—	—	—	—	13	12	—
Median	\$22800	\$22400	...	...	...	...	...	...	...	\$21900	\$21200	...
Other properties	431	411	20	22	22	—	18	15	4	392	375	17
Value												
Less than \$5,000	10	10	—	—	—	—	—	—	—	10	10	—
\$5,000 to \$9,999	39	39	—	—	—	—	—	—	—	39	39	—
\$10,000 to \$14,999	45	42	3	—	—	—	—	—	—	45	42	3
\$15,000 to \$19,999	88	88	—	—	—	—	4	4	—	84	84	—
\$20,000 to \$24,999	48	40	7	—	—	—	—	—	—	48	40	7
\$25,000 to \$29,999	81	81	—	—	—	—	13	13	—	68	68	—
\$30,000 to \$34,999	74	74	—	15	15	—	—	—	—	59	59	—
\$35,000 to \$39,999	83	80	4	4	4	—	9	5	4	71	71	—
\$40,000 to \$49,999	118	113	4	4	4	—	4	4	—	109	105	4
\$50,000 to \$59,999	75	67	8	—	—	—	11	11	—	64	56	8
\$60,000 to \$79,999	103	103	—	3	3	—	—	—	—	100	100	—
\$80,000 to \$99,999	37	36	1	—	—	—	—	—	—	37	36	1
\$100,000 to \$149,999	34	32	2	—	—	—	5	5	—	30	28	2
\$150,000 to \$199,999	25	17	7	—	—	—	—	—	—	25	17	7
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	33	33	—	—	—	—	—	—	—	33	33	—
Median	\$37800	\$37400	...	...	...	...	...	...	...	\$38000	\$37500	...
Mean	\$45400	\$44400	...	...	...	...	...	...	...	\$45800	\$44600	...
Value Per Housing Unit												
Less than \$5,000	12	12	—	—	—	—	—	—	—	12	12	—
\$5,000 to \$9,999	48	48	—	—	—	—	—	—	—	48	48	—
\$10,000 to \$14,999	61	58	3	—	—	—	1	1	—	60	57	3
\$15,000 to \$19,999	115	115	—	—	—	—	4	4	—	111	111	—
\$20,000 to \$24,999	70	61	9	—	—	—	1	1	—	68	60	9
\$25,000 to \$29,999	94	90	4	—	—	—	—	—	—	81	78	4
\$30,000 to \$34,999	82	82	—	15	15	—	13	13	—	67	67	—
\$35,000 to \$39,999	83	78	5	4	4	—	7	4	4	72	71	1
\$40,000 to \$49,999	102	98	4	4	4	—	3	3	—	95	91	4
\$50,000 to \$59,999	52	47	5	—	—	—	11	11	—	41	36	5
\$60,000 to \$79,999	79	79	—	3	3	—	—	—	—	76	76	—
\$80,000 to \$99,999	17	17	—	—	—	—	—	—	—	17	17	—
\$100,000 to \$149,999	22	22	—	—	—	—	5	5	—	18	18	—
\$150,000 or more	24	17	7	—	—	—	—	—	—	24	17	7
Not reported	33	33	—	—	—	—	—	—	—	33	33	—
Median	\$31900	\$31700	...	...	...	...	...	...	...	\$31100	\$31000	...
Mean	\$38000	\$37000	...	...	...	...	...	...	...	\$37800	\$36700	...

Table 2e. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than \$60	54	54	—	—	—	—	—	—	—	54	54	—
\$60 to \$79	26	26	—	—	—	—	—	—	—	26	26	—
\$80 to \$99	35	35	—	—	—	—	1	1	—	34	34	—
\$100 to \$119	25	25	—	—	—	—	4	4	—	21	21	—
\$120 to \$149	52	52	—	—	—	—	4	4	—	48	48	—
\$150 to \$199	125	125	—	—	—	—	—	—	—	125	125	—
\$200 to \$249	72	71	1	4	4	—	5	5	—	63	62	1
\$250 to \$299	29	28	1	—	—	—	8	8	—	22	20	1
\$300 to \$349	22	22	—	—	—	—	—	—	—	22	22	—
\$350 to \$399	10	10	—	3	3	—	—	—	—	7	7	—
\$400 to \$449	3	3	—	—	—	—	—	—	—	3	3	—
\$450 to \$499	20	20	—	—	—	—	5	5	—	15	15	—
\$500 or more	23	16	7	—	—	—	—	—	—	23	16	7
No rental receipts	21	21	—	—	—	—	—	—	—	21	21	—
Not reported	90	73	17	8	8	—	4	—	4	78	65	13
Median	\$172	\$170	...	...	...	...	...	...	...	\$169	\$167	...
Mean	\$251	\$245	...	...	...	...	...	...	...	\$248	\$241	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11

Purchase Price as Percent of Value

Acquired by purchase	870	837	32	26	26	—	45	41	4	799	770	29
Purchased 1977 to 1981 (part)	462	445	17	4	4	—	27	27	—	431	414	17
Less than 80 percent	242	232	10	4	4	—	19	19	—	220	210	10
80 to 89 percent	94	94	—	—	—	—	7	7	—	88	88	—
90 to 94 percent	19	19	—	—	—	—	1	1	—	17	17	—
95 to 99 percent	26	26	—	—	—	—	—	—	—	26	26	—
100 percent or more	67	60	7	—	—	—	—	—	—	67	60	7
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
Median	80—	80—	...	...	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976	309	297	11	19	19	—	15	15	—	276	264	11
Less than 60 percent	189	185	3	4	4	—	8	8	—	177	174	3
60 to 79 percent	76	68	8	4	4	—	5	5	—	67	59	8
80 to 89 percent	10	10	—	4	4	—	—	—	—	6	6	—
90 to 99 percent	3	3	—	—	—	—	—	—	—	3	3	—
100 percent or more	10	10	—	4	4	—	—	—	—	6	6	—
Not reported	22	22	—	4	4	—	1	1	—	17	17	—
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	98	95	4	3	3	—	4	—	4	92	92	—
Less than 40 percent	49	46	4	3	3	—	4	—	4	43	43	—
40 to 59 percent	20	20	—	—	—	—	—	—	—	20	20	—
60 to 79 percent	4	4	—	—	—	—	—	—	—	4	4	—
80 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	15	15	—	—	—	—	—	—	—	15	15	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	24	19	5	—	—	—	—	—	—	24	19	5

Rental Receipts as Percent of Value

Acquired before 1980 ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than 5 percent	128	120	7	—	—	—	4	4	—	124	117	7
5 to 9 percent	241	239	1	7	7	—	17	17	—	217	215	1
10 to 14 percent	100	99	1	—	—	—	5	5	—	95	94	1
15 to 19 percent	7	7	—	—	—	—	—	—	—	7	7	—
20 to 24 percent	9	9	—	—	—	—	—	—	—	9	9	—
25 to 29 percent	1	1	—	—	—	—	—	—	—	1	1	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	121	104	17	8	8	—	4	—	4	110	96	13
Median	7	7	...	...	...	...	...	...	...	7	7	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	607	580	27	14	14	—	30	26	4	562	539	23
Less than 1.0 percent	302	294	8	3	3	—	26	26	—	273	265	8
1.0 to 2.9 percent	4	4	—	—	—	—	—	—	—	4	4	—
3.0 to 4.9 percent	8	6	1	—	—	—	—	—	—	8	6	1
5.0 to 6.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
7.0 to 8.9 percent	19	19	—	4	4	—	—	—	—	15	15	—
9.0 to 10.9 percent	5	5	—	—	—	—	—	—	—	5	5	—
11.0 to 12.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
13.0 to 14.9 percent	3	3	—	—	—	—	—	—	—	3	3	—
15.0 percent or more	105	105	—	—	—	—	—	—	—	105	105	—
Not reported or not computed	160	143	17	8	8	—	4	—	4	148	135	13
Median	1.0—	1.0—	...	...	...	...	...	...	...	1.0—	1.0—	...
Other properties	287	276	11	11	11	—	15	15	—	261	250	11

OWNER CHARACTERISTICS

Type of Owner

Individual	812	775	38	22	22	—	38	34	4	753	719	34
Partnership	38	38	—	—	—	—	7	7	—	30	30	—
Real estate corporation	12	12	—	4	4	—	—	—	—	8	8	—
Real estate investment trust	1	1	—	—	—	—	—	—	—	1	1	—
Financial institution	5	5	—	—	—	—	—	—	—	5	5	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	12	12	—	—	—	—	—	—	—	12	12	—
Other	14	14	—	—	—	—	—	—	—	14	14	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1f. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region				Northeast Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	1 371	811	560	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999			
Inside SMSA's				1 034 618 416			
1,000,000 or more	143	89	54	\$35,000 to \$39,999			
250,000 to 999,999	62	46	17	\$40,000 to \$49,999			
50,000 to 249,999	234	130	104	\$50,000 to \$59,999			
10,000 to 49,999	245	111	134	\$60,000 to \$79,999			
Less than 10,000 and rural	351	242	109	\$80,000 to \$99,999			
Outside SMSA's				\$100,000 to \$149,999			
10,000 or more	337	193	144	\$150,000 to \$199,999			
2,500 to 9,999	85	48	37	\$200,000 or more			
Less than 2,500 and rural	203	122	81	Not reported			
Number of Housing Units				Median			
1 housing unit	891	556	335	\$42900			
2 housing units	327	181	145	\$49800			
3 housing units	84	40	43	Value Per Housing Unit			
4 housing units	69	33	36	Less than \$5,000			
Number of Buildings				\$5,000 to \$9,999			
1 building	1 295	769	526	\$10,000 to \$14,999			
2 to 4 buildings	52	33	19	\$15,000 to \$19,999			
Not reported	24	9	15	\$20,000 to \$24,999			
Manner of Acquisition				\$25,000 to \$29,999			
By purchase				\$30,000 to \$34,999			
Placed one new mortgage	1 105	548	558	\$35,000 to \$39,999			
Placed two or more new mortgages	655	197	458	\$40,000 to \$49,999			
Assumed mortgage(s) already on property	11	—	11	\$45,000 to \$49,999			
Assumed mortgage already on property and placed new mortgage	75	19	56	\$500 or more			
All cash	2	—	2	No rental receipts			
Borrowed other than with mortgage	287	258	29	Not reported			
Inheritance or gift				Median			
Other	19	19	—	Mean			
Not reported	36	35	1	Monthly Rental Receipts Per Housing Unit			
Land and Building Acquisition				Acquired before 1980 ¹			
During some 12-month period	1 233	708	525	Less than \$60			
Acquired land previously	78	58	20	\$60 to \$79			
Land not owned by building owner	28	20	8	\$80 to \$99			
Not reported	31	25	7	\$100 to \$119			
Year Property Acquired				\$120 to \$149			
1979 to 1981 (part)	249	103	145	\$150 to \$199			
1977 and 1978	149	44	105	\$200 to \$249			
1975 and 1976	89	42	47	\$250 to \$299			
1970 to 1974	290	159	131	\$300 to \$349			
1965 to 1969	154	93	61	\$350 to \$399			
1960 to 1964	123	96	27	\$400 to \$449			
1959 or earlier	317	273	44	\$450 to \$499			
Year Structure Built				\$500 or more			
1979 to March 1980	1	—	1	No rental receipts			
1977 and 1978	12	—	12	Not reported			
1975 and 1976	10	—	10	Median			
1970 to 1974	46	17	29	Mean			
1960 to 1969	81	30	51	Other properties			
1950 to 1959	119	63	56	Purchase Price as Percent of Value			
1940 to 1949	123	78	46	Acquired by purchase			
1939 or earlier	951	613	337	Purchased 1977 to 1981 (part)			
Not reported	28	11	17	Less than 80 percent			
Purchase Price Per Housing Unit				80 to 89 percent			
Properties acquired by purchase 1977 to 1981 (part)	336	86	250	90 to 94 percent			
Less than \$5,000	35	23	12	95 to 99 percent			
\$5,000 to \$9,999	43	20	23	100 percent or more			
\$10,000 to \$14,999	46	6	39	Not reported			
\$15,000 to \$19,999	28	8	20	Median			
\$20,000 to \$24,999	37	10	27	Purchased 1969 or earlier			
\$25,000 to \$29,999	27	12	15	Less than 40 percent			
\$30,000 to \$34,999	21	3	18	40 to 59 percent			
\$35,000 to \$39,999	8	1	6	60 to 79 percent			
\$40,000 to \$49,999	25	—	25	80 to 99 percent			
\$50,000 to \$59,999	25	3	22	100 percent or more			
\$60,000 to \$79,999	24	—	24	Not reported			
\$80,000 to \$99,999	6	—	6	Median			
\$100,000 to \$149,999	5	—	5	Not acquired by purchase			
\$150,000 or more	—	—	—	Acquired before 1980 ¹			
Not reported	8	—	8	Less than 5 percent			
Median	\$21800	\$10100	\$25000	5 to 9 percent			
Other properties	1 034	724	310	10 to 14 percent			
Value				15 to 19 percent			
Less than \$5,000	32	32	—	20 to 24 percent			
\$5,000 to \$9,999	42	34	9	25 to 29 percent			
\$10,000 to \$14,999	47	35	12	30 to 39 percent			
\$15,000 to \$19,999	69	45	24	40 percent or more			
\$20,000 to \$24,999	80	65	15	Not reported or not computed			
\$25,000 to \$29,999	97	66	32	Median			
				Other properties			
				365 216 150			

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1f. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹	1 005	595	410
Less than 1.0 percent	494	284	210
1.0 to 2.9 percent	9	2	7
3.0 to 4.9 percent	12	4	9
5.0 to 6.9 percent	6	1	5
7.0 to 8.9 percent	22	8	14
9.0 to 10.9 percent	10	7	3
11.0 to 12.9 percent	7	1	6
13.0 to 14.9 percent	11	7	4
15.0 percent or more	102	57	45
Not reported or not computed	332	225	107
Median	1.0—	1.0—	1.0—
Other properties	365	216	150

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	1 238	762	476
Less than \$100	60	58	2
\$100 to \$199	100	79	21
\$200 to \$299	113	84	29
\$300 to \$399	142	104	39
\$400 to \$499	126	64	61
\$500 to \$599	112	61	51
\$600 to \$699	103	73	29
\$700 to \$799	69	45	24
\$800 to \$899	74	22	52
\$900 to \$999	50	29	20
\$1,000 to \$1,499	113	54	60
\$1,500 or more	104	35	69
Not reported	72	54	18
Median	\$537	\$445	\$690
Acquired 1980 and 1981 (part)	133	49	84

Real Estate Tax Per \$1,000 Value

Acquired before 1980	1 238	762	476
Less than \$10	166	115	52
\$10 to \$14	215	120	95
\$15 to \$19	160	88	72
\$20 to \$24	152	81	71
\$25 to \$29	89	43	45
\$30 to \$39	118	56	62
\$40 to \$49	84	61	23
\$50 to \$59	27	17	9
\$60 or more	52	38	14
Not reported or not computed	175	142	33
Median	\$20	\$19	\$20
Acquired 1980 and 1981 (part)	133	49	84

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980¹	1 005	595	410
Less than 5 percent	12	10	2
5 to 9 percent	51	34	16
10 to 14 percent	100	51	49
15 to 19 percent	100	51	49
20 to 24 percent	99	44	55
25 to 29 percent	93	56	37
30 to 34 percent	79	49	30
35 to 39 percent	44	31	12
40 percent or more	175	99	75
Not reported or not computed	254	169	85
Median	26	27	24
Other properties	365	216	150

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹	1 005	595	410
Less than 20 percent	51	51	—
20 to 29 percent	35	35	—
30 to 39 percent	74	66	7
40 to 49 percent	87	75	12
50 to 59 percent	50	31	19
60 to 69 percent	59	36	23
70 to 79 percent	61	32	29
80 to 89 percent	42	14	28
90 to 99 percent	55	16	39
100 to 109 percent	31	4	27
110 percent or more	203	66	137
Not reported or not computed	257	169	88
Median	73	48	101
Other properties	365	216	150

OWNER CHARACTERISTICS

Type of Owner

Individual	1 198	696	501
Partnership	69	37	33
Real estate corporation	32	17	16
Real estate investment trust	12	10	2
Financial institution	—	—	—
Housing cooperative organization	—	—	—
Church or church-related institution	22	22	—
Other	28	24	4
Not reported	8	4	4

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2f. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

1-to-4-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage ----- 540 540 --
2 mortgages ----- 19 -- 19
3 or more mortgages ----- 1 -- 1

Form of Debt of First Mortgage

Mortgage or deed of trust ----- 553 533 20
Contract to purchase ----- 5 5 --
Wrap-around mortgage ----- 2 2 --

Origin of First Mortgage

Mortgage made at time property acquired ----- 408 391 16
Mortgage assumed at time property acquired ----- 57 54 3
Mortgage placed later than acquisition of property ----- 96 95 1
 Refinanced mortgage:
 Same lender ----- 57 56 1
 Different lender ----- 12 12 --
Mortgage placed on property owned free and clear of debt ----- 28 28 --

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property ----- 96 95 1
Renew or extend loan that had fallen due, without increasing the
 outstanding balance ----- 2 2 --
Secure better terms ----- 13 13 --
Provide funds for additions, improvements, or repairs to this property ----- 24 24 1
Provide funds for investment in other real estate ----- 24 24 --
Provide funds for other types of investments ----- -- -- --
Provide funds for educational or medical expenses ----- 1 1 --
Other reasons ----- 8 8 --
Not reported ----- 23 23 --

Other properties ----- 464 445 19

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property ----- 12 -- 12
Provide funds for additions, improvements or repairs to this property ----- 5 -- 5
Provide funds for investment in other real estate ----- 4 -- 4
Provide funds for other types of investments ----- 1 -- 1
Provide funds for educational or medical expenses ----- -- -- --
Other reasons ----- 1 -- 1
Not reported ----- 1 -- 1

Other properties ----- 8 -- 8

Year First Mortgage Made or Assumed

1979 to 1981 (part) ----- 157 149 8
1977 and 1978 ----- 147 143 5
1975 and 1976 ----- 44 41 2
1970 to 1974 ----- 131 127 4
1965 to 1969 ----- 58 58 --
1960 to 1964 ----- 14 14 --
1959 or earlier ----- 9 9 --

First Mortgage Loan

Less than \$5,000 ----- 7 7 --
\$5,000 to \$9,999 ----- 69 65 4
\$10,000 to \$14,999 ----- 77 76 1
\$15,000 to \$19,999 ----- 79 74 4
\$20,000 to \$24,999 ----- 77 77 --
\$25,000 to \$29,999 ----- 63 61 2
\$30,000 to \$34,999 ----- 53 51 2
\$35,000 to \$39,999 ----- 48 44 4
\$40,000 to \$49,999 ----- 45 44 1
\$50,000 to \$59,999 ----- 27 27 --

\$60,000 to \$79,999 ----- 11 10 1
\$80,000 to \$99,999 ----- 3 3 --
\$100,000 to \$149,999 ----- 1 1 --
\$150,000 to \$199,999 ----- -- -- --
\$200,000 or more ----- -- -- --
Median ----- \$23200 \$23100 ...
Mean ----- \$25300 \$25300 ...

First Mortgage Outstanding Debt

Less than \$5,000 ----- 81 79 1
\$5,000 to \$9,999 ----- 89 86 3
\$10,000 to \$14,999 ----- 64 63 1
\$15,000 to \$19,999 ----- 59 55 4
\$20,000 to \$24,999 ----- 66 64 2
\$25,000 to \$29,999 ----- 76 75 1
\$30,000 to \$34,999 ----- 38 34 4
\$35,000 to \$39,999 ----- 19 17 2
\$40,000 to \$49,999 ----- 36 36 --
\$50,000 to \$59,999 ----- 20 20 --

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties -----	560	540	20	37	37	--	29	29	--	494	474	19
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage -----	540	540	--	37	37	--	29	29	--	474	474	--
2 mortgages -----	19	--	19	--	--	--	--	--	--	19	--	19
3 or more mortgages -----	1	--	1	--	--	--	--	--	--	1	--	1
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	553	533	20	37	37	--	29	29	--	487	467	19
Contract to purchase -----	5	5	--	--	--	--	--	--	--	5	5	--
Wrap-around mortgage -----	2	2	--	--	--	--	--	--	--	2	2	--
Origin of First Mortgage												
Mortgage made at time property acquired -----	408	391	16	26	26	--	14	14	--	367	351	16
Mortgage assumed at time property acquired -----	57	54	3	10	10	--	15	15	--	32	29	3
Mortgage placed later than acquisition of property -----	96	95	1	1	1	--	--	--	--	95	94	1
Refinanced mortgage:												
Same lender -----	57	56	1	--	--	--	--	--	--	57	56	1
Different lender -----	12	12	--	--	--	--	--	--	--	12	12	--
Mortgage placed on property owned free and clear of debt -----	28	28	--	1	1	--	--	--	--	27	27	--
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property -----	96	95	1	1	1	--	--	--	--	95	94	1
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	2	2	--	--	--	--	--	--	--	2	2	--
Secure better terms -----	13	13	--	--	--	--	--	--	--	13	13	--
Provide funds for additions, improvements, or repairs to this property -----	24	24	1	1	1	--	--	--	--	24	23	1
Provide funds for investment in other real estate -----	24	24	--	--	--	--	--	--	--	24	24	--
Provide funds for other types of investments -----	--	--	--	--	--	--	--	--	--	--	--	--
Provide funds for educational or medical expenses -----	1	1	--	--	--	--	--	--	--	1	1	--
Other reasons -----	8	8	--	--	--	--	--	--	--	8	8	--
Not reported -----	23	23	--	--	--	--	--	--	--	23	23	--
Other properties -----	464	445	19	37	37	--	29	29	--	399	380	19
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property -----	12	--	12	--	--	--	--	--	--	11	--	11
Provide funds for additions, improvements or repairs to this property -----	5	--	5	--	--	--	--	--	--	5	--	5
Provide funds for investment in other real estate -----	4	--	4	--	--	--	--	--	--	4	--	4
Provide funds for other types of investments -----	1	--	1	--	--	--	--	--	--	1	--	1
Provide funds for educational or medical expenses -----	--	--	--	--	--	--	--	--	--	--	--	--
Other reasons -----	1	--	1	--	--	--	--	--	--	1	--	1
Not reported -----	1	--	1	--	--	--	--	--	--	1	--	1
Other properties -----	8	--	8	--	--	--	--	--	--	8	--	8
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	157	149	8	7	7	--	10	10	--	140	132	8
1977 and 1978 -----	147	143	5	2	2	--	--	--	--	145	141	5
1975 and 1976 -----	44	41	2	1	1	--	6	6	--	37	35	2
1970 to 1974 -----	131	127	4	6	6	--	--	--	--	125	121	4
1965 to 1969 -----	58	58	--	13	13	--	10	10	--	35	35	--
1960 to 1964 -----	14	14	--	3	3	--	--	--	--	11	11	--
1959 or earlier -----	9	9	--	6	6	--	3	3	--	--	--	--
First Mortgage Loan												
Less than \$5,000 -----	7	7	--	--	--	--	3	3	--	4	4	--
\$5,000 to \$9,999 -----	69	65	4	4	4	--	3	3	--	61	57	4
\$10,000 to \$14,999 -----	77	76	1	13	13	--	8	8	--	56	55	1
\$15,000 to \$19,999 -----	79	74	4	4	4	--	5	4	--	70	66	4
\$20,000 to \$24,999 -----	77	77	--	5	5	--	--	--	--	73	73	--
\$25,000 to \$29,999 -----	63	61	2	7	7	--	6	6	--	50	48	2
\$30,000 to \$34,999 -----	53	51	2	--	--	--	5	5	--	48	46	2
\$35,000 to \$39,999 -----	48	44	4	1	1	--	--	--	--	47	42	4
\$40,000 to \$49,999 -----	45	44	1	2	2	--	--	--	--	44	42	1
\$50,000 to \$59,999 -----	27	27	--	--	--	--	--	--	--	27	27	--
\$60,000 to \$79,999 -----	11	10	1	--	--	--	--	--	--	11	10	1
\$80,000 to \$99,999 -----	3	3	--	--	--	--	--	--	--	3	3	--
\$100,000 to \$149,999 -----	1	1	--	1	1	--	--	--	--	--	--	--
\$150,000 to \$199,999 -----	--	--	--	--	--	--	--	--	--	--	--	--
\$200,000 or more -----	--	--	--	--	--	--	--	--	--	--	--	--
Median -----	\$23200	\$23100	...	...	...	...	...	...	...	\$23800	\$23800	...
Mean -----	\$25300	\$25300	...	...	...	...	...	...	...	\$26100	\$26100	...
First Mortgage Outstanding Debt												
Less than \$5,000 -----	81	79	1	12	12	--	6	6	--	63	62	1
\$5,000 to \$9,999 -----	89	86	3	8	8	--	--	--	--	82	79	3
\$10,000 to \$14,999 -----	64	63	1	4	4	--	12	12	--	48	47	1
\$15,000 to \$19,999 -----	59	55	4	3	3	--	--	--	--	56	52	4
\$20,000 to \$24,999 -----	66	64	2	2	2	--	--	--	--	64	62	2
\$25,000 to \$29,999 -----	76	75	1	5	5	--	10	10	--	60	59	1
\$30,000 to \$34,999 -----	38	34	4	1	1	--	--	--	--	36	32	4
\$35,000 to \$39,999 -----	19	17	2	--	--	--	--	--	--	19	17	2
\$40,000 to \$49,999 -----	36	36	--	2	2	--	--	--	--	34	34	--
\$50,000 to \$59,999 -----	20	20	--	--	--	--	--	--	--	20	20	--

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
First Mortgage Outstanding Debt—Con.												
\$60,000 to \$79,999	7	6	1	—	—	—	—	—	—	7	6	1
\$80,000 to \$99,999	3	3	—	—	—	—	—	—	—	3	3	—
\$100,000 to \$149,999	1	1	—	1	1	—	—	—	—	—	—	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$18900	\$18700	...	...	...	...	...	...	...	\$19800	\$19700	...
Mean	\$21100	\$21000	...	...	...	...	...	...	...	\$21900	\$21800	...
Total Mortgage Outstanding Debt												
Less than \$5,000	79	79	—	12	12	—	6	6	—	62	62	—
\$5,000 to \$9,999	86	86	—	8	8	—	—	—	—	79	79	—
\$10,000 to \$14,999	68	68	4	4	4	—	13	12	—	51	47	4
\$15,000 to \$19,999	56	55	1	3	3	—	—	—	—	53	52	1
\$20,000 to \$24,999	64	64	—	2	2	—	—	—	—	62	62	—
\$25,000 to \$29,999	80	75	5	5	5	—	10	10	—	64	59	5
\$30,000 to \$34,999	37	34	3	1	1	—	—	—	—	35	32	3
\$35,000 to \$39,999	17	17	—	—	—	—	—	—	—	17	17	—
\$40,000 to \$49,999	37	36	1	2	2	—	—	—	—	35	34	1
\$50,000 to \$59,999	25	20	4	—	—	—	—	—	—	25	20	4
\$60,000 to \$79,999	6	6	—	—	—	—	—	—	—	6	6	—
\$80,000 to \$99,999	3	3	—	—	—	—	—	—	—	3	3	—
\$100,000 to \$149,999	2	1	1	1	1	—	—	—	—	1	—	1
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$19100	\$18700	...	...	...	...	...	...	...	\$20200	\$19700	...
Mean	\$21500	\$21000	...	...	...	...	...	...	...	\$22400	\$21800	...
Current Interest Rate on First Mortgage												
Less than 5.0 percent	12	12	—	3	3	—	3	3	—	6	6	—
5.0 percent	6	6	—	—	—	—	—	—	—	6	6	—
5.1 to 5.9 percent	31	31	—	15	15	—	3	3	—	13	13	—
6.0 percent	30	29	1	—	—	—	4	4	—	27	26	1
6.1 to 6.9 percent	6	6	—	4	4	—	—	—	—	3	3	—
7.0 percent	18	18	—	1	1	—	—	—	—	17	17	—
7.1 to 7.4 percent	10	10	—	—	—	—	—	—	—	10	10	—
7.5 to 7.9 percent	55	52	4	4	4	—	9	9	—	42	39	4
8.0 percent	45	45	—	4	4	—	7	7	—	33	33	—
8.1 to 8.4 percent	7	7	—	—	—	—	—	—	—	7	7	—
8.5 to 8.9 percent	85	81	4	1	1	—	—	—	—	83	79	4
9.0 percent	56	55	2	1	1	—	—	—	—	56	55	2
9.1 to 9.9 percent	73	73	1	1	1	—	3	3	—	70	69	1
10.0 percent	15	14	2	1	1	—	—	—	—	14	12	2
10.1 to 11.9 percent	36	32	4	2	2	—	—	—	—	35	31	4
12.0 percent	15	15	—	—	—	—	—	—	—	15	15	—
12.1 to 13.9 percent	30	30	—	1	1	—	—	—	—	30	30	—
14.0 percent or more	28	25	3	—	—	—	—	—	—	28	25	3
Median	8.8	8.8	...	...	...	...	...	...	...	9.0	9.0	...
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	115	110	5	—	—	—	—	—	—	115	110	5
Rate higher now than when mortgage made	9	9	—	—	—	—	—	—	—	9	9	—
Rate lower now than when mortgage made	6	6	—	—	—	—	—	—	—	6	6	—
Rate unchanged or same now as when mortgage made	99	94	5	—	—	—	—	—	—	99	94	5
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
No, interest rate cannot be changed	440	425	15	37	37	—	29	29	—	373	359	14
Not reported	5	5	—	—	—	—	—	—	—	5	5	—
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	115	110	5	—	—	—	—	—	—	115	110	5
Rate renegotiated periodically	8	8	—	—	—	—	—	—	—	8	8	—
Rate changes tied to market index	4	4	—	—	—	—	—	—	—	4	4	—
When mortgage is assumed	68	63	5	—	—	—	—	—	—	68	63	5
When payments become delinquent	34	33	1	—	—	—	—	—	—	34	33	1
Other reason	18	17	1	—	—	—	—	—	—	18	17	1
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	440	425	15	37	37	—	29	29	—	373	359	14
Term of First Mortgage												
Less than 8 years	32	32	—	—	—	—	—	—	—	32	32	—
8 to 12 years	66	63	3	1	1	—	—	—	—	65	62	3
13 to 17 years	74	73	1	4	4	—	—	—	—	70	70	1
18 to 22 years	161	159	2	7	7	—	2	1	—	153	151	2
23 to 27 years	119	113	6	13	13	—	10	10	—	96	90	6
28 to 32 years	103	95	8	13	13	—	17	17	—	73	65	8
33 to 37 years	—	—	—	—	—	—	—	—	—	—	—	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	5	5	—	—	—	—	—	—	—	5	5	—
Median	21.3	21.1	...	...	...	...	...	...	...	20.5	20.3	...
Unexpired Term of First Mortgage												
Less than 4 years	41	41	—	9	9	—	—	—	—	32	32	—
4 to 7 years	82	82	—	3	3	—	3	3	—	75	75	—
8 to 12 years	101	98	3	—	—	—	—	—	—	101	98	3
13 to 17 years	113	113	—	7	7	—	3	3	—	102	102	—
18 to 22 years	80	72	8	4	4	—	8	8	—	68	60	8
23 to 27 years	58	55	3	3	3	—	—	—	—	55	52	3
28 to 32 years	20	17	3	—	—	—	—	—	—	20	17	3
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	65	63	3	10	10	—	15	15	—	41	38	3
Median	14.0	13.8	...	...	...	...	...	...	...	13.9	13.6	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region**MORTGAGE CHARACTERISTICS—Con.****Graduated Interest and Principal Payments on First Mortgage**

Yes, monthly payments can change (other than through change in interest rate)

Payments increase yearly for first five years of mortgage

Payments increase yearly for first ten years of mortgage

Payments change in some other way

Not reported

No, monthly payments cannot change

Not reported

Holder of First Mortgage

Commercial bank or trust company

Mutual savings bank

Savings and loan association

Life insurance company

Mortgage company

Federal agency

Federally-secured pool

Federal National Mortgage Association

Real estate or construction company

Individual or individual's estate

Other

Location of First Mortgage Holder**Property in Northeast Region**

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in North Central Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in South Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in West Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Servicing of First Mortgage

Holder

Agent

Holder's Acquisition of First Mortgage

Originated by holder

Purchased from present servicer

Purchased from someone else

Not reported

Mortgage Assumption

Lender's permission needed for assumption

Lender's permission not needed for assumption

Not reported

Prepayment Penalties

Yes

No

Not reported

First Mortgage Loan as Percent of Purchase Price**Properties acquired by purchase with first mortgage made or assumed at time of purchase**

Less than 40 percent

40 to 49 percent

50 to 59 percent

60 to 69 percent

70 to 79 percent

80 to 89 percent

90 to 94 percent

95 to 99 percent

100 percent or more

Not reported

Median

Other properties

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Northeast Region												
MORTGAGE CHARACTERISTICS—Con.												
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	44	44	—	—	—	—	—	—	—	44	44	—
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	36	36	—	—	—	—	—	—	—	36	36	—
Not reported	8	8	—	—	—	—	—	—	—	8	8	—
No, monthly payments cannot change	510	490	20	36	36	—	29	29	—	445	426	19
Not reported	6	6	—	1	1	—	—	—	—	5	5	—
Holder of First Mortgage												
Commercial bank or trust company	103	99	4	—	—	—	3	3	—	100	96	4
Mutual savings bank	178	169	9	25	25	—	9	9	—	145	136	9
Savings and loan association	177	170	7	5	5	—	8	8	—	164	158	7
Life insurance company	3	3	—	3	3	—	—	—	—	—	—	—
Mortgage company	8	8	—	—	—	—	3	3	—	5	5	—
Federal agency	5	5	—	3	3	—	1	1	—	1	1	—
Federally-secured pool	2	2	—	2	2	—	—	—	—	—	—	—
Federal National Mortgage Association	7	7	—	—	—	—	5	5	—	2	2	—
Real estate or construction company	9	9	—	—	—	—	—	—	—	9	9	—
Individual or individual's estate	57	57	—	—	—	—	—	—	—	57	57	—
Other	10	10	—	—	—	—	—	—	—	10	10	—
Location of First Mortgage Holder												
Property in Northeast Region	560	540	20	37	37	—	29	29	—	494	474	19
Lender in Northeast	519	499	20	33	33	—	20	19	—	466	447	19
Lender in North Central	8	8	—	—	—	—	3	3	—	5	5	—
Lender in South	31	31	—	4	4	—	6	6	—	20	20	—
Lender in West	2	2	—	—	—	—	—	—	—	2	2	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	517	500	16	28	28	—	20	19	—	469	453	16
Agent	43	40	4	9	9	—	9	9	—	25	22	4
Holder's Acquisition of First Mortgage												
Originated by holder	519	503	16	24	24	—	24	24	—	471	455	16
Purchased from present servicer	15	15	—	6	6	—	2	2	—	8	8	—
Purchased from someone else	17	13	4	5	5	—	3	3	—	9	5	4
Not reported	9	9	—	3	3	—	—	—	—	5	5	—
Mortgage Assumption												
Lender's permission needed for assumption	255	242	13	3	3	—	7	7	—	245	232	13
Lender's permission not needed for assumption	227	225	2	32	32	—	19	18	—	176	175	1
Not reported	78	73	5	2	2	—	3	3	—	73	68	5
Prepayment Penalties												
Yes	36	33	4	1	1	—	—	—	—	35	31	4
No	515	499	16	34	34	—	29	29	—	452	436	16
Not reported	8	8	—	1	1	—	—	—	—	7	7	—
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	464	445	19	37	37	—	29	29	—	399	380	19
Less than 40 percent	16	15	1	—	—	—	—	—	—	16	15	1
40 to 49 percent	25	25	—	1	1	—	—	—	—	24	24	—
50 to 59 percent	37	37	—	6	6	—	—	—	—	30	30	—
60 to 69 percent	75	73	3	1	1	—	11	11	—	63	61	3
70 to 79 percent	81	72	9	3	3	—	4	4	—	74	66	9
80 to 89 percent	99	92	6	13	13	—	4	4	—	82	76	6
90 to 94 percent	17	17	—	3	3	—	1	1	—	13	13	—
95 to 99 percent	7	7	—	2	2	—	—	—	—	5	5	—
100 percent or more	76	76	—	8	8	—	7	6	—	62	62	—
Not reported	31	31	—	—	—	—	3	3	—	28	28	—
Median	78	78	...	...	...	...	...	...	...	77	77	...
Other properties	96	95	1	1	1	—	—	—	—	95	94	1

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Northeast Region**MORTGAGE CHARACTERISTICS—Con.****Total Mortgage Loan as Percent of Purchase Price**

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent	15	15	19
40 to 49 percent	25	25	—
50 to 59 percent	37	37	—
60 to 69 percent	73	73	—
70 to 79 percent	73	72	1
80 to 89 percent	95	92	3
90 to 94 percent	18	17	1
95 to 99 percent	7	7	—
100 percent or more	90	76	14
Not reported	31	31	—
Median	79	79	...

Other properties

96

95

1

1

1

—

—

—

—

—

—

—

—

—

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	127	126	1
20 to 29 percent	70	70	—
30 to 39 percent	92	82	10
40 to 49 percent	79	72	7
50 to 59 percent	70	68	2
60 to 69 percent	33	33	—
70 to 79 percent	32	32	—
80 to 89 percent	12	12	—
90 to 99 percent	10	7	—
100 percent or more	7	7	—
Not reported	26	26	—
Median	38	37	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	126	126	—
20 to 29 percent	72	70	1
30 to 39 percent	83	82	1
40 to 49 percent	75	72	3
50 to 59 percent	79	68	11
60 to 69 percent	34	33	1
70 to 79 percent	35	32	3
80 to 89 percent	12	12	—
90 to 99 percent	10	10	—
100 percent or more	7	7	1
Not reported	26	26	—
Median	38	37	...

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	560	540	20
Interest and principal	549	529	20
Fully amortized	523	503	20
Partially amortized	26	26	—
Principal only	4	4	—
Fully amortized	1	1	—
Partially amortized	3	3	—
Interest only	7	7	—
No regular payments required	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	549	529	20
Real estate taxes and property insurance	97	92	6
With no other items	61	55	6
With other items	37	37	—
Real estate taxes only	213	207	6
Property insurance only	—	—	—
Other combinations or no other items	238	230	8
No regular payments of interest and principal	11	11	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	560	540	20
Less than \$60	92	88	4
\$60 to \$79	45	44	1
\$80 to \$99	60	55	5
\$100 to \$149	115	109	6
\$150 to \$199	52	51	1
\$200 to \$249	71	71	—
\$250 to \$299	48	44	4
\$300 to \$399	25	25	—
\$400 to \$499	28	28	—
\$500 to \$599	11	11	—
\$600 to \$699	3	3	—
\$700 to \$799	3	3	—
\$800 or more	8	8	—
Median	\$136	\$138	...
Mean	\$224	\$228	...
No regular payments required	—	—	—

All mortgaged properties	Properties with government-insured first mortgage						Properties with conventional first mortgage		
	FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
37	37	—	—	29	29	—	399	380	19
15	15	—	—	—	—	—	15	15	—
25	25	—	—	—	—	—	24	24	—
37	37	—	—	—	—	—	30	30	—
73	73	—	—	11	11	—	61	61	—
73	72	1	—	4	4	—	66	66	1
95	92	3	—	4	4	—	79	76	3
18	17	1	—	1	1	—	14	13	1
7	7	—	—	—	—	—	5	5	—
90	76	14	—	7	6	—	76	62	14
31	31	—	—	3	3	—	28	28	—
79	79	...	...	...	...	...	78	77	...
96	95	1	—	—	—	—	95	94	1
127	126	1	—	3	3	—	106	105	1
70	70	—	—	11	11	—	57	57	—
92	82	10	—	4	4	—	87	76	10
79	72	7	—	2	2	—	72	65	7
70	68	2	—	1	1	—	67	66	2
33	33	—	—	4	4	—	28	28	—
32	32	—	—	3	3	—	28	28	—
12	12	—	—	—	—	—	12	12	—
10	7	—	—	—	—	—	7	7	—
7	7	—	—	—	—	—	7	7	—
26	26	—	—	—	—	—	22	22	—
38	37	...	...	...	...	...	38	38	...
126	126	—	—	3	3	—	105	105	—
72	70	1	—	11	11	—	58	57	1
83	82	1	—	4	4	—	77	76	1
75	72	3	—	2	2	—	68	65	3
79	68	11	—	1	1	—	76	66	11
34	33	1	—	4	4	—	28	28	1
35	32	3	—	3	3	—	31	28	3
12	12	—	—	—	—	—	12	12	—
10	10	—	—	—	—	—	10	10	—
7	7	1	—	—	—	—	7	7	1
26	26	—	—	—	—	—	22	22	—
38	37	...	...	...	...	...	39	38	...
37	37	—	—	29	29	—	494	474	19
37	37	—	—	29	29	—	482	463	19
37	37	—	—	29	29	—	457	437	19
—	—	—	—	—	—	—	26	26	—
—	—	—	—	—	—	—	4	4	—
—	—	—	—	—	—	—	1	1	—
—	—	—	—	—	—	—	3	3	—
—	—	—	—	—	—	—	7	7	—
—	—	—	—	—	—	—	—	—	—
37	37	—	—	29	29	—	482	463	19
26	26	—	—	9	9	—	62	56	6
1	1	—	—	4	4	—	55	49	6
25	25	—	—	5	5	—	7	7	—
5	5	—	—	15	15	—	193	187	6
—	—	—	—	—	—	—	—	—	—
6	6	—	—	5	5	—	227	219	8
—	—	—	—	—	—	—	11	11	—
37	37	—	—	29	29	—	494	474	19
14	14	—	—	7	7	—	71	67	4
4	4	—	—	2	2	—	39	38	1
4	4	—	—	6	6	—	50	45	5
7	7	—	—	6	6	—	102	96	6
—	—	—	—	—	—	—	52	51	1
6	6	—	—	8	8	—	58	58	—
—	—	—	—	—	—	—	48	44	4
—	—	—	—	—	—	—	25	25	—
—	—	—	—	—	—	—	28	28	—
—	—	—	—	—	—	—	11	11	—
—	—	—	—	—	—	—	3	3	—
—	—	—	—	—	—	—	3	3	—
—	—	—	—	—	—	—	5	5	—
...	...	...	...	...	...	...	\$143	\$145	...
...	...	...	...	...	...	...	\$190	\$192	...
—	—	—	—	—	—	—	—	—	—

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	560	540	20	37	37	—	29	29	—	494	474	19
Less than \$60	88	88	—	14	14	—	7	7	—	67	67	—
\$60 to \$79	46	44	1	4	4	—	2	2	—	39	38	1
\$80 to \$99	57	55	2	4	4	—	6	6	—	47	45	2
\$100 to \$149	114	109	4	7	7	—	6	6	—	100	96	4
\$150 to \$199	52	51	2	—	—	—	—	—	—	52	51	2
\$200 to \$249	74	71	3	6	6	—	8	8	—	60	58	3
\$250 to \$299	44	44	—	—	—	—	—	—	—	44	44	—
\$300 to \$399	28	25	3	—	—	—	—	—	—	28	25	3
\$400 to \$499	29	28	1	—	—	—	—	—	—	29	28	1
\$500 to \$599	11	11	—	—	—	—	—	—	—	11	11	—
\$600 to \$699	6	3	4	—	—	—	—	—	—	6	3	4
\$700 to \$799	3	3	—	—	—	—	—	—	—	3	3	—
\$800 or more	8	8	—	3	3	—	—	—	—	5	5	—
Median	\$139	\$138	...	...	...	...	...	...	...	\$146	\$145	...
Mean	\$230	\$228	...	...	...	...	...	...	...	\$196	\$192	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	560	540	20	37	37	—	29	29	—	494	474	19
Current or ahead of schedule	511	492	19	32	32	—	29	29	—	450	431	19
Delinquent (30 days or more)	41	41	1	4	4	—	—	—	—	38	37	1
1 to 3 payments	31	31	—	3	3	—	—	—	—	28	28	—
4 or more payments	10	9	1	1	1	—	—	—	—	9	9	1
Foreclosure in process	5	4	1	—	—	—	—	—	—	5	4	1
Foreclosure not in process	5	5	—	1	1	—	—	—	—	4	4	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	8	8	—	1	1	—	—	—	—	6	6	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Real Estate Tax Per Housing Unit												
Acquired before 1980	476	460	16	34	34	—	20	20	—	421	406	16
Less than \$100	2	2	—	—	—	—	—	—	—	2	2	—
\$100 to \$199	21	20	1	1	1	—	—	—	—	20	19	1
\$200 to \$299	29	26	3	5	5	—	—	—	—	24	21	3
\$300 to \$399	39	37	1	—	—	—	—	—	—	38	37	1
\$400 to \$499	61	60	1	1	1	—	—	—	—	60	59	1
\$500 to \$599	51	49	2	4	4	—	1	1	—	46	43	2
\$600 to \$699	29	28	1	5	5	—	2	2	—	23	22	1
\$700 to \$799	24	24	—	1	1	—	—	—	—	23	23	—
\$800 to \$899	52	52	—	4	4	—	11	11	—	37	37	—
\$900 to \$999	20	20	—	5	5	—	—	—	—	16	16	—
\$1,000 to \$1,499	60	57	3	1	1	—	3	3	—	56	53	3
\$1,500 or more	69	66	4	3	3	—	4	4	—	62	59	4
Not reported	18	18	—	3	3	—	—	—	—	15	15	—
Median	\$690	\$694	...	...	...	...	...	...	...	\$661	\$665	...
Acquired 1980 and 1981 (part)	84	80	4	3	3	—	9	9	—	72	69	4
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage	410	398	12	33	33	—	20	20	—	356	345	12
Less than 20 percent	25	24	1	3	3	—	3	3	—	19	18	1
20 to 29 percent	47	46	1	9	9	—	2	2	—	36	36	—
30 to 39 percent	33	29	4	1	1	—	1	1	—	31	27	4
40 to 49 percent	39	38	1	3	3	—	—	—	—	36	35	1
50 to 59 percent	41	40	2	—	—	—	8	8	—	33	32	2
60 to 69 percent	29	29	—	—	—	—	—	—	—	29	29	—
70 to 79 percent	25	25	—	1	1	—	—	—	—	23	23	—
80 to 89 percent	21	21	—	3	3	—	3	3	—	15	15	—
90 to 99 percent	16	16	—	3	3	—	—	—	—	13	13	—
100 percent or more	57	57	—	3	3	—	—	—	—	54	54	—
Not reported or not computed	77	74	3	8	8	—	3	3	—	66	62	3
Median	55	56	...	...	...	...	...	...	...	57	58	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage	410	398	12	33	33	—	20	20	—	356	345	12
Less than 20 percent	24	24	—	3	3	—	3	3	—	18	18	—
20 to 29 percent	46	46	—	9	9	—	2	2	—	36	36	—
30 to 39 percent	30	29	1	1	1	—	1	1	—	28	27	1
40 to 49 percent	39	38	1	3	3	—	—	—	—	36	35	1
50 to 59 percent	43	40	3	—	—	—	8	8	—	35	32	3
60 to 69 percent	31	29	1	—	—	—	—	—	—	30	29	1
70 to 79 percent	25	25	—	1	1	—	—	—	—	23	23	—
80 to 89 percent	22	21	2	3	3	—	3	3	—	16	15	2
90 to 99 percent	16	16	—	3	3	—	—	—	—	13	13	—
100 percent or more	59	57	1	3	3	—	—	—	—	56	54	1
Not reported or not computed	77	74	3	8	8	—	3	3	—	66	62	3
Median	57	56	...	...	...	...	...	...	...	58	58	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
Acquired before 1980	476	460	16	34	34	—	20	20	—	421	406	16
Less than \$10	52	49	3	3	3	—	5	5	—	44	41	3
\$10 to \$14	95	94	2	1	1	—	—	—	—	95	93	2
\$15 to \$19	72	71	1	6	6	—	3	3	—	63	62	1
\$20 to \$24	71	69	2	2	2	—	—	—	—	69	67	2
\$25 to \$29	45	42	4	3	3	—	3	3	—	39	36	4
\$30 to \$39	62	58	4	6	6	—	—	—	—	56	52	4
\$40 to \$49	23	23	—	9	9	—	6	6	—	7	7	—
\$50 to \$59	9	9	—	—	—	—	—	—	—	—	—	—
\$60 or more	14	14	—	—	—	—	3	3	—	11	11	—
Not reported or not computed	33	33	—	4	4	—	—	—	—	29	29	—
Median	\$20	\$20	...	...	...	...	...	...	...	\$20	\$19	...
Acquired 1980 and 1981 (part)	84	80	4	3	3	—	9	9	—	72	69	4

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980	410	398	12	33	33	—	20	20	—	356	345	12
Less than 5 percent	2	2	—	—	—	—	—	—	—	2	2	—
5 to 9 percent	16	14	2	2	2	—	—	—	—	14	12	2
10 to 14 percent	49	45	4	5	5	—	—	—	—	44	40	4
15 to 19 percent	49	49	—	—	—	—	5	5	—	45	45	—
20 to 24 percent	55	52	3	3	3	—	5	5	—	47	44	3
25 to 29 percent	37	36	—	1	1	—	—	—	—	35	35	—
30 to 34 percent	30	30	—	1	1	—	1	1	—	29	29	—
35 to 39 percent	12	12	—	—	—	—	—	—	—	12	12	—
40 percent or more	75	75	—	10	10	—	7	7	—	58	58	—
Not reported or not computed	85	85	3	11	11	—	3	3	—	71	68	3
Median	24	25	...	...	...	...	...	...	...	24	25	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980	410	398	12	33	33	—	20	20	—	356	345	12
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 to 49 percent	12	12	—	—	—	—	3	3	—	9	9	—
50 to 59 percent	19	19	—	3	3	—	—	—	—	16	16	—
60 to 69 percent	23	23	1	3	3	—	—	—	—	20	20	1
70 to 79 percent	29	27	2	5	5	—	—	—	—	24	22	2
80 to 89 percent	28	26	2	1	1	—	1	1	—	26	24	2
90 to 99 percent	39	39	—	3	3	—	2	2	—	35	35	—
100 to 109 percent	27	25	2	—	—	—	5	5	—	22	21	2
110 percent or more	137	135	3	7	7	—	7	7	—	123	121	2
Not reported or not computed	88	85	3	11	11	—	3	3	—	74	71	3
Median	101	101	...	...	...	...	...	...	...	102	102	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	416	400	16	34	34	—	20	20	—	362	346	16
1,000,000 or more	54	54	—	8	8	—	2	2	—	44	44	—
250,000 to 999,999	17	16	—	1	1	—	1	1	—	14	14	—
50,000 to 249,999	104	101	3	13	13	—	4	4	—	87	84	3
10,000 to 49,999	134	128	6	11	11	—	4	4	—	120	113	6
Less than 10,000 and rural	109	102	7	2	2	—	9	9	—	98	91	7
Outside SMSA's	144	140	4	3	3	—	9	9	—	132	128	4
10,000 or more	37	35	3	3	3	—	3	3	—	32	29	3
2,500 to 9,999	25	24	1	—	—	—	1	1	—	23	23	1
Less than 2,500 and rural	81	81	—	—	—	—	5	5	—	77	77	—

Number of Housing Units

1 housing unit	335	326	10	21	21	—	23	23	—	291	282	10
2 housing units	145	144	2	12	12	—	4	4	—	129	128	2
3 housing units	43	39	4	2	2	—	1	1	—	40	36	4
4 housing units	36	31	4	3	3	—	—	—	—	33	29	4

Number of Buildings

1 building	526	508	17	36	36	—	29	29	—	462	444	17
2 to 4 buildings	19	18	1	—	—	—	—	—	—	19	18	1
Not reported	15	14	1	2	2	—	—	—	—	13	12	1

Manner of Acquisition

By purchase	558	538	20	37	37	—	29	29	—	491	472	19
Placed one new mortgage	458	448	10	26	26	—	14	14	—	417	408	9
Placed two or more new mortgages	11	3	7	—	—	—	—	—	—	11	3	7
Assumed mortgage(s) already on property	56	55	1	10	10	—	15	15	—	31	30	1
Assumed mortgage already on property and placed new mortgage	2	—	2	—	—	—	—	—	—	2	—	2
All cash	29	29	—	1	1	—	—	—	—	28	28	—
Borrowed other than with mortgage	3	3	—	—	—	—	—	—	—	3	3	—
Inheritance or gift	1	1	—	—	—	—	—	—	—	1	1	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	1	1	—	—	—	—	—	—	—	1	1	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Land and Building Acquisition												
During some 12-month period	525	505	20	37	37	—	29	29	—	459	439	19
Acquired land previously	20	20	—	—	—	—	—	—	—	20	20	—
Land not owned by building owner	8	8	—	—	—	—	—	—	—	8	8	—
Not reported	7	7	—	—	—	—	—	—	—	7	7	—
Year Property Acquired												
1979 to 1981 (part)	145	138	7	8	8	—	10	10	—	128	121	7
1977 and 1978	105	101	3	1	1	—	—	—	—	104	100	3
1975 and 1976	47	42	5	1	1	—	6	6	—	41	36	5
1970 to 1974	131	127	4	6	6	—	—	—	—	125	121	4
1965 to 1969	61	61	—	13	13	—	10	10	—	38	38	—
1960 to 1964	27	26	—	3	3	—	—	—	—	23	23	—
1959 or earlier	44	44	—	6	6	—	3	3	—	35	35	—
Year Structure Built												
1979 to March 1980	1	1	—	—	—	—	—	—	—	1	1	—
1977 and 1978	12	12	—	—	—	—	—	—	—	12	12	—
1975 and 1976	10	9	1	—	—	—	—	—	—	10	9	1
1970 to 1974	29	29	—	—	—	—	—	—	—	29	29	—
1960 to 1969	51	48	4	3	3	—	—	—	—	48	45	4
1950 to 1959	56	56	—	9	9	—	7	7	—	40	40	—
1940 to 1949	46	44	2	2	2	—	1	1	—	43	41	2
1939 or earlier	337	324	13	24	24	—	18	17	—	296	283	13
Not reported	17	17	—	—	—	—	3	3	—	14	14	—
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part) ...	250	240	10	9	9	—	10	10	—	231	221	10
Less than \$5,000	12	12	—	2	2	—	—	—	—	11	11	—
\$5,000 to \$9,999	23	17	5	—	—	—	3	3	—	20	14	5
\$10,000 to \$14,999	39	39	—	—	—	—	2	2	—	38	38	—
\$15,000 to \$19,999	20	19	2	1	1	—	1	1	—	17	16	2
\$20,000 to \$24,999	27	24	3	2	2	—	1	1	—	24	21	3
\$25,000 to \$29,999	15	15	—	1	1	—	—	—	—	14	14	—
\$30,000 to \$34,999	18	18	—	—	—	—	—	—	—	18	18	—
\$35,000 to \$39,999	6	6	—	—	—	—	—	—	—	6	6	—
\$40,000 to \$49,999	25	25	—	—	—	—	3	3	—	22	22	—
\$50,000 to \$59,999	22	22	—	3	3	—	—	—	—	19	19	—
\$60,000 to \$79,999	24	24	—	—	—	—	—	—	—	24	24	—
\$80,000 to \$99,999	6	6	—	—	—	—	—	—	—	6	6	—
\$100,000 to \$149,999	5	5	—	—	—	—	—	—	—	5	5	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	8	8	—	—	—	—	—	—	—	8	8	—
Median	\$25000	\$26600	...	...	...	...	...	...	...	\$25800	\$27600	...
Other properties	310	300	10	29	29	—	19	18	—	262	253	9
Value												
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	9	9	—	3	3	—	—	—	—	6	6	—
\$10,000 to \$14,999	12	9	3	—	—	—	3	3	—	9	6	3
\$15,000 to \$19,999	24	24	—	—	—	—	3	3	—	21	21	—
\$20,000 to \$24,999	15	15	—	—	—	—	—	—	—	12	12	—
\$25,000 to \$29,999	32	32	—	3	3	—	—	—	—	30	30	—
\$30,000 to \$34,999	22	22	1	1	1	—	2	2	—	20	19	1
\$35,000 to \$39,999	48	48	—	4	4	—	4	4	—	40	40	—
\$40,000 to \$49,999	91	84	7	6	6	—	13	12	—	72	66	7
\$50,000 to \$59,999	66	65	1	10	10	—	—	—	—	56	56	1
\$60,000 to \$79,999	111	110	1	4	4	—	—	—	—	107	106	1
\$80,000 to \$99,999	35	34	1	—	—	—	—	—	—	35	34	1
\$100,000 to \$149,999	50	45	5	2	2	—	5	5	—	44	39	5
\$150,000 to \$199,999	15	15	—	—	—	—	—	—	—	15	15	—
\$200,000 or more	4	3	1	—	—	—	—	—	—	4	3	1
Not reported	26	26	—	4	4	—	—	—	—	22	22	—
Median	\$52200	\$52400	...	...	...	...	...	...	...	\$54600	\$54800	...
Mean	\$58700	\$58300	...	...	...	...	...	...	...	\$60400	\$60000	...
Value Per Housing Unit												
Less than \$5,000	1	1	—	—	—	—	—	—	—	1	1	—
\$5,000 to \$9,999	17	16	1	3	3	—	—	—	—	14	13	1
\$10,000 to \$14,999	52	46	6	4	4	—	4	4	—	44	38	6
\$15,000 to \$19,999	55	55	—	5	5	—	4	4	—	46	46	—
\$20,000 to \$24,999	50	48	2	4	4	—	3	3	—	43	41	2
\$25,000 to \$29,999	48	45	4	4	4	—	—	—	—	44	41	4
\$30,000 to \$34,999	42	42	—	1	1	—	—	—	—	41	41	—
\$35,000 to \$39,999	40	40	—	—	—	—	3	3	—	37	37	—
\$40,000 to \$49,999	55	52	3	3	3	—	10	10	—	43	40	3
\$50,000 to \$59,999	37	37	—	6	6	—	—	—	—	31	31	—
\$60,000 to \$79,999	62	61	1	3	3	—	—	—	—	59	58	1
\$80,000 to \$99,999	25	25	—	—	—	—	—	—	—	25	25	—
\$100,000 to \$149,999	37	34	4	—	—	—	5	5	—	33	29	4
\$150,000 or more	12	12	—	—	—	—	—	—	—	12	12	—
Not reported	26	26	—	4	4	—	—	—	—	22	22	—
Median	\$35300	\$35600	...	...	...	...	...	...	...	\$35500	\$35800	...
Mean	\$43900	\$44100	...	...	...	...	...	...	...	\$44900	\$45000	...

Table 2f. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	410	398	12	33	33	—	20	20	—	356	345	12
Less than \$60	17	17	—	3	3	—	—	—	—	14	14	—
\$60 to \$79	5	5	—	—	—	—	—	—	—	5	5	—
\$80 to \$99	4	4	—	—	—	—	—	—	—	4	4	—
\$100 to \$119	26	25	—	—	—	—	3	3	—	22	22	—
\$120 to \$149	27	27	—	—	—	—	1	1	—	26	26	—
\$150 to \$199	68	66	3	9	9	—	—	—	—	60	57	3
\$200 to \$249	61	58	2	—	—	—	5	5	—	56	53	2
\$250 to \$299	30	29	1	5	5	—	—	—	—	25	24	1
\$300 to \$349	25	25	—	1	1	—	—	—	—	24	24	—
\$350 to \$399	20	18	2	6	6	—	3	3	—	10	8	2
\$400 to \$449	11	11	—	1	1	—	—	—	—	10	10	—
\$450 to \$499	12	12	—	—	—	—	5	5	—	8	8	—
\$500 or more	28	28	—	1	1	—	—	—	—	27	27	—
No rental receipts	18	18	—	3	3	—	—	—	—	14	14	—
Not reported	59	56	3	5	5	—	3	3	—	51	48	3
Median	\$216	\$216	...	...	...	...	...	...	...	\$213	\$212	...
Mean	\$300	\$299	...	...	...	...	...	...	...	\$301	\$299	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8

Purchase Price as Percent of Value

Acquired by purchase	558	538	20	37	37	—	29	29	—	491	472	19
Purchased 1977 to 1981 (part)	250	240	10	9	9	—	10	10	—	231	221	10
Less than 80 percent	132	123	9	3	3	—	6	6	—	123	114	9
80 to 89 percent	56	54	2	2	2	—	3	3	—	51	49	2
90 to 94 percent	10	10	—	—	—	—	1	1	—	9	9	—
95 to 99 percent	13	13	—	—	—	—	—	—	—	13	13	—
100 percent or more	24	24	—	3	3	—	—	—	—	21	21	—
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
Median	80—	80—	...	...	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976	177	168	9	7	7	—	6	6	—	165	156	9
Less than 60 percent	108	101	7	2	2	—	6	6	—	101	93	7
60 to 79 percent	32	30	2	2	2	—	—	—	—	30	28	2
80 to 89 percent	13	13	—	1	1	—	—	—	—	11	11	—
90 to 99 percent	3	3	—	—	—	—	—	—	—	3	3	—
100 percent or more	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	18	18	—	1	1	—	—	—	—	17	17	—
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	130	130	—	22	22	—	13	13	—	95	95	—
Less than 40 percent	55	55	—	6	6	—	3	3	—	46	46	—
40 to 59 percent	30	30	—	4	4	—	4	4	—	23	23	—
60 to 79 percent	15	15	—	9	9	—	—	—	—	6	6	—
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	3	3	—	—	—	—	3	3	—	—	—	—
Not reported	26	26	—	3	3	—	3	3	—	20	20	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	2	2	—	—	—	—	—	—	—	2	2	—

Rental Receipts as Percent of Value

Acquired before 1980²	410	398	12	33	33	—	20	20	—	356	345	12
Less than 5 percent	52	52	—	—	—	—	3	3	—	49	49	—
5 to 9 percent	156	155	1	10	10	—	8	8	—	138	137	1
10 to 14 percent	71	66	5	8	8	—	4	4	—	58	54	5
15 to 19 percent	26	23	3	1	1	—	2	2	—	23	21	3
20 to 24 percent	12	12	—	1	1	—	—	—	—	10	10	—
25 to 29 percent	3	3	—	1	1	—	—	—	—	1	1	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	83	80	3	11	11	—	3	3	—	69	66	3
Median	9	8	...	...	...	...	...	...	...	8	8	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	410	398	12	33	33	—	20	20	—	356	345	12
Less than 1.0 percent	210	204	6	16	16	—	17	17	—	177	171	6
1.0 to 2.9 percent	7	6	1	—	—	—	—	—	—	7	6	1
3.0 to 4.9 percent	9	9	—	—	—	—	—	—	—	9	9	—
5.0 to 6.9 percent	5	5	—	—	—	—	—	—	—	5	5	—
7.0 to 8.9 percent	14	13	1	2	2	—	—	—	—	12	11	1
9.0 to 10.9 percent	3	3	—	—	—	—	—	—	—	3	3	—
11.0 to 12.9 percent	6	6	—	—	—	—	—	—	—	6	6	—
13.0 to 14.9 percent	4	4	—	—	—	—	—	—	—	4	4	—
15.0 percent or more	45	44	1	6	6	—	—	—	—	39	39	1
Not reported or not computed	107	104	3	9	9	—	3	3	—	94	91	3
Median	1.0—	1.0—	...	...	...	...	...	...	...	1.0—	1.0—	...
Other properties	150	142	8	4	4	—	9	9	—	137	129	8

OWNER CHARACTERISTICS

Type of Owner

Individual	501	481	20	37	37	—	23	23	—	441	422	19
Partnership	33	33	—	—	—	—	4	4	—	28	28	—
Real estate corporation	16	16	—	—	—	—	2	2	—	14	14	—
Real estate investment trust	2	2	—	—	—	—	—	—	—	2	2	—
Financial institution	—	—	—	—	—	—	—	—	—	—	—	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	—	—	—	—	—	—	—	—	—	—	—	—
Other	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	4	4	—	—	—	—	—	—	—	4	4	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1g. Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region				North Central Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	2 223	1 247	976	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999	176	88	87
Inside SMSA's	1 398	719	679	\$35,000 to \$39,999	158	57	100
1,000,000 or more	105	76	30	\$40,000 to \$49,999	207	86	121
250,000 to 999,999	233	139	93	\$50,000 to \$59,999	132	54	78
50,000 to 249,999	397	179	217	\$60,000 to \$79,999	182	58	124
10,000 to 49,999	283	126	157	\$80,000 to \$99,999	64	15	50
Less than 10,000 and rural	380	199	181	\$100,000 to \$149,999	75	29	46
Outside SMSA's	825	528	297	\$150,000 to \$199,999	14	7	7
10,000 or more	178	94	84	\$200,000 or more	8	1	7
2,500 to 9,999	169	119	50	Not reported	208	152	56
Less than 2,500 and rural	478	315	163	Median	\$30200	\$24900	\$38600
				Mean	\$36900	\$29300	\$46000
Number of Housing Units				Value Per Housing Unit			
1 housing unit	1 658	988	669	Less than \$5,000	43	41	3
2 housing units	415	194	221	\$5,000 to \$9,999	198	146	52
3 housing units	77	34	43	\$10,000 to \$14,999	271	183	88
4 housing units	74	32	42	\$15,000 to \$19,999	257	145	112
				\$20,000 to \$24,999	225	125	100
Number of Buildings				\$25,000 to \$29,999	249	140	108
1 building	2 098	1 198	900	\$30,000 to \$34,999	155	80	75
2 to 4 buildings	82	42	40	\$35,000 to \$39,999	135	45	90
Not reported	44	7	37	\$40,000 to \$49,999	189	78	111
				\$50,000 to \$59,999	88	40	48
Manner of Acquisition				\$60,000 to \$79,999	132	41	90
By purchase	1 875	915	960	\$80,000 to \$99,999	25	8	17
Placed one new mortgage	1 097	323	774	\$100,000 to \$149,999	39	20	19
Placed two or more new mortgages	22	9	13	\$150,000 or more	9	3	6
Assumed mortgage(s) already on property	148	21	128	Not reported	208	152	56
Assumed mortgage already on property and placed new mortgage	17	2	14	Median	\$25300	\$21300	\$29900
All cash	518	491	27	Mean	\$29800	\$24800	\$35700
Borrowed other than with mortgage	73	69	4	Monthly Rental Receipts Per Housing Unit			
Inheritance or gift	270	260	9	Acquired before 1980 ¹	1 639	916	723
Other	43	36	7	Less than \$60	141	82	60
Not reported	36	36	—	\$60 to \$79	62	46	16
Land and Building Acquisition				\$80 to \$99	133	82	52
During same 12-month period	2 090	1 171	919	\$100 to \$119	99	68	31
Acquired land previously	95	59	37	\$120 to \$149	138	96	42
Land not owned by building owner	8	—	8	\$150 to \$199	293	140	153
Not reported	29	17	12	\$200 to \$249	184	91	94
				\$250 to \$299	128	47	81
Year Property Acquired				\$300 to \$349	43	8	35
1979 to 1981 (part)	440	173	267	\$350 to \$399	32	10	22
1977 and 1978	397	130	267	\$400 to \$449	9	—	9
1975 and 1976	226	112	114	\$450 to \$499	3	—	3
1970 to 1974	401	209	192	\$500 or more	18	6	11
1965 to 1969	213	138	75	No rental receipts	91	76	14
1960 to 1964	162	119	43	Not reported	265	165	100
1959 or earlier	384	366	18	Median	\$162	\$139	\$184
				Mean	\$203	\$171	\$239
Year Structure Built				Other properties	584	331	253
1979 to March 1980	13	3	11	Purchase Price as Percent of Value			
1977 and 1978	40	6	34	Acquired by purchase	1 875	915	960
1975 and 1976	27	6	20	Purchased 1977 to 1981 (part)	736	203	533
1970 to 1974	83	18	65	Less than 80 percent	333	87	246
1960 to 1969	189	68	121	80 to 89 percent	144	20	125
1950 to 1959	291	119	172	90 to 94 percent	48	14	35
1940 to 1949	266	149	116	95 to 99 percent	23	1	21
1939 or earlier	1 247	834	413	100 percent or more	114	48	66
Not reported	67	44	23	Not reported	74	34	40
				Median	80—	80—	80
Purchase Price Per Housing Unit				Purchased 1970 to 1976	527	227	301
Properties acquired by purchase 1977 to 1981 (part)	736	203	533	Less than 60 percent	292	143	149
Less than \$5,000	42	28	14	60 to 79 percent	110	35	76
\$5,000 to \$9,999	124	50	74	80 to 89 percent	31	10	20
\$10,000 to \$14,999	83	21	61	90 to 99 percent	4	—	4
\$15,000 to \$19,999	87	24	63	100 percent or more	20	10	10
\$20,000 to \$24,999	61	11	50	Not reported	70	29	41
\$25,000 to \$29,999	61	9	52	Median	60—	60—	60—
\$30,000 to \$34,999	63	7	56	Purchased 1969 or earlier	612	486	126
\$35,000 to \$39,999	32	—	32	Less than 40 percent	279	229	50
\$40,000 to \$49,999	35	6	29	40 to 59 percent	156	111	45
\$50,000 to \$59,999	45	6	39	60 to 79 percent	40	31	9
\$60,000 to \$79,999	21	3	18	80 to 99 percent	14	11	2
\$80,000 to \$99,999	3	—	3	100 percent or more	7	7	—
\$100,000 to \$149,999	14	7	7	Not reported	116	97	20
\$150,000 or more	—	—	—	Median	40—	40—	42
Not reported	64	29	35	Not acquired by purchase	348	332	17
Median	\$20000	\$12100	\$23600	Rental Receipts as Percent of Value			
Other properties	1 487	1 044	443	Acquired before 1980 ¹	1 639	916	723
Value				Less than 5 percent	224	129	96
Less than \$5,000	21	21	—	5 to 9 percent	543	259	284
\$5,000 to \$9,999	147	116	31	10 to 14 percent	277	118	159
\$10,000 to \$14,999	185	139	46	15 to 19 percent	79	19	15
\$15,000 to \$19,999	200	136	65	20 to 24 percent	11	10	—
\$20,000 to \$24,999	210	138	73	25 to 29 percent	10	10	—
\$25,000 to \$29,999	235	150	85	30 to 39 percent	12	12	—
				40 percent or more	447	306	141
				Not reported or not computed	8	8	8
				Median	—	—	—
				Other properties	584	331	253

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1g. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region			North Central Region		
	Total properties	Nonmortgaged properties		Total properties	Nonmortgaged properties
PROPERTY CHARACTERISTICS—Con.			MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.		
Rental Vacancy Losses as Percent of Potential Receipts			Real Estate Tax as Percent of Rental Receipts		
Acquired before 1980 ¹	1 639	916	723	1 639	916
Less than 1.0 percent	719	374	345	61	37
1.0 to 2.9 percent	11	6	5	189	94
3.0 to 4.9 percent	28	6	22	219	100
5.0 to 6.9 percent	9	2	7	223	104
7.0 to 8.9 percent	30	9	22	197	104
9.0 to 10.9 percent	22	6	16	83	38
11.0 to 12.9 percent	13	6	7	74	56
13.0 to 14.9 percent	17	13	3	47	28
15.0 percent or more	246	117	130	145	73
Not reported or not computed	543	377	166	400	280
Median	1.0—	1.0—	1.0—	18	19
Other properties	584	331	253	584	331
MORTGAGE PAYMENTS AND OTHER EXPENSES			Selected Owner Expenses as Percent of Rental Receipts		
Real Estate Tax Per Housing Unit			Acquired before 1980¹		
Acquired before 1980	1 941	1 129	811	1 639	916
Less than \$100	205	148	58	145	144
\$100 to \$199	356	235	120	166	160
\$200 to \$299	312	172	140	79	64
\$300 to \$399	248	126	123	77	59
\$400 to \$499	199	110	89	74	51
\$500 to \$599	94	39	55	66	21
\$600 to \$699	127	66	61	57	8
\$700 to \$799	68	27	41	65	22
\$800 to \$899	54	24	30	81	13
\$900 to \$999	54	32	22	78	11
\$1,000 to \$1,499	69	24	45	341	77
\$1,500 or more	32	18	14	410	286
Not reported	123	109	13	71	32
Median	\$315	\$274	\$366	584	331
Acquired 1980 and 1981 (part)	282	118	165		
Real Estate Tax Per \$1,000 Value			OWNER CHARACTERISTICS		
Acquired before 1980	1 941	1 129	811	Type of Owner	
Less than \$10	491	256	235	Individual	1 993
\$10 to \$14	422	229	193	Partnership	91
\$15 to \$19	282	166	116	Real estate corporation	29
\$20 to \$24	178	91	87	Real estate investment trust	5
\$25 to \$29	90	44	46	Financial institution	15
\$30 to \$39	100	63	37	Housing cooperative organization	—
\$40 to \$49	35	18	17	Church or church-related institution	45
\$50 to \$59	27	18	9	Other	44
\$60 or more	33	27	6	Not reported	3
Not reported or not computed	283	217	66		
Median	\$14	\$14	\$14		
Acquired 1980 and 1981 (part)	282	118	165		

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	931	931	—
2 mortgages	42	—	42
3 or more mortgages	3	—	3

Form of Debt of First Mortgage

Mortgage or deed of trust	876	836	40
Contract to purchase	100	95	5
Wrap-around mortgage	—	—	—

Origin of First Mortgage

Mortgage made at time property acquired	707	693	14
Mortgage assumed at time property acquired	132	118	15
Mortgage placed later than acquisition of property	137	121	16
Refinanced mortgage:			
Same lender	58	47	12
Different lender	21	20	1
Mortgage placed on property owned free and clear of debt	57	54	3

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	137	121	16
Renew or extend loan that had fallen due, without increasing the outstanding balance	6	5	1
Secure better terms	7	6	2
Provide funds for additions, improvements, or repairs to this property	49	46	3
Provide funds for investment in other real estate	30	25	5
Provide funds for other types of investments	8	3	5
Provide funds for educational or medical expenses	1	1	—
Other reasons	16	16	—
Not reported	19	19	1
Other properties	839	811	28

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	20	—	20
Provide funds for additions, improvements or repairs to this property	4	—	4
Provide funds for investment in other real estate	6	—	6
Provide funds for other types of investments	—	—	—
Provide funds for educational or medical expenses	—	—	—
Other reasons	8	—	8
Not reported	2	—	2
Other properties	25	—	25

Year First Mortgage Made or Assumed

1979 to 1981 (part)	324	304	20
1977 and 1978	271	265	7
1975 and 1976	128	118	10
1970 to 1974	172	165	6
1965 to 1969	54	53	1
1960 to 1964	26	26	—
1959 or earlier	1	1	—

First Mortgage Loan

Less than \$5,000	44	44	—
\$5,000 to \$9,999	129	124	5
\$10,000 to \$14,999	201	198	3
\$15,000 to \$19,999	143	139	4
\$20,000 to \$24,999	111	104	7
\$25,000 to \$29,999	93	83	9
\$30,000 to \$34,999	77	72	5
\$35,000 to \$39,999	32	29	2
\$40,000 to \$49,999	52	45	6
\$50,000 to \$59,999	38	37	1
\$60,000 to \$79,999	33	30	3
\$80,000 to \$99,999	8	8	—
\$100,000 to \$149,999	4	4	—
\$150,000 to \$199,999	1	1	—
\$200,000 or more	11	11	—
Median	\$19000	\$18600	...
Mean	\$26400	\$26300	...

First Mortgage Outstanding Debt

Less than \$5,000	178	175	3
\$5,000 to \$9,999	152	148	4
\$10,000 to \$14,999	143	141	2
\$15,000 to \$19,999	97	86	11
\$20,000 to \$24,999	104	100	3
\$25,000 to \$29,999	101	95	6
\$30,000 to \$34,999	44	37	6
\$35,000 to \$39,999	26	26	—
\$40,000 to \$49,999	48	43	5
\$50,000 to \$59,999	40	37	3

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	976	931	45	70	69	2	72	70	2	834	793	41
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	931	931	—	69	69	—	70	70	—	793	793	—
2 mortgages	42	—	42	2	—	2	2	—	2	38	—	38
3 or more mortgages	3	—	3	—	—	—	—	—	—	3	—	3
Form of Debt of First Mortgage												
Mortgage or deed of trust	876	836	40	70	69	2	72	70	2	734	697	37
Contract to purchase	100	95	5	—	—	—	—	—	—	100	95	5
Wrap-around mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Origin of First Mortgage												
Mortgage made at time property acquired	707	693	14	42	41	2	38	38	—	627	615	12
Mortgage assumed at time property acquired	132	118	15	25	25	—	34	33	2	73	60	13
Mortgage placed later than acquisition of property	137	121	16	3	3	—	—	—	—	134	117	16
Refinanced mortgage:												
Same lender	58	47	12	3	3	—	—	—	—	55	44	12
Different lender	21	20	1	—	—	—	—	—	—	21	20	1
Mortgage placed on property owned free and clear of debt	57	54	3	—	—	—	—	—	—	57	54	3
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	137	121	16	3	3	—	—	—	—	134	117	16
Renew or extend loan that had fallen due, without increasing the outstanding balance	6	5	1	—	—	—	—	—	—	6	5	1
Secure better terms	7	6	2	—	—	—	—	—	—	7	6	2
Provide funds for additions, improvements, or repairs to this property	49	46	3	—	—	—	—	—	—	49	46	3
Provide funds for investment in other real estate	30	25	5	—	—	—	—	—	—	30	25	5
Provide funds for other types of investments	8	3	5	—	—	—	—	—	—	8	3	5
Provide funds for educational or medical expenses	1	1	—	—	—	—	—	—	—	1	1	—
Other reasons	16	16	—	—	—	—	—	—	—	16	16	—
Not reported	19	19	1	3	3	—	—	—	—	16	15	1
Other properties	839	811	28	67	66	2	72	70	2	700	675	25
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	20	—	20	2	—	2	—	—	—	18	—	18
Provide funds for additions, improvements or repairs to this property	4	—	4	—	—	—	—	—	—	4	—	4
Provide funds for investment in other real estate	6	—	6	—	—	—	—	—	—	6	—	6
Provide funds for other types of investments	—	—	—	—	—	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	8	—	8	—	—	—	—	—	—	8	—	8
Not reported	2	—	2	2	—	2	—	—	—	—	—	—
Other properties	25	—	25	—	—	—	2	—	2	23	—	23
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	324	304	20	14	14	—	14	12	2	297	278	19
1977 and 1978	271	265	7	11	11	—	21	21	—	239	232	6
1975 and 1976	128	118	10	6	5	2	19	19	—	102	93	9
1970 to 1974	172	165	6	21	21	—	18	18	—	133	127	6
1965 to 1969	54	53	1	11	11	—	—	—	—	43	42	1
1960 to 1964	26	26	—	6	6	—	—	—	—	20	20	—
1959 or earlier	1	1	—	1	1	—	—	—	—	—	—	—
First Mortgage Loan												
Less than \$5,000	44	44	—	3	3	—	—	—	—	40	40	—
\$5,000 to \$9,999	129	124	5	10	10	—	7	7	—	112	108	5
\$10,000 to \$14,999	201	198	3	23	23	—	8	8	—	169	167	3
\$15,000 to \$19,999	143	139	4	17	17	—	24	24	—	103	99	4
\$20,000 to \$24,999	111	104	7	7	6	—	10	10	—	94	88	7
\$25,000 to \$29,999	93	83	9	4	4	—	4	4	—	84	74	9
\$30,000 to \$34,999	77	72	5	3	2	2	8	8	—	65	62	3
\$35,000 to \$39,999	32	29	2	2	2	—	5	5	—	25	23	2
\$40,000 to \$49,999	52	45	6	—	—	—	3	1	2	49	44	5
\$50,000 to \$59,999	38	37	1	—	—	—	1	1	—	37	36	1
\$60,000 to \$79,999	33	30	3	2	2	—	2	2	—	30	27	3
\$80,000 to \$99,999	8	8	—	—	—	—	—	—	—	8	8	—
\$100,000 to \$149,999	4	4	—	—	—	—	—	—	—	4	4	—
\$150,000 to \$199,999	1	1	—	—	—	—	—	—	—	1	1	—
\$200,000 or more	11	11	—	—	—	—	—	—	—	11	11	—
Median	\$19000	\$18600	...	\$14800	\$14600	...	\$19400	\$19200	...	\$19600	\$19100	...
Mean	\$26400	\$26300	...	\$17100	\$16700	...	\$22400	\$21800	...	\$27500	\$27500	...
First Mortgage Outstanding Debt												
Less than \$5,000	178	175	3	13	13	—	7	7	—	158	155	3
\$5,000 to \$9,999	152	148	4	16	16	—	2	2	—	135	130	4
\$10,000 to \$14,999	143	141	2	20	20	—	14	14	—	108	106	2
\$15,000 to \$19,999	97	86	11	3	3	—	21	21	—	72	61	11
\$20,000 to \$24,999	104	100	3	6	6	—	5	5	—	92	89	3
\$25,000 to \$29,999	101	95	6	4	4	—	9	9	—	87	81	6
\$30,000 to \$34,999	44	37	6	3	2	2	7	7	—	34	29	5
\$35,000 to \$39,999	26	26	—	2	2	—	2	2	—	23	23	—
\$40,000 to \$49,999	48	43	5	—	—	—	3	2	2	44	41	3
\$50,000 to \$59,999	40	37	3	—	—	—	2	2	—	39	36	3

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$60,000 to \$79,999	30	29	1	2	2	—	—	—	—	28	27	1
\$80,000 to \$99,999	5	5	—	—	—	—	—	—	—	5	5	—
\$100,000 to \$149,999	1	1	—	—	—	—	—	—	—	1	1	—
\$150,000 to \$199,999	1	1	—	—	—	—	—	—	—	1	1	—
\$200,000 or more	7	7	—	—	—	—	—	—	—	7	7	—
Median	\$15800	\$15100	...	\$11500	\$11200	...	\$18100	\$17900	...	\$16100	\$15400	...
Mean	\$22000	\$21900	...	\$14200	\$13700	...	\$20900	\$20400	...	\$22800	\$22700	...

Total Mortgage Outstanding Debt

Less than \$5,000	175	175	—	13	13	—	7	7	—	155	155	—
\$5,000 to \$9,999	151	148	3	16	16	—	2	2	—	134	130	3
\$10,000 to \$14,999	142	141	2	20	20	—	14	14	—	107	106	2
\$15,000 to \$19,999	86	86	—	7	3	—	21	21	—	61	61	—
\$20,000 to \$24,999	105	100	5	7	6	—	5	5	—	94	89	5
\$25,000 to \$29,999	96	95	2	4	4	—	9	9	—	82	81	2
\$30,000 to \$34,999	45	37	8	3	2	2	7	7	—	36	29	6
\$35,000 to \$39,999	32	26	6	2	2	—	2	2	—	29	23	6
\$40,000 to \$49,999	52	43	9	—	—	—	2	2	—	50	41	9
\$50,000 to \$59,999	39	37	1	—	—	—	2	2	—	37	36	1
\$60,000 to \$79,999	32	29	3	2	2	—	—	—	—	30	27	3
\$80,000 to \$99,999	10	5	5	—	—	—	2	—	2	8	5	3
\$100,000 to \$149,999	2	1	1	—	—	—	—	—	—	2	1	1
\$150,000 to \$199,999	1	1	—	—	—	—	—	—	—	1	1	—
\$200,000 or more	7	7	—	—	—	—	—	—	—	7	7	—
Median	\$16100	\$15100	...	\$11500	\$11200	...	\$18100	\$17900	...	\$16700	\$15400	...
Mean	\$22800	\$21900	...	\$14200	\$13700	...	\$21800	\$20400	...	\$23600	\$22700	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	8	8	—	5	5	—	—	—	—	3	3	—
5.0 percent	3	3	—	—	—	—	—	—	—	3	3	—
5.1 to 5.9 percent	30	30	—	13	13	—	3	3	—	14	14	—
6.0 percent	31	31	—	2	2	—	3	3	—	26	26	—
6.1 to 6.9 percent	29	29	—	5	5	—	2	2	—	23	23	—
7.0 percent	47	45	2	6	6	—	12	12	—	29	27	2
7.1 to 7.4 percent	6	6	—	—	—	—	—	—	—	6	6	—
7.5 to 7.9 percent	74	65	9	11	11	—	7	7	—	56	47	9
8.0 percent	65	59	6	7	7	—	7	7	—	51	45	6
8.1 to 8.4 percent	2	2	—	—	—	—	—	—	—	2	2	—
8.5 to 8.9 percent	163	161	2	17	15	2	22	22	—	124	123	1
9.0 percent	98	92	6	—	—	—	5	5	—	93	87	6
9.1 to 9.9 percent	113	108	5	2	2	—	7	5	2	105	102	3
10.0 percent	51	50	1	—	—	—	3	3	—	48	48	1
10.1 to 11.9 percent	111	108	3	2	2	—	1	1	—	108	105	3
12.0 percent	43	40	3	—	—	—	—	—	—	43	40	3
12.1 to 13.9 percent	55	51	4	—	—	—	—	—	—	55	51	4
14.0 percent or more	46	42	4	2	2	—	—	—	—	45	41	4
Median	9.0	9.0	...	7.7	7.7	...	8.5	8.5	...	9.0	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	300	287	13	—	—	—	—	—	—	300	287	13
Rate higher now than when mortgage made	46	44	2	—	—	—	—	—	—	46	44	2
Rate lower now than when mortgage made	4	4	—	—	—	—	—	—	—	4	4	—
Rate unchanged or same now as when mortgage made	238	226	12	—	—	—	—	—	—	238	226	12
Not reported	13	13	—	—	—	—	—	—	—	13	13	—
No, interest rate cannot be changed	671	640	31	70	69	2	72	70	2	529	501	28
Not reported	5	5	—	—	—	—	—	—	—	5	5	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	300	287	13	—	—	—	—	—	—	300	287	13
Rate renegotiated periodically	46	42	4	—	—	—	—	—	—	46	42	4
Rate changes tied to market index	24	23	2	—	—	—	—	—	—	24	23	2
When mortgage is assumed	184	176	8	—	—	—	—	—	—	184	176	8
When payments become delinquent	83	83	1	—	—	—	—	—	—	83	83	1
Other reason	52	51	2	—	—	—	—	—	—	52	51	2
Not reported	8	8	—	—	—	—	—	—	—	8	8	—
Interest rate cannot be changed	671	640	31	70	69	2	72	70	2	529	501	28

Term of First Mortgage

Less than 8 years	100	91	9	—	—	—	—	—	—	100	91	9
8 to 12 years	125	124	1	—	—	—	—	—	—	125	124	1
13 to 17 years	127	113	14	3	3	—	3	3	—	121	106	14
18 to 22 years	179	173	6	4	4	—	—	—	—	175	169	6
23 to 27 years	161	153	8	10	9	2	3	3	—	147	141	6
28 to 32 years	270	264	6	52	52	—	65	64	2	153	148	5
33 to 37 years	—	—	—	—	—	—	—	—	—	—	—	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	14	14	—	—	—	—	—	—	—	14	14	—
Median	21.6	21.8	...	29.6	29.7	...	30.2	30.2	...	19.9	20.0	...

Unexpired Term of First Mortgage

Less than 4 years	121	117	4	1	1	—	—	—	—	120	116	4
4 to 7 years	130	121	9	—	—	—	—	—	—	130	121	9
8 to 12 years	130	122	9	13	13	—	—	—	—	117	109	9
13 to 17 years	128	126	1	9	9	—	—	—	—	118	117	1
18 to 22 years	131	129	2	13	11	2	8	8	—	110	110	—
23 to 27 years	135	130	5	5	5	—	26	26	—	105	100	5
28 to 32 years	55	55	—	5	5	—	4	4	—	47	47	—
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	146	131	15	25	25	—	34	33	2	87	74	13
Median	14.3	14.6	...	...	...	...	...	...	...	13.3	13.6	...

¹Detail does not add to total because lenders reported more than one reason.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	51	51	—	2	2	—	—	—	—	50	50	—
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	46	46	—	2	2	—	—	—	—	44	44	—
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
No, monthly payments cannot change	916	871	45	66	64	2	72	70	2	778	737	41
Not reported	9	9	—	3	3	—	—	—	—	6	6	—
Holder of First Mortgage												
Commercial bank or trust company	214	204	10	2	2	—	3	3	—	208	198	10
Mutual savings bank	24	24	—	6	6	—	3	3	—	14	14	—
Savings and loan association	460	435	25	12	11	2	12	12	—	435	412	24
Life insurance company	10	8	1	—	—	—	2	2	—	8	7	1
Mortgage company	30	30	—	8	8	—	22	22	—	—	—	—
Federal agency	5	3	2	1	1	—	3	2	2	—	—	—
Federally-secured pool	22	22	—	5	5	—	15	15	—	2	2	—
Federal National Mortgage Association	41	41	—	32	32	—	7	7	—	3	3	—
Real estate or construction company	12	12	—	—	—	—	—	—	—	12	12	—
Individual or individual's estate	130	123	7	—	—	—	—	—	—	130	123	7
Other	29	29	—	3	3	—	5	5	—	21	21	—
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	976	931	45	70	69	2	72	70	2	834	793	41
Lender in North Central	16	16	—	3	3	—	5	5	—	8	8	—
Lender in South	847	809	38	29	28	2	35	35	—	782	746	36
Lender in West	106	100	7	38	38	—	28	26	2	40	35	5
Lender outside United States	5	5	—	—	—	—	3	3	—	1	1	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Property in South Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	829	791	38	10	9	2	43	42	2	776	740	35
Agent	147	141	6	60	60	—	28	28	—	59	52	6
Holder's Acquisition of First Mortgage												
Originated by holder	844	807	37	25	25	—	38	38	—	781	744	37
Purchased from present servicer	74	68	6	26	26	—	22	20	2	26	21	5
Purchased from someone else	37	37	—	14	14	—	10	10	—	14	14	—
Not reported	21	19	2	5	3	2	2	2	—	14	14	—
Mortgage Assumption												
Lender's permission needed for assumption	508	490	18	5	5	—	4	4	—	499	481	18
Lender's permission not needed for assumption	380	360	20	58	58	—	68	66	2	255	236	19
Not reported	88	82	6	8	6	2	—	—	—	80	75	5
Prepayment Penalties												
Yes	129	126	2	3	3	—	—	—	—	126	123	2
No	816	780	36	64	64	—	72	70	2	680	646	34
Not reported	32	25	6	3	2	2	—	—	—	29	24	5
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	839	811	28	67	66	2	72	70	2	700	675	25
40 to 49 percent	12	10	2	2	2	—	—	—	—	10	9	2
50 to 59 percent	20	19	2	—	—	—	2	—	2	19	19	—
60 to 69 percent	49	41	8	3	3	—	15	15	—	31	24	8
70 to 79 percent	84	83	2	—	—	—	6	6	—	78	76	2
80 to 89 percent	172	165	7	13	13	—	2	2	—	158	150	7
90 to 94 percent	179	172	7	18	16	2	8	8	—	184	176	8
95 to 99 percent	78	78	—	5	5	—	6	6	—	67	67	—
100 percent or more	36	35	1	12	12	—	—	—	—	24	23	1
Not reported	146	146	—	11	11	—	29	29	—	107	107	—
Median	63	63	—	5	5	—	5	5	—	53	53	—
Other properties	83	83	—	—	—	—	91	—	—	82	82	—
	137	121	16	3	3	—	—	—	—	134	117	16

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	839	811	28	67	66	2	72	70	2	700	675	25
Less than 40 percent	10	10	—	2	2	—	—	—	—	9	9	—
40 to 49 percent	19	19	—	—	—	—	—	—	—	19	19	—
50 to 59 percent	43	41	2	3	3	—	15	15	—	25	24	2
60 to 69 percent	86	83	3	—	—	—	6	6	—	79	76	3
70 to 79 percent	168	165	4	13	13	—	2	2	—	154	150	4
80 to 89 percent	177	172	5	16	16	—	10	8	2	151	148	3
90 to 94 percent	82	78	4	6	5	2	6	6	—	69	67	2
95 to 99 percent	39	35	4	12	12	—	—	—	—	27	23	4
100 percent or more	153	146	7	11	11	—	29	29	—	114	107	7
Not reported	63	63	—	5	5	—	5	5	—	53	53	—
Median	84	83	...	...	...	...	91	...	...	83	82	...
Other properties	137	121	16	3	3	—	—	—	—	134	117	16
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	153	145	8	10	10	—	3	3	—	139	131	8
20 to 29 percent	121	115	6	11	11	—	2	2	—	108	102	6
30 to 39 percent	111	100	11	10	10	—	13	11	2	89	79	10
40 to 49 percent	137	131	5	15	15	—	11	11	—	111	106	5
50 to 59 percent	125	120	5	9	7	2	5	5	—	111	108	3
60 to 69 percent	115	108	6	3	3	—	10	10	—	102	96	6
70 to 79 percent	92	89	3	5	5	—	12	12	—	75	72	3
80 to 89 percent	38	38	—	3	3	—	7	7	—	29	29	—
90 to 99 percent	10	10	—	—	—	—	—	—	—	10	10	—
100 percent or more	18	18	—	—	—	—	—	—	—	18	18	—
Not reported	56	56	—	5	5	—	10	10	—	42	42	—
Median	46	46	...	...	...	...	...	...	...	45	46	...
Total Outstanding Debt as Percent of Value												
Less than 20 percent	145	145	—	10	10	—	3	3	—	131	131	—
20 to 29 percent	119	115	4	11	11	—	2	2	—	106	102	4
30 to 39 percent	105	100	5	10	10	—	11	11	—	84	79	5
40 to 49 percent	135	131	3	15	15	—	11	11	—	109	106	3
50 to 59 percent	126	120	6	9	7	2	5	5	—	112	108	4
60 to 69 percent	113	108	5	3	3	—	10	10	—	101	96	5
70 to 79 percent	104	89	15	5	5	—	14	12	2	85	72	13
80 to 89 percent	42	38	4	3	3	—	7	7	—	33	29	4
90 to 99 percent	10	10	—	—	—	—	—	—	—	10	10	—
100 percent or more	21	18	3	—	—	—	—	—	—	21	18	3
Not reported	56	56	—	5	5	—	10	10	—	42	42	—
Median	47	46	...	...	...	...	...	...	...	47	46	...
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	973	928	45	70	69	2	72	70	2	831	789	41
Interest and principal	962	921	42	70	69	2	72	70	2	820	782	38
Fully amortized	862	830	31	70	69	2	72	70	2	719	692	28
Partially amortized	101	90	10	—	—	—	—	—	—	101	90	10
Principal only	2	2	—	—	—	—	—	—	—	2	2	—
Fully amortized	2	2	—	—	—	—	—	—	—	2	2	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	9	6	3	—	—	—	—	—	—	9	6	3
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	962	921	42	70	69	2	72	70	2	820	782	38
Real estate taxes and property insurance	356	343	13	68	66	2	65	64	2	223	213	10
With no other items	232	225	7	11	11	—	53	53	—	168	161	7
With other items	124	118	6	56	55	2	12	11	2	55	52	3
Real estate taxes only	121	112	9	2	2	—	6	6	—	113	104	9
Property insurance only	11	11	—	—	—	—	—	—	—	11	11	—
Other combinations or no other items	474	455	19	1	1	—	—	—	—	473	453	19
No regular payments of interest and principal	14	11	3	—	—	—	—	—	—	14	11	3
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	973	928	45	70	69	2	72	70	2	831	789	41
Less than \$60	121	114	7	18	18	—	10	10	—	93	86	7
\$60 to \$79	108	108	—	13	13	—	2	2	—	94	94	—
\$80 to \$99	98	94	4	6	6	—	10	10	—	81	78	4
\$100 to \$149	225	221	4	19	17	2	23	23	—	183	181	2
\$150 to \$199	159	153	6	10	10	—	23	10	—	139	133	6
\$200 to \$249	85	67	18	3	3	—	6	5	2	76	60	16
\$250 to \$299	50	47	3	—	—	—	10	10	—	40	37	3
\$300 to \$399	52	49	3	2	2	—	—	—	—	51	48	3
\$400 to \$499	22	22	—	—	—	—	—	—	—	22	22	—
\$500 to \$599	26	26	—	—	—	—	—	—	—	26	26	—
\$600 to \$699	4	4	—	—	—	—	—	—	—	4	4	—
\$700 to \$799	3	3	—	—	—	—	—	—	—	3	3	—
\$800 or more	20	20	—	—	—	—	—	—	—	20	20	—
Median	\$135	\$133	...	\$94	\$91	...	\$130	\$128	...	\$140	\$138	...
Mean	\$221	\$223	...	\$105	\$104	...	\$142	\$141	...	\$237	\$240	...
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	973	928	45	70	69	2	72	70	2	831	789	41
Less than \$60	114	114	—	18	18	—	10	10	—	86	86	—
\$60 to \$79	110	108	2	13	13	—	2	2	—	95	94	2
\$80 to \$99	98	94	4	6	6	—	10	10	—	82	78	4
\$100 to \$149	221	221	—	17	17	—	23	23	—	181	181	—
\$150 to \$199	156	153	3	11	10	2	10	10	—	135	133	2
\$200 to \$249	72	67	4	3	3	—	5	5	—	64	60	4
\$250 to \$299	52	47	5	—	—	—	10	10	—	42	37	5
\$300 to \$399	68	49	19	2	2	—	2	—	2	65	48	17
\$400 to \$499	23	22	1	—	—	—	—	—	—	23	22	1
\$500 to \$599	27	26	2	—	—	—	—	—	—	27	26	2
\$600 to \$699	9	4	5	—	—	—	—	—	—	9	4	5
\$700 to \$799	3	3	—	—	—	—	—	—	—	3	3	—
\$800 or more	20	20	—	—	—	—	—	—	—	20	20	—
Median	\$137	\$133	...	\$94	\$91	...	\$130	\$128	...	\$142	\$138	...
Mean	\$227	\$223	...	\$105	\$104	...	\$146	\$141	...	\$244	\$240	...
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	973	928	45	70	69	2	72	70	2	831	789	41
Current or ahead of schedule	886	845	40	62	62	—	57	56	2	766	727	39
Delinquent (30 days or more)	72	69	3	6	6	—	14	14	—	51	48	3
1 to 3 payments	46	44	2	6	6	—	8	8	—	32	30	2
4 or more payments	26	25	1	—	—	—	7	7	—	19	18	1
Foreclosure in process	14	14	—	—	—	—	3	3	—	11	11	—
Foreclosure not in process	12	11	1	—	—	—	3	3	—	8	7	1
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	16	14	2	2	—	2	—	—	—	14	14	—
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—
Real Estate Tax Per Housing Unit												
Acquired before 1980	811	782	29	63	61	2	62	62	—	687	659	28
Less than \$100	58	58	—	—	—	—	—	—	—	58	58	—
\$100 to \$199	120	115	5	4	4	—	12	12	—	104	99	5
\$200 to \$299	140	138	2	12	12	—	14	14	—	114	112	2
\$300 to \$399	123	119	4	18	16	2	12	12	—	93	91	2
\$400 to \$499	89	82	7	9	9	—	3	3	—	76	69	7
\$500 to \$599	55	50	5	5	5	—	—	—	—	50	45	5
\$600 to \$699	61	59	2	8	8	—	5	5	—	48	46	2
\$700 to \$799	41	39	1	—	—	—	—	—	—	41	39	1
\$800 to \$899	30	29	1	—	—	—	—	—	—	30	29	1
\$900 to \$999	22	22	—	—	—	—	10	10	—	13	13	—
\$1,000 to \$1,499	45	44	1	3	3	—	6	6	—	35	35	1
\$1,500 or more	14	13	2	3	3	—	—	—	—	11	10	2
Not reported	13	13	—	—	—	—	—	—	—	13	13	—
Median	\$366	\$362	...	...	...	...	...	...	...	\$365	\$359	...
Acquired 1980 and 1981 (part)	165	150	15	8	8	—	10	8	2	147	134	14
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	720	692	28	60	58	2	52	52	—	608	582	27
Less than 20 percent	13	13	—	1	1	—	—	—	—	11	11	—
20 to 29 percent	41	35	6	8	8	—	1	1	—	32	26	6
30 to 39 percent	55	53	1	1	1	—	6	6	—	47	45	1
40 to 49 percent	71	68	3	9	9	—	5	5	—	57	54	3
50 to 59 percent	54	52	2	—	—	—	5	5	—	49	46	2
60 to 69 percent	70	69	1	8	8	—	3	3	—	59	58	1
70 to 79 percent	66	63	3	10	10	—	13	13	—	44	40	3
80 to 89 percent	47	45	2	2	—	2	—	—	—	45	45	—
90 to 99 percent	33	33	—	—	—	—	1	1	—	32	32	—
100 percent or more	157	152	5	11	11	—	7	7	—	139	134	5
Not reported or not computed	115	110	5	9	9	—	12	12	—	94	88	5
Median	70	70	...	...	...	...	...	...	...	71	71	...
Other properties	256	240	16	11	11	—	19	18	2	226	211	15
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	720	692	28	60	58	2	52	52	—	608	582	27
Less than 20 percent	13	13	—	1	1	—	—	—	—	11	11	—
20 to 29 percent	35	35	—	8	8	—	1	1	—	26	26	—
30 to 39 percent	55	53	2	1	1	—	6	6	—	47	45	2
40 to 49 percent	71	68	3	9	9	—	5	5	—	57	54	3
50 to 59 percent	52	52	—	—	—	—	5	5	—	46	46	—
60 to 69 percent	69	69	—	8	8	—	3	3	—	58	58	—
70 to 79 percent	63	63	—	10	10	—	13	13	—	40	40	—
80 to 89 percent	47	45	2	—	—	—	—	—	—	47	45	2
90 to 99 percent	38	33	5	—	—	—	1	1	—	37	32	5
100 percent or more	164	152	11	13	11	2	7	7	—	144	134	10
Not reported or not computed	115	110	5	9	9	—	12	12	—	94	88	5
Median	71	70	...	...	...	...	...	...	...	73	71	...
Other properties	256	240	16	11	11	—	19	18	2	226	211	15

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	811	782	29	63	61	2	62	62	—	687	659	28
Less than \$10	235	224	11	13	13	—	22	22	—	200	189	11
\$10 to \$14	193	186	8	14	12	2	3	3	—	176	170	6
\$15 to \$19	116	112	4	11	11	—	11	11	—	94	90	4
\$20 to \$24	87	84	3	9	9	—	8	8	—	69	66	3
\$25 to \$29	46	45	1	3	3	—	3	3	—	40	38	1
\$30 to \$39	37	36	2	5	5	—	1	1	—	31	30	2
\$40 to \$49	17	16	1	—	—	—	3	3	—	14	13	1
\$50 to \$59	9	9	—	—	—	—	—	—	—	9	9	—
\$60 or more	6	6	—	3	3	—	—	—	—	3	3	—
Not reported or not computed	66	66	—	5	5	—	10	10	—	51	51	—
Median	\$14	\$14	...	...	...	...	...	...	...	\$13	\$13	...
Acquired 1980 and 1981 (part)	165	150	15	8	8	—	10	8	2	147	134	14

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	723	695	28	60	58	2	52	52	—	611	585	27
Less than 5 percent	24	23	1	—	—	—	—	—	—	24	23	1
5 to 9 percent	95	92	3	2	2	—	5	5	—	88	85	3
10 to 14 percent	120	113	7	10	10	—	8	8	—	101	95	7
15 to 19 percent	119	115	4	9	8	2	3	3	—	107	105	2
20 to 24 percent	92	90	3	18	18	—	14	14	—	60	57	3
25 to 29 percent	46	44	2	—	—	—	6	6	—	39	38	2
30 to 34 percent	18	18	—	—	—	—	—	—	—	18	18	—
35 to 39 percent	18	15	3	3	3	—	—	—	—	15	12	3
40 percent or more	72	71	1	8	8	—	3	3	—	61	60	1
Not reported or not computed	120	114	5	9	9	—	12	12	—	99	93	5
Median	18	18	...	...	...	...	...	...	...	17	17	...
Other properties	253	237	16	11	11	—	19	18	2	223	208	15

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	723	695	28	60	58	2	52	52	—	611	585	27
Less than 20 percent	1	1	—	—	—	—	—	—	—	1	1	—
20 to 29 percent	6	6	—	—	—	—	—	—	—	6	6	—
30 to 39 percent	15	15	—	—	—	—	—	—	—	15	15	—
40 to 49 percent	18	18	—	3	3	—	—	—	—	14	14	—
50 to 59 percent	23	20	3	—	—	—	—	—	—	23	20	3
60 to 69 percent	45	43	2	—	—	—	3	3	—	42	40	2
70 to 79 percent	49	49	—	7	7	—	10	10	—	32	32	—
80 to 89 percent	43	43	—	2	2	—	1	1	—	41	41	—
90 to 99 percent	68	68	—	5	5	—	11	11	—	52	52	—
100 to 109 percent	67	66	1	8	8	—	1	1	—	58	57	1
110 percent or more	264	247	17	26	24	2	14	14	—	224	209	15
Not reported or not computed	124	119	5	9	9	—	12	12	—	103	98	5
Median	105	104	...	...	...	...	...	...	...	105	104	...
Other properties	253	237	16	11	11	—	19	18	2	223	208	15

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	679	644	35	70	69	2	58	56	2	551	519	32
1,000,000 or more	30	29	1	3	3	—	2	2	—	25	24	1
250,000 to 999,999	93	89	4	19	19	—	26	26	—	49	44	4
50,000 to 249,999	217	201	16	21	21	—	8	8	—	188	172	16
10,000 to 49,999	157	156	1	18	18	—	17	17	—	122	121	1
Less than 10,000 and rural	181	169	13	9	8	2	5	3	2	167	157	9
Outside SMSA's	297	288	10	—	—	—	14	14	—	283	274	10
10,000 or more	84	84	—	—	—	—	9	9	—	75	75	—
2,500 to 9,999	50	50	—	—	—	—	—	—	—	50	50	—
Less than 2,500 and rural	163	153	10	—	—	—	5	5	—	158	148	10

Number of Housing Units

1 housing unit	669	648	21	51	51	—	55	55	—	563	542	21
2 housing units	221	204	17	18	16	2	11	10	2	192	178	14
3 housing units	43	41	2	1	1	—	3	3	—	39	37	2
4 housing units	42	38	4	1	1	—	2	2	—	40	35	4

Number of Buildings

1 building	900	860	40	66	64	2	69	67	2	765	729	36
2 to 4 buildings	40	38	1	2	2	—	3	3	—	35	34	1
Not reported	37	34	4	3	3	—	—	—	—	34	30	4

Manner of Acquisition

By purchase	960	920	39	70	69	2	72	70	2	817	781	36
Placed one new mortgage	774	762	12	45	44	2	38	38	—	691	680	11
Placed two or more new mortgages	13	3	—	—	—	—	—	—	—	13	3	—
Assumed mortgage(s) already on property	128	123	5	22	22	—	33	33	—	73	68	5
Assumed mortgage already on property and placed new mortgage	14	4	10	3	3	—	2	—	2	10	1	8
All cash	27	27	—	—	—	—	—	—	—	27	27	—
Borrowed other than with mortgage	4	1	3	—	—	—	—	—	—	4	1	3
Inheritance or gift	9	4	5	—	—	—	—	—	—	9	4	5
Other	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Land and Building Acquisition												
During same 12-month period	919	874	45	67	66	2	68	67	2	783	742	41
Acquired land previously	37	37	—	—	—	—	—	—	—	37	37	—
Land not owned by building owner	8	8	—	3	3	—	—	—	—	5	5	—
Not reported	12	12	—	—	—	—	3	3	—	9	9	—
Year Property Acquired												
1979 to 1981 (part)	267	249	18	11	11	—	15	14	2	241	224	16
1977 and 1978	267	261	6	8	8	—	23	23	—	235	230	6
1975 and 1976	114	111	3	10	8	2	15	15	—	89	88	2
1970 to 1974	192	181	11	24	24	—	18	18	—	150	139	11
1965 to 1969	75	74	1	11	11	—	—	—	—	64	63	1
1960 to 1964	43	37	6	6	6	—	—	—	—	37	31	6
1959 or earlier	18	18	—	1	1	—	—	—	—	17	17	—
Year Structure Built												
1979 to March 1980	11	10	1	2	2	—	—	—	—	9	8	1
1977 and 1978	34	34	—	—	—	—	—	—	—	34	34	—
1975 and 1976	20	14	6	2	—	2	—	—	—	19	14	5
1970 to 1974	65	62	3	2	2	—	13	13	—	51	48	3
1960 to 1969	121	118	3	3	3	—	7	6	2	111	109	1
1950 to 1959	172	164	8	11	11	—	19	19	—	142	134	8
1940 to 1949	116	112	5	10	10	—	7	7	—	99	95	5
1939 or earlier	413	394	19	42	42	—	22	22	—	350	331	19
Not reported	23	23	—	—	—	—	3	3	—	20	20	—
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)	533	509	24	19	19	—	39	37	2	475	453	22
Less than \$5,000	14	14	—	—	—	—	—	—	—	14	14	—
\$5,000 to \$9,999	74	73	1	3	3	—	3	3	—	68	67	1
\$10,000 to \$14,999	61	61	—	—	—	—	2	2	—	60	59	1
\$15,000 to \$19,999	63	63	—	5	5	—	7	7	—	51	51	—
\$20,000 to \$24,999	50	49	1	—	—	—	4	4	—	46	45	1
\$25,000 to \$29,999	52	48	4	3	3	—	3	3	—	46	42	4
\$30,000 to \$34,999	56	49	7	5	5	—	10	10	—	41	34	7
\$35,000 to \$39,999	32	29	3	3	3	—	5	5	—	24	21	3
\$40,000 to \$49,999	29	26	3	—	—	—	—	—	—	29	26	3
\$50,000 to \$59,999	39	34	5	—	—	—	2	—	2	37	34	3
\$60,000 to \$79,999	18	18	—	—	—	—	3	3	—	15	15	—
\$80,000 to \$99,999	3	3	—	—	—	—	—	—	—	3	3	—
\$100,000 to \$149,999	7	7	—	—	—	—	—	—	—	7	7	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	35	35	—	—	—	—	—	—	—	35	35	—
Median	\$23600	\$22700	...	...	...	...	...	...	...	\$23000	\$22000	...
Other properties	443	422	21	51	50	2	33	33	—	359	339	19
Value												
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	31	31	—	—	—	—	—	—	—	31	31	—
\$10,000 to \$14,999	46	46	—	3	3	—	3	3	—	40	40	—
\$15,000 to \$19,999	65	65	—	1	1	—	—	—	—	63	63	—
\$20,000 to \$24,999	73	71	2	6	6	—	5	5	—	62	60	2
\$25,000 to \$29,999	85	82	3	11	11	—	13	13	—	61	58	3
\$30,000 to \$34,999	87	87	—	15	15	—	3	3	—	69	69	—
\$35,000 to \$39,999	100	96	4	15	15	—	13	13	—	72	67	4
\$40,000 to \$49,999	121	115	6	8	8	—	16	16	—	97	91	6
\$50,000 to \$59,999	78	69	9	—	—	—	3	3	—	75	66	9
\$60,000 to \$79,999	124	117	6	5	3	2	1	1	—	118	113	5
\$80,000 to \$99,999	50	43	7	—	—	—	2	2	—	47	41	7
\$100,000 to \$149,999	46	42	4	—	—	—	2	—	2	44	42	2
\$150,000 to \$199,999	7	4	3	—	—	—	—	—	—	7	4	3
\$200,000 or more	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	56	56	—	5	5	—	10	10	—	42	42	—
Median	\$38600	\$37900	...	...	...	...	...	...	...	\$39900	\$39100	...
Mean	\$46000	\$44900	...	...	...	...	...	...	...	\$47600	\$46500	...
Value Per Housing Unit												
Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	52	52	—	2	2	—	1	1	—	49	49	—
\$10,000 to \$14,999	88	86	3	6	6	—	7	7	—	75	72	3
\$15,000 to \$19,999	112	111	1	7	6	—	3	3	—	102	101	1
\$20,000 to \$24,999	100	98	2	8	8	—	8	8	—	84	81	2
\$25,000 to \$29,999	108	101	7	10	10	—	13	13	—	86	79	7
\$30,000 to \$34,999	75	69	6	11	10	2	—	—	—	64	59	5
\$35,000 to \$39,999	90	85	5	16	16	—	10	10	—	65	60	5
\$40,000 to \$49,999	111	103	7	6	6	—	15	15	—	90	82	7
\$50,000 to \$59,999	48	43	5	—	—	—	3	3	—	45	39	5
\$60,000 to \$79,999	90	87	3	—	—	—	2	—	2	89	87	2
\$80,000 to \$99,999	17	12	5	—	—	—	—	—	—	17	12	5
\$100,000 to \$149,999	19	19	—	—	—	—	—	—	—	19	19	—
\$150,000 or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	56	56	—	5	5	—	10	10	—	42	42	—
Median	\$29900	\$29400	...	...	...	...	...	...	...	\$29900	\$29400	...
Mean	\$35700	\$35400	...	...	...	...	...	...	...	\$36800	\$36400	...

Table 2g. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	723	695	28	60	58	2	52	52	—	611	585	27
Less than \$60	60	60	—	3	3	—	2	2	—	55	55	—
\$60 to \$79	16	16	—	2	2	—	2	2	—	12	12	—
\$80 to \$99	52	52	—	8	8	—	7	7	—	36	36	—
\$100 to \$119	31	31	—	4	4	—	5	5	—	22	22	—
\$120 to \$149	42	42	—	8	8	—	—	—	—	34	34	—
\$150 to \$199	153	146	7	9	8	2	7	7	—	137	132	5
\$200 to \$249	94	85	9	3	3	—	11	11	—	79	71	8
\$250 to \$299	81	79	1	8	8	—	4	4	—	69	67	1
\$300 to \$349	35	30	5	3	3	—	3	3	—	29	24	5
\$350 to \$399	22	22	—	—	—	—	—	—	—	22	22	—
\$400 to \$449	9	9	—	—	—	—	—	—	—	9	9	—
\$450 to \$499	3	2	2	—	—	—	—	—	—	3	2	2
\$500 or more	11	11	—	—	—	—	—	—	—	11	11	—
No rental receipts	14	14	—	—	—	—	3	3	—	11	11	—
Not reported	100	95	5	9	9	—	8	8	—	83	77	5
Median	\$184	\$182	...	...	...	...	...	...	...	\$187	\$184	...
Mean	\$239	\$235	...	...	...	...	...	...	...	\$243	\$239	...
Other properties	253	237	16	11	11	—	19	18	2	223	208	15

Purchase Price as Percent of Value

Acquired by purchase	960	920	39	70	69	2	72	70	2	817	781	36
Purchased 1977 to 1981 (part)	533	509	24	19	19	—	39	37	2	475	453	22
Less than 80 percent	246	237	10	7	7	—	18	18	—	222	212	9
80 to 89 percent	125	118	6	5	5	—	9	8	2	111	106	5
90 to 94 percent	35	35	—	2	2	—	3	3	—	30	30	—
95 to 99 percent	21	17	5	2	2	—	3	3	—	17	12	5
100 percent or more	66	63	3	3	3	—	2	2	—	61	58	3
Not reported	40	40	—	2	2	—	3	3	—	35	35	—
Median	80	80	...	...	...	...	...	...	...	80	80	...
Purchased 1970 to 1976	301	292	9	33	31	2	33	33	—	234	227	7
Less than 60 percent	149	143	6	14	14	—	10	10	—	125	119	6
60 to 79 percent	76	73	3	11	10	2	13	13	—	51	50	1
80 to 89 percent	20	20	—	3	3	—	—	—	—	17	17	—
90 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	10	10	—	—	—	—	2	2	—	9	9	—
Not reported	41	41	—	5	5	—	8	8	—	29	29	—
Median	60	60	...	...	...	...	...	...	...	60	60	...
Purchased 1969 or earlier	126	119	7	18	18	—	—	—	—	108	101	7
Less than 40 percent	50	44	6	3	3	—	—	—	—	47	41	6
40 to 59 percent	45	44	1	12	12	—	—	—	—	33	31	1
60 to 79 percent	9	9	—	3	3	—	—	—	—	6	6	—
80 to 99 percent	2	2	—	—	—	—	—	—	—	2	2	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	20	20	—	—	—	—	—	—	—	20	20	—
Median	42	43	...	...	...	...	...	...	...	40	40	...
Not acquired by purchase	17	11	5	—	—	—	—	—	—	17	11	5

Rental Receipts as Percent of Value

Acquired before 1980²	723	695	28	60	58	2	52	52	—	611	585	27
Less than 5 percent	96	94	2	11	11	—	8	8	—	76	75	2
5 to 9 percent	284	277	7	29	28	2	15	15	—	239	234	5
10 to 14 percent	159	146	13	4	4	—	10	10	—	145	132	13
15 to 19 percent	28	28	—	—	—	—	4	4	—	24	24	—
20 to 24 percent	15	14	2	1	1	—	—	—	—	14	12	2
25 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	141	136	5	13	13	—	15	15	—	113	108	5
Median	8	8	...	...	...	...	...	...	...	9	9	...
Other properties	253	237	16	11	11	—	19	18	2	223	208	15

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	723	695	28	60	58	2	52	52	—	611	585	27
Less than 1.0 percent	345	330	15	33	32	2	27	27	—	285	271	14
1.0 to 2.9 percent	5	5	—	—	—	—	—	—	—	5	5	—
3.0 to 4.9 percent	22	20	1	—	—	—	—	—	—	22	20	1
5.0 to 6.9 percent	7	7	—	—	—	—	—	—	—	7	7	—
7.0 to 8.9 percent	22	22	—	3	3	—	3	3	—	15	15	—
9.0 to 10.9 percent	16	16	—	—	—	—	—	—	—	16	16	—
11.0 to 12.9 percent	7	7	—	—	—	—	—	—	—	7	7	—
13.0 to 14.9 percent	3	3	—	—	—	—	—	—	—	3	3	—
15.0 percent or more	130	123	6	10	10	—	3	3	—	117	110	6
Not reported or not computed	166	160	5	13	13	—	19	19	—	134	128	5
Median	1.0	1.0	...	...	...	...	...	...	...	1.0	1.0	...
Other properties	253	237	16	11	11	—	19	18	2	223	208	15

OWNER CHARACTERISTICS

Type of Owner

Individual	862	822	40	66	64	2	68	67	2	728	691	37
Partnership	54	49	5	3	3	—	—	—	—	51	46	5
Real estate corporation	14	14	—	2	2	—	—	—	—	12	12	—
Real estate investment trust	5	5	—	—	—	—	—	—	—	5	5	—
Financial institution	5	5	—	—	—	—	—	—	—	5	5	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	19	19	—	—	—	—	—	—	—	19	19	—
Other	13	13	—	—	—	—	—	—	—	13	13	—
Not reported	3	3	—	—	—	—	3	3	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1h. Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

South Region	Total properties	Nonmortgaged properties	Mortgaged properties	South Region	Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties	3 552	2 227	1 325	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999	256	134	122
inside SMSA's	2 333	1 295	1 038	\$35,000 to \$39,999	205	91	114
1,000,000 or more	109	55	54	\$40,000 to \$49,999	291	73	218
250,000 to 999,999	460	273	187	\$50,000 to \$59,999	294	130	164
50,000 to 249,999	566	316	249	\$60,000 to \$79,999	296	107	188
10,000 to 49,999	546	239	307	\$80,000 to \$99,999	108	27	80
Less than 10,000 and rural	653	412	241	\$100,000 to \$149,999	93	32	61
Outside SMSA's	1 219	932	287	\$150,000 to \$199,999	36	7	29
10,000 or more	246	157	89	\$200,000 or more	17	10	7
2,500 to 9,999	357	263	94	Not reported	337	289	48
Less than 2,500 and rural	616	512	104	Median	\$29800	\$20900	\$45000
Number of Housing Units				Mean	\$37100	\$27400	\$52000
1 housing unit	3 088	1 953	1 135	Value Per Housing Unit			
2 housing units	326	193	133	Less than \$5,000	175	161	14
3 housing units	68	41	27	\$5,000 to \$9,999	305	286	19
4 housing units	70	40	30	\$10,000 to \$14,999	329	273	55
Number of Buildings				\$15,000 to \$19,999	402	311	91
1 building	3 371	2 104	1 267	\$20,000 to \$24,999	304	212	92
2 to 4 buildings	153	110	43	\$25,000 to \$29,999	285	169	116
Not reported	28	13	16	\$30,000 to \$34,999	256	130	128
Manner of Acquisition				\$35,000 to \$39,999	201	81	120
By purchase	2 773	1 481	1 292	\$40,000 to \$49,999	275	63	212
Placed one new mortgage	1 304	479	825	\$50,000 to \$59,999	257	112	145
Placed two or more new mortgages	28	18	10	\$60,000 to \$79,999	233	84	149
Assumed mortgage(s) already on property	490	105	385	\$80,000 to \$99,999	81	20	60
Assumed mortgage already on property and placed new mortgage	55	3	53	\$100,000 to \$149,999	69	22	47
All cash	788	772	56	\$150,000 or more	44	13	31
Borrowed other than with mortgage	109	105	4	Not reported	337	289	48
Inheritance or gift	625	592	33	Median	\$26600	\$19000	\$40300
Other	100	100	—	Mean	\$33100	\$24500	\$46100
Not reported	54	54	—	Monthly Rental Receipts Per Housing Unit			
Land and Building Acquisition				Acquired before 1980 ¹	2 564	1 643	921
During some 12-month period	3 158	1 907	1 251	Less than \$60	368	333	35
Acquired land previously	305	244	61	\$60 to \$79	196	163	33
Land not owned by building owner	29	24	5	\$80 to \$99	107	80	27
Not reported	60	52	8	\$100 to \$119	182	144	38
Year Property Acquired				\$120 to \$149	185	116	69
1979 to 1981 (part)	771	350	421	\$150 to \$199	243	128	115
1977 and 1978	490	206	284	\$200 to \$249	178	69	109
1975 and 1976	331	156	175	\$250 to \$299	135	44	91
1970 to 1974	589	338	252	\$300 to \$349	106	21	85
1965 to 1969	392	288	104	\$350 to \$399	74	13	61
1960 to 1964	325	274	51	\$400 to \$449	34	8	26
1959 or earlier	655	615	40	\$450 to \$499	36	—	36
Year Structure Built				\$500 or more	25	4	21
1979 to March 1980	80	8	72	No rental receipts	218	177	41
1977 and 1978	100	21	79	Not reported	477	343	133
1975 and 1976	74	7	67	Median	\$133	\$96	\$226
1970 to 1974	239	67	173	Mean	\$209	\$132	\$325
1960 to 1969	551	290	261	Other properties	988	584	405
1950 to 1959	604	351	253	Purchase Price as Percent of Value			
1940 to 1949	545	401	144	Acquired by purchase	2 773	1 481	1 292
1939 or earlier	1 253	1 014	238	Purchased 1977 to 1981 (part)	1 010	309	701
Not reported	106	69	38	Less than 80 percent	505	157	349
Purchase Price Per Housing Unit				80 to 89 percent	187	33	154
Properties acquired by purchase 1977 to 1981 (part)	1 010	309	701	90 to 94 percent	78	26	53
Less than \$5,000	85	69	16	95 to 99 percent	32	5	27
\$5,000 to \$9,999	84	45	39	100 percent or more	147	61	86
\$10,000 to \$14,999	94	43	52	Not reported	61	27	34
\$15,000 to \$19,999	74	38	37	Median	80—	80—	80—
\$20,000 to \$24,999	91	31	60	Purchased 1970 to 1976	716	305	412
\$25,000 to \$29,999	47	8	39	Less than 60 percent	456	201	255
\$30,000 to \$34,999	95	17	79	60 to 79 percent	130	36	94
\$35,000 to \$39,999	91	17	74	80 to 89 percent	18	5	14
\$40,000 to \$49,999	117	7	110	90 to 99 percent	7	7	—
\$50,000 to \$59,999	71	8	64	100 percent or more	23	8	15
\$60,000 to \$79,999	72	3	69	Not reported	82	47	34
\$80,000 to \$99,999	11	3	8	Median	60—	60—	60—
\$100,000 to \$149,999	16	3	13	Purchased 1969 or earlier	1 047	868	179
\$150,000 or more	18	—	18	Less than 40 percent	569	485	84
Not reported	42	18	24	40 to 59 percent	161	107	54
Median	\$30400	\$13700	\$36100	60 to 79 percent	51	38	13
Other properties	2 543	1 918	624	80 to 99 percent	24	21	4
Value				100 percent or more	34	27	6
Less than \$5,000	152	139	13	Not reported	209	191	18
\$5,000 to \$9,999	247	240	7	Median	40—	40—	40—
\$10,000 to \$14,999	283	241	42	Not acquired by purchase	779	746	33
\$15,000 to \$19,999	374	311	63	Rental Receipts as Percent of Value			
\$20,000 to \$24,999	293	221	72	Acquired before 1980 ¹	2 564	1 643	921
\$25,000 to \$29,999	272	175	98	Less than 5 percent	477	308	169
				5 to 9 percent	831	397	435
				10 to 14 percent	278	181	97
				15 to 19 percent	60	51	9
				20 to 24 percent	22	20	2
				25 to 29 percent	10	10	—
				30 to 39 percent	19	19	—
				40 percent or more	26	21	5
				Not reported or not computed	840	637	203
				Median	7	7	7
				Other properties	988	584	405

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1h. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region				South Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Rental Vacancy Losses as Percent of Potential Receipts				Real Estate Tax as Percent of Rental Receipts			
Acquired before 1980 ¹	2 564	1 643	921	Acquired before 1980 ¹	2 564	1 643	921
Less than 1.0 percent	1 087	618	469	Less than 5 percent	217	146	72
1.0 to 2.9 percent	9	5	4	5 to 9 percent	449	271	179
3.0 to 4.9 percent	37	14	23	10 to 14 percent	387	224	163
5.0 to 6.9 percent	8	2	45	15 to 19 percent	225	115	109
7.0 to 8.9 percent	60	15	16	20 to 24 percent	125	51	74
9.0 to 10.9 percent	26	10	16	25 to 29 percent	98	48	50
11.0 to 12.9 percent	21	16	7	30 to 34 percent	43	15	28
13.0 to 14.9 percent	27	20	134	35 to 39 percent	18	12	5
15.0 percent or more	400	266	213	40 percent or more	180	126	54
Not reported or not computed	889	676	1.0—	Not reported or not computed	822	635	187
Median	1.0—	1.0—	1.0—	Median	13	12	14
Other properties	988	584	405	Other properties	988	584	405
MORTGAGE PAYMENTS AND OTHER EXPENSES				Selected Owner Expenses as Percent of Rental Receipts			
Real Estate Tax Per Housing Unit				Acquired before 1980¹			
Acquired before 1980	3 054	1 978	1 076	Less than 20 percent	2 564	1 643	921
Less than \$100	891	753	138	20 to 29 percent	464	461	2
\$100 to \$199	618	463	155	30 to 39 percent	173	170	3
\$200 to \$299	399	200	198	40 to 49 percent	124	110	14
\$300 to \$399	249	116	133	50 to 59 percent	71	50	20
\$400 to \$499	148	54	94	60 to 69 percent	83	31	51
\$500 to \$599	114	46	68	70 to 79 percent	65	14	51
\$600 to \$699	93	25	55	80 to 89 percent	93	18	75
\$700 to \$799	63	7	12	90 to 99 percent	81	14	67
\$800 to \$899	32	20	31	100 to 109 percent	64	13	50
\$900 to \$999	35	4	63	110 percent or more	78	19	59
\$1,000 to \$1,499	73	10	25	Not reported or not computed	408	92	317
\$1,500 or more	44	19	34	Median	861	650	211
Not reported	295	261	322	Other properties	52	22	104
Median	\$179	\$123	250		988	584	405
Acquired 1980 and 1981 (part)	499	249					
Real Estate Tax Per \$1,000 Value				OWNER CHARACTERISTICS			
Acquired before 1980				Type of Owner			
Acquired before 1980	3 054	1 978	1 076	Individual	3 216	1 997	1 219
Less than \$10	1 483	931	552	Partnership	100	48	52
\$10 to \$14	505	224	281	Real estate corporation	55	31	24
\$15 to \$19	187	85	102	Real estate investment trust	10	5	5
\$20 to \$24	97	66	30	Financial institution	12	12	—
\$25 to \$29	51	50	1	Housing cooperative organization	—	—	—
\$30 to \$39	27	21	6	Church or church-related institution	51	36	15
\$40 to \$49	22	16	6	Other	96	88	9
\$50 to \$59	13	13	—	Not reported	12	10	2
\$60 or more	22	15	7				
Not reported or not computed	646	556	91				
Median	10—	10—	10—				
Acquired 1980 and 1981 (part)	499	249	250				

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	1 210	1 210	—	185	185	—	156	156	—	869	869	—
2 mortgages	116	—	116	20	—	20	17	—	17	79	—	79
3 or more mortgages	—	—	—	—	—	—	—	—	—	—	—	—

Form of Debt of First Mortgage

Mortgage or deed of trust	1 307	1 191	116	205	185	20	173	156	17	929	851	79
Contract to purchase	17	17	—	—	—	—	—	—	—	17	17	—
Wrap-around mortgage	1	1	—	—	—	—	—	—	—	1	1	—

Origin of First Mortgage

Mortgage made at time property acquired	763	712	52	69	63	6	47	44	4	647	606	42
Mortgage assumed at time property acquired	426	369	57	133	119	14	120	107	13	173	143	30
Mortgage placed later than acquisition of property	136	129	7	3	3	—	5	5	—	127	120	7
Refinanced mortgage:												
Same lender	59	55	4	3	3	—	—	—	—	56	52	4
Different lender	18	15	3	—	—	—	5	5	—	13	10	3
Mortgage placed on property owned free and clear of debt	59	58	1	—	—	—	—	—	—	59	58	1

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	136	129	7	3	3	—	5	5	—	127	120	7
Renew or extend loan that had fallen due, without increasing the outstanding balance	1	1	—	—	—	—	—	—	—	1	1	—
Secure better terms	3	3	—	—	—	—	—	—	—	3	3	—
Provide funds for additions, improvements, or repairs to this property	53	46	6	—	—	—	—	—	—	53	46	6
Provide funds for investment in other real estate	31	31	1	3	3	—	4	4	—	25	24	1
Provide funds for other types of investments	4	4	—	—	—	—	—	—	—	4	4	—
Provide funds for educational or medical expenses	7	7	—	—	—	—	—	—	—	7	7	—
Other reasons	17	17	—	—	—	—	2	2	—	16	16	—
Not reported	19	19	—	—	—	—	—	—	—	19	19	—
Other properties	1 190	1 081	109	202	182	20	167	150	17	820	749	72

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	55	—	55	7	—	7	7	—	7	42	—	42
Provide funds for additions, improvements or repairs to this property	15	—	15	—	—	—	4	—	4	12	—	12
Provide funds for investment in other real estate	18	—	18	7	—	7	3	—	3	8	—	8
Provide funds for other types of investments	2	—	2	—	—	—	—	—	—	2	—	2
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	16	—	16	—	—	—	—	—	—	16	—	16
Not reported	5	—	5	—	—	—	—	—	—	5	—	5
Other properties	61	—	61	13	—	13	10	—	10	37	—	37

Year First Mortgage Made or Assumed

1979 to 1981 (part)	485	433	53	53	43	10	76	63	13	357	327	29
1977 and 1978	295	274	21	35	33	3	35	35	—	224	206	18
1975 and 1976	176	159	18	18	18	—	20	20	—	138	121	18
1970 to 1974	252	232	20	64	57	7	15	15	—	173	160	13
1965 to 1969	75	71	4	23	23	—	21	17	4	31	31	—
1960 to 1964	33	32	1	9	9	—	3	3	—	21	20	1
1959 or earlier	10	10	—	3	3	—	3	3	—	4	4	—

First Mortgage Loan

Less than \$5,000	51	50	1	4	4	—	—	—	—	48	47	1
\$5,000 to \$9,999	168	153	16	29	25	4	13	9	4	127	118	9
\$10,000 to \$14,999	226	194	32	63	57	6	20	16	4	143	121	22
\$15,000 to \$19,999	168	165	2	21	21	—	31	31	—	116	114	2
\$20,000 to \$24,999	156	138	18	23	23	—	36	30	6	97	85	12
\$25,000 to \$29,999	102	97	6	22	22	—	15	15	—	66	60	6
\$30,000 to \$34,999	140	118	22	27	21	6	24	20	3	89	77	13
\$35,000 to \$39,999	94	92	2	—	—	—	15	15	—	79	77	2
\$40,000 to \$49,999	95	89	6	8	4	4	15	15	—	72	70	2
\$50,000 to \$59,999	61	57	4	8	8	—	3	3	—	50	46	4
\$60,000 to \$79,999	46	44	2	1	1	—	1	1	—	43	41	2
\$80,000 to \$99,999	12	12	—	—	—	—	—	—	—	12	12	—
\$100,000 to \$149,999	4	—	4	—	—	—	—	—	—	4	—	4
\$150,000 to \$199,999	1	—	—	—	—	—	—	—	—	1	—	—
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$21600	\$21600	\$21700	\$16800	\$16700	...	\$23200	\$23600	...	\$22100	\$22100	\$22000
Mean	\$26000	\$25900	\$26700	\$20800	\$20300	...	\$25200	\$25900	...	\$27300	\$27200	\$28700

First Mortgage Outstanding Debt

Less than \$5,000	220	207	14	23	19	4	9	9	—	188	178	10
\$5,000 to \$9,999	174	160	13	39	38	2	16	9	7	118	114	4
\$10,000 to \$14,999	188	160	28	40	36	5	21	21	—	127	103	24
\$15,000 to \$19,999	132	131	1	32	32	—	26	26	—	74	73	1
\$20,000 to \$24,999	111	95	16	12	12	—	30	24	6	69	59	10
\$25,000 to \$29,999	113	105	7	21	21	—	9	9	—	83	75	7
\$30,000 to \$34,999	123	102	21	20	14	6	27	23	3	76	65	11
\$35,000 to \$39,999	71	71	—	—	—	—	17	17	—	54	54	—
\$40,000 to \$49,999	88	82	6	8	4	4	16	16	—	64	62	1
\$50,000 to \$59,999	54	50	4	8	8	—	1	1	—	44	40	4

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$60,000 to \$79,999	36	34	2	1	1	—	—	—	—	35	33	2
\$80,000 to \$99,999	10	10	—	—	—	—	—	—	—	10	10	—
\$100,000 to \$149,999	4	—	4	—	—	—	—	—	—	4	—	4
\$150,000 to \$199,999	1	—	—	—	—	—	—	—	—	1	—	—
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$18000	\$18000	\$20600	\$15000	\$15000	...	\$22300	\$22700	...	\$17800	\$17700	\$20300
Mean	\$22900	\$22700	\$24600	\$18290	\$17700	...	\$23400	\$24000	...	\$23800	\$23500	\$26500

Total Mortgage Outstanding Debt

Less than \$5,000	210	207	4	23	19	4	9	9	—	178	178	—
\$5,000 to \$9,999	163	160	3	38	38	—	9	9	—	117	114	3
\$10,000 to \$14,999	172	160	13	37	36	2	25	21	4	110	103	7
\$15,000 to \$19,999	140	131	9	32	32	—	26	26	—	82	73	9
\$20,000 to \$24,999	107	95	12	12	12	—	27	24	4	67	59	8
\$25,000 to \$29,999	112	105	7	25	21	4	9	9	—	78	75	3
\$30,000 to \$34,999	107	102	5	14	14	1	26	23	3	67	65	1
\$35,000 to \$39,999	87	71	16	6	—	6	20	17	3	61	54	7
\$40,000 to \$49,999	101	82	19	4	4	—	19	16	3	78	62	16
\$50,000 to \$59,999	68	50	18	12	8	4	1	1	—	54	40	13
\$60,000 to \$79,999	35	34	1	1	1	—	—	—	—	34	33	1
\$80,000 to \$99,999	10	10	—	—	—	—	—	—	—	10	10	—
\$100,000 to \$149,999	11	—	11	—	—	—	—	—	—	11	—	11
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$19200	\$18000	\$37100	\$15700	\$15000	...	\$23200	\$22700	...	\$19200	\$17700	\$41100
Mean	\$24400	\$22700	\$42700	\$19000	\$17700	...	\$24400	\$24000	...	\$25600	\$23500	\$48900

Current Interest Rate on First Mortgage

Less than 5.0 percent	29	29	1	4	3	1	9	9	—	16	16	—
5.0 percent	3	3	—	—	—	—	—	—	—	3	3	—
5.1 to 5.9 percent	80	65	14	43	35	7	13	10	4	23	20	3
6.0 percent	52	48	5	14	14	—	13	10	4	25	24	1
6.1 to 6.9 percent	39	36	3	6	6	—	3	3	—	30	26	3
7.0 percent	58	55	3	27	27	—	18	15	3	13	13	—
7.1 to 7.4 percent	7	7	—	3	3	—	—	—	—	4	4	—
7.5 to 7.9 percent	86	78	8	9	9	—	5	5	—	71	63	8
8.0 percent	128	120	8	7	7	—	31	31	—	90	82	8
8.1 to 8.4 percent	20	17	4	6	6	—	—	—	—	14	11	4
8.5 to 8.9 percent	176	160	16	55	48	6	34	30	3	88	81	7
9.0 percent	97	83	13	2	—	2	13	9	3	82	74	8
9.1 to 9.9 percent	193	177	16	7	7	—	14	14	—	171	156	16
10.0 percent	77	77	—	1	1	—	7	7	—	69	69	—
10.1 to 11.9 percent	119	105	14	12	8	4	10	10	—	97	87	10
12.0 percent	31	31	—	5	5	—	—	—	—	26	26	—
12.1 to 13.9 percent	52	52	—	4	4	—	—	—	—	48	48	—
14.0 percent or more	80	69	11	—	—	—	1	1	—	78	68	11
Median	9.0	9.0	8.9	7.8	7.6	...	8.0	8.0	...	9.1	9.1	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	349	315	33	—	—	—	—	—	—	349	315	33
Rate higher now than when mortgage made	37	32	5	—	—	—	—	—	—	37	32	5
Rate lower now than when mortgage made	1	1	—	—	—	—	—	—	—	1	1	—
Rate unchanged or same now as when mortgage made	297	268	28	—	—	—	—	—	—	297	268	28
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
No, interest rate cannot be changed	948	865	83	205	185	20	171	154	17	571	526	45
Not reported	29	29	—	—	—	—	1	1	—	27	27	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	349	315	33	—	—	—	—	—	—	349	315	33
Rate renegotiated periodically	18	15	3	—	—	—	—	—	—	18	15	3
Rate changes tied to market index	16	13	4	—	—	—	—	—	—	16	13	4
When mortgage is assumed	290	265	25	—	—	—	—	—	—	290	265	25
When payments become delinquent	43	39	4	—	—	—	—	—	—	43	39	4
Other reason	41	34	6	—	—	—	—	—	—	41	34	6
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	948	865	83	205	185	20	171	154	17	571	526	45

Term of First Mortgage

Less than 8 years	98	84	14	—	—	—	—	—	—	98	84	14
8 to 12 years	129	121	8	—	—	—	—	—	—	129	121	8
13 to 17 years	108	104	4	—	—	—	6	6	—	102	98	4
18 to 22 years	118	108	10	1	—	1	—	—	—	117	108	9
23 to 27 years	174	160	14	13	9	4	2	2	—	159	149	10
28 to 32 years	644	582	62	189	173	16	165	148	17	291	261	29
33 to 37 years	16	12	4	3	3	—	—	—	—	13	9	4
38 or more years	4	4	—	—	—	—	—	—	—	4	4	—
No stated term	36	36	—	—	—	—	—	—	—	36	36	—
Median	28.1	28.1	28.6	30.4	30.4	...	30.4	30.4	...	23.3	23.2	24.9

Unexpired Term of First Mortgage

Less than 4 years	110	100	10	—	—	—	—	—	—	110	100	10
4 to 7 years	118	110	8	6	6	—	3	3	—	108	101	8
8 to 12 years	129	124	5	3	3	—	6	6	—	120	115	5
13 to 17 years	88	83	5	8	8	—	10	6	4	70	69	1
18 to 22 years	150	145	5	26	26	—	7	7	—	117	112	5
23 to 27 years	172	152	21	16	13	3	14	14	—	142	124	18
28 to 32 years	97	91	5	13	10	3	12	12	—	71	69	2
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	462	405	57	133	119	14	120	107	13	209	179	30
Median	17.3	17.1	...	21.7	...	...	...	...	...	15.2	15.1	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	94	77	17	4	4	—	6	6	—	84	67	17
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	71	58	13	1	1	—	6	6	—	64	51	13
Not reported	23	19	3	3	3	—	—	—	—	19	16	3
No, monthly payments cannot change	1 185	1 086	99	194	174	20	162	145	17	829	767	62
Not reported	46	46	—	7	7	—	4	4	—	35	35	—

Holder of First Mortgage

Commercial bank or trust company	217	201	16	6	3	3	10	10	—	201	188	13
Mutual savings bank	53	42	11	19	15	4	23	16	7	11	11	—
Savings and loan association	544	491	53	25	25	—	33	30	3	486	436	50
Life insurance company	52	51	—	21	21	—	16	16	—	14	13	—
Mortgage company	41	39	2	22	20	2	7	7	—	12	12	—
Federal agency	40	33	8	28	20	8	7	7	—	6	6	—
Federally-secured pool	78	68	10	23	20	3	35	32	3	20	16	4
Federal National Mortgage Association	116	112	4	59	58	1	35	32	3	22	22	—
Real estate or construction company	4	4	—	—	—	—	—	—	—	4	4	—
Individual or individual's estate	128	116	12	—	—	—	—	—	—	128	116	12
Other	53	53	—	3	3	—	7	7	—	42	42	—

Location of First Mortgage Holder

Property in Northeast Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region												
Lender in Northeast	1 325	1 210	116	205	185	20	173	156	17	948	869	79
Lender in North Central	113	98	14	35	29	7	40	33	7	38	37	—
Lender in South	33	33	—	4	4	—	5	5	—	25	25	—
Lender in West	1 150	1 050	101	159	146	13	123	114	10	868	790	78
Lender outside United States	20	20	—	4	4	—	4	4	—	12	12	—
Not reported	9	8	1	3	3	—	—	—	—	6	5	1
Property in West Region												
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	932	850	82	64	58	5	51	47	3	818	744	73
Agent	394	360	34	142	127	15	122	108	14	130	125	5

Holder's Acquisition of First Mortgage

Originated by holder	915	835	81	58	49	9	52	52	—	805	733	72
Purchased from present servicer	239	223	16	99	95	4	70	60	10	70	68	2
Purchased from someone else	124	105	19	35	28	7	46	39	7	43	38	5
Not reported	46	46	—	13	13	—	4	4	—	29	29	—

Mortgage Assumption

Lender's permission needed for assumption	562	520	42	8	7	1	6	6	—	548	506	42
Lender's permission not needed for assumption	593	530	63	169	153	16	147	131	17	276	247	30
Not reported	171	160	11	28	25	4	19	19	—	123	116	7

Prepayment Penalties

Yes	145	140	5	15	15	—	7	7	—	123	118	5
No	1 110	1 002	107	181	160	20	164	147	17	765	695	70
Not reported	71	68	3	10	10	—	1	1	—	59	56	3

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase												
Less than 40 percent	1 190	1 081	109	202	182	20	167	150	17	820	749	72
40 to 49 percent	60	46	14	12	11	1	4	4	—	44	31	13
50 to 59 percent	52	40	12	12	12	—	7	3	4	33	25	9
60 to 69 percent	66	55	11	12	10	2	3	3	—	51	42	9
70 to 79 percent	108	82	26	17	9	7	23	13	10	68	59	9
80 to 89 percent	245	223	22	44	40	4	22	22	—	179	161	18
90 to 94 percent	245	239	6	32	32	—	36	36	—	178	172	6
95 to 99 percent	73	73	—	12	12	—	17	17	—	44	44	—
100 percent or more	87	81	6	28	22	6	10	10	—	49	49	—
Not reported	203	192	11	24	24	—	35	32	4	144	137	7
Median	51	50	—	10	10	—	11	11	—	30	29	—
Other properties	82	83	67	80	81	...	86	87	...	81	82	65
	136	129	7	3	3	—	5	5	—	127	120	7

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	1 190	1 081	109	202	182	20	167	150	17	820	749	72
Less than 40 percent -----	46	46	-	11	11	-	4	4	-	31	31	-
40 to 49 percent -----	41	40	1	12	12	-	3	3	-	26	25	1
50 to 59 percent -----	55	55	-	10	10	-	3	3	-	42	42	-
60 to 69 percent -----	82	82	-	9	9	-	13	13	-	59	59	-
70 to 79 percent -----	233	223	10	40	40	-	25	22	3	168	161	7
80 to 89 percent -----	262	239	23	42	32	10	36	36	-	185	172	13
90 to 94 percent -----	77	73	4	12	12	-	17	17	-	48	44	4
95 to 99 percent -----	92	81	11	22	22	-	13	10	3	57	49	8
100 percent or more -----	251	192	58	34	24	10	42	32	11	175	137	38
Not reported -----	51	50	-	10	10	-	11	11	-	30	29	-
Median -----	84	83	100+	83	81	...	88	87	...	84	82	100+
Other properties -----	136	129	7	3	3	-	5	5	-	127	120	7

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	253	230	41	37	4	20	16	4	192	177	15
20 to 29 percent	149	127	27	23	4	9	6	4	113	98	15
30 to 39 percent	171	161	39	37	2	23	23	—	109	101	9
40 to 49 percent	166	151	30	30	—	14	14	—	123	108	15
50 to 59 percent	188	167	15	12	3	32	23	10	141	132	8
60 to 69 percent	177	164	22	19	3	27	27	—	128	119	9
70 to 79 percent	102	95	20	16	4	28	28	—	55	51	4
80 to 89 percent	40	40	8	8	—	7	7	—	25	25	—
90 to 99 percent	20	20	—	—	—	9	9	—	11	11	—
100 percent or more	11	11	—	—	—	—	—	—	11	11	—
Not reported	48	44	4	4	—	4	4	—	41	37	4
Median	44	44	38	38	...	56	58	...	43	44	39

Total Outstanding Debt as Percent of Value

Less than 20 percent	235	230	40	37	4	16	16	—	178	177	1
20 to 29 percent	135	127	23	23	—	6	6	—	106	98	7
30 to 39 percent	166	161	37	37	—	26	23	4	102	101	1
40 to 49 percent	165	151	30	30	—	14	14	—	121	108	14
50 to 59 percent	184	167	15	12	2	26	23	4	143	132	10
60 to 69 percent	186	164	26	19	7	30	27	3	130	119	11
70 to 79 percent	112	95	19	16	3	28	28	—	65	51	14
80 to 89 percent	53	40	12	8	4	10	7	3	31	25	6
90 to 99 percent	25	20	—	—	—	9	9	—	16	11	5
100 percent or more	19	11	—	—	—	3	—	3	15	11	4
Not reported	48	44	4	4	—	4	4	—	41	37	4
Median	46	44	40	38	...	58	58	...	46	44	63

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	1 323	1 207	205	185	20	173	156	17	945	866	79
Interest and principal	1 308	1 198	205	185	20	173	156	17	930	857	73
Fully amortized	1 221	1 114	205	185	20	167	150	17	849	779	70
Partially amortized	88	84	—	—	—	6	6	—	82	78	4
Principal only	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—
Interest only	14	9	—	—	—	—	—	—	14	9	5
No regular payments required	3	3	—	—	—	—	—	—	3	3	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	1 308	1 198	205	185	20	173	156	17	930	857	73
Real estate taxes and property insurance	682	616	193	174	19	142	129	13	347	313	34
With no other items	372	330	37	33	4	116	107	10	219	191	28
With other items	310	285	156	141	14	26	22	4	128	122	6
Real estate taxes only	90	83	5	5	—	24	21	4	61	57	4
Property insurance only	22	19	2	—	2	3	3	—	18	16	2
Other combinations or no other items	514	480	6	6	—	3	3	—	505	471	34
No regular payments of interest and principal	17	12	—	—	—	—	—	—	17	12	5

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	1 323	1 207	205	185	20	173	156	17	945	866	79
Less than \$60	144	134	30	24	6	10	10	—	104	100	4
\$60 to \$79	90	78	28	24	4	16	9	7	46	44	2
\$80 to \$99	124	118	33	33	—	6	6	—	85	79	6
\$100 to \$149	239	212	30	30	—	32	32	—	177	150	27
\$150 to \$199	177	161	25	25	—	32	26	6	120	110	10
\$200 to \$249	164	150	26	26	—	35	35	—	104	90	14
\$250 to \$299	115	102	14	8	6	19	15	3	83	79	4
\$300 to \$399	118	117	8	8	—	11	11	—	99	99	1
\$400 to \$499	79	69	12	8	4	11	11	—	55	50	6
\$500 to \$599	27	27	—	—	—	—	—	—	27	27	—
\$600 to \$699	7	7	—	—	—	—	—	—	7	7	—
\$700 to \$799	13	10	—	—	—	—	—	—	13	10	3
\$800 or more	25	21	—	—	—	—	—	—	25	21	4
Median	\$168	\$169	\$119	\$119	...	\$183	\$189	...	\$175	\$177	\$158
Mean	\$217	\$214	\$156	\$151	...	\$193	\$198	...	\$234	\$230	\$275
No regular payments required	3	3	—	—	—	—	—	—	3	3	—

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

South Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	1 323	1 207	116	205	185	20	173	156	17	945	866	79
Less than \$60	136	134	1	24	24	—	10	10	—	101	100	1
\$60 to \$79	81	78	4	28	24	4	9	9	—	44	44	—
\$80 to \$99	122	118	4	36	33	2	6	6	—	81	79	1
\$100 to \$149	216	212	5	30	30	—	32	32	—	155	150	5
\$150 to \$199	172	161	11	25	25	—	29	26	4	117	110	7
\$200 to \$249	157	150	7	26	26	—	35	35	—	97	90	7
\$250 to \$299	121	102	20	8	8	—	22	15	7	92	79	13
\$300 to \$399	134	117	16	14	8	6	14	11	3	106	99	7
\$400 to \$499	84	69	14	12	8	4	14	11	3	57	50	7
\$500 to \$599	34	27	7	4	—	4	—	—	—	30	27	3
\$600 to \$699	11	7	3	—	—	—	—	—	—	11	7	3
\$700 to \$799	16	10	6	—	—	—	—	—	—	16	10	6
\$800 or more	38	21	17	—	—	—	—	—	—	38	21	17
Median	\$181	\$169	\$339	\$126	\$119	...	\$199	\$189	...	\$189	\$177	\$360
Mean	\$237	\$214	\$479	\$169	\$151	...	\$207	\$198	...	\$257	\$230	\$555
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 323	1 207	116	205	185	20	173	156	17	945	866	79
Current or ahead of schedule	1 227	1 115	112	196	175	20	164	147	17	868	792	75
Delinquent (30 days or more)	56	53	4	4	4	—	7	7	—	45	42	4
1 to 3 payments	50	47	4	4	4	—	7	7	—	39	36	4
4 or more payments	6	6	—	—	—	—	—	—	—	6	6	—
Foreclosure in process	—	—	—	—	—	—	—	—	—	—	—	—
Foreclosure not in process	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	39	39	—	6	6	—	1	1	—	32	32	—
No regular payments required	3	3	—	—	—	—	—	—	—	3	3	—

Real Estate Tax Per Housing Unit

Acquired before 1980	1 076	995	81	175	159	16	127	120	7	774	716	58
Less than \$100	138	126	12	14	13	1	13	13	—	111	100	11
\$100 to \$199	155	144	11	28	26	2	7	7	—	121	111	9
\$200 to \$299	198	182	16	34	27	7	32	32	—	133	124	9
\$300 to \$399	133	121	12	29	26	3	13	13	—	91	82	9
\$400 to \$499	94	84	10	24	21	4	17	13	4	53	45	3
\$500 to \$599	68	64	4	10	10	—	13	9	4	45	45	—
\$600 to \$699	68	64	4	7	7	—	24	24	—	37	33	4
\$700 to \$799	55	55	—	3	3	—	5	5	—	47	47	—
\$800 to \$899	12	8	4	3	3	—	—	—	—	9	5	4
\$900 to \$999	31	27	4	4	4	—	—	—	—	27	23	4
\$1,000 to \$1,499	63	60	3	18	18	—	4	4	—	40	37	3
\$1,500 or more	25	25	—	—	—	—	—	—	—	25	25	—
Not reported	34	34	—	—	—	—	—	—	—	34	34	—
Median	\$322	\$323	\$311	\$340	\$351	...	\$396	\$369	...	\$305	\$307	...
Acquired 1980 and 1981 (part)	250	215	35	31	26	4	45	36	10	174	153	21

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	918	848	70	147	130	16	115	107	7	657	610	47
Less than 20 percent	12	11	1	1	—	1	—	—	—	11	11	—
20 to 29 percent	55	44	11	25	18	7	6	6	—	24	20	4
30 to 39 percent	49	43	6	8	8	—	13	10	4	28	25	3
40 to 49 percent	62	59	3	10	10	—	10	10	—	43	40	3
50 to 59 percent	86	83	3	26	26	—	4	4	—	56	53	3
60 to 69 percent	67	57	10	12	9	3	9	9	—	45	38	6
70 to 79 percent	92	92	—	10	10	—	13	13	—	68	68	—
80 to 89 percent	80	78	2	3	3	—	16	16	—	61	59	2
90 to 99 percent	64	64	1	—	—	—	11	11	—	54	53	1
100 percent or more	175	170	5	15	12	3	5	5	—	156	153	2
Not reported or not computed	174	147	27	36	34	2	28	24	4	111	89	22
Median	74	76	...	54	55	...	71	72	...	80	81	...
Other properties	407	362	45	59	55	4	58	48	10	291	259	32

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	918	848	70	147	130	16	115	107	7	657	610	47
Less than 20 percent	11	11	—	—	—	—	—	—	—	11	11	—
20 to 29 percent	44	44	—	18	18	—	6	6	—	20	20	—
30 to 39 percent	46	43	4	12	8	4	10	10	—	25	25	—
40 to 49 percent	64	59	5	10	10	—	10	10	—	45	40	5
50 to 59 percent	85	83	2	27	26	1	4	4	—	54	53	2
60 to 69 percent	59	57	2	9	9	—	9	9	—	40	38	2
70 to 79 percent	92	92	—	10	10	—	13	13	—	68	68	—
80 to 89 percent	78	78	—	3	3	—	16	16	—	59	59	—
90 to 99 percent	67	64	4	3	—	3	11	11	—	53	53	—
100 percent or more	197	170	27	19	12	7	8	5	4	170	153	16
Not reported or not computed	174	147	27	36	34	2	28	24	4	111	89	22
Median	77	76	...	56	55	...	74	72	...	81	81	...
Other properties	407	362	45	59	55	4	58	48	10	291	259	32

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

South Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Real Estate Tax Per \$1,000 Value												
Acquired before 1980 ²	1 076	995	81	175	159	16	127	120	7	774	716	58
Less than \$10	552	507	45	94	81	13	62	62	—	397	364	32
\$10 to \$14	281	257	23	47	44	4	47	40	7	186	174	12
\$15 to \$19	102	93	9	28	28	—	10	10	—	64	54	9
\$20 to \$24	30	30	—	2	2	—	3	3	—	26	26	—
\$25 to \$29	1	1	—	—	—	—	—	—	—	1	1	—
\$30 to \$39	6	6	—	—	—	—	2	2	—	4	4	—
\$40 to \$49	6	6	—	—	—	—	—	—	—	6	6	—
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	7	7	—	—	—	—	—	—	—	7	7	—
Not reported or not computed	91	87	4	4	4	—	4	4	—	84	80	4
Median	10—	10—	10—	10—	10—	...	\$10	10—	...	10—	10—	...
Acquired 1980 and 1981 (part)	250	215	35	31	26	4	45	36	10	174	153	21
Real Estate Tax as Percent of Rental Receipts												
Acquired before 1980 ²	921	851	70	147	130	16	115	107	7	660	613	47
Less than 5 percent	72	69	2	12	11	1	10	10	—	50	48	2
5 to 9 percent	179	163	15	26	19	7	17	17	—	136	128	8
10 to 14 percent	163	154	9	25	25	—	22	22	—	116	107	9
15 to 19 percent	109	102	7	23	20	4	12	12	—	74	70	4
20 to 24 percent	74	70	4	9	9	—	14	10	4	51	51	—
25 to 29 percent	50	45	4	13	10	3	9	9	—	28	27	2
30 to 34 percent	28	28	—	3	3	—	—	—	—	25	25	—
35 to 39 percent	5	4	1	—	—	—	1	1	—	4	3	1
40 percent or more	54	54	—	—	—	—	2	2	—	53	53	—
Not reported or not computed	187	160	27	36	34	2	28	24	4	124	102	22
Median	14	14	...	14	14	...	14	13	...	14	14	...
Other properties	405	359	45	59	55	4	58	48	10	288	256	32
Selected Owner Expenses as Percent of Rental Receipts												
Acquired before 1980 ²	921	851	70	147	130	16	115	107	7	660	613	47
Less than 20 percent	2	2	—	—	—	—	—	—	—	2	2	—
20 to 29 percent	3	3	—	—	—	—	—	—	—	3	3	—
30 to 39 percent	14	14	—	2	2	—	3	3	—	9	9	—
40 to 49 percent	20	20	—	7	7	—	—	—	—	13	13	—
50 to 59 percent	51	48	4	18	15	4	11	11	—	22	22	—
60 to 69 percent	51	50	1	7	6	1	9	9	—	35	35	—
70 to 79 percent	75	70	5	20	20	—	10	10	—	45	41	5
80 to 89 percent	67	63	4	11	11	—	9	9	—	46	42	4
90 to 99 percent	50	50	—	13	13	—	1	1	—	36	36	—
100 to 109 percent	59	55	4	6	3	3	12	12	—	40	40	—
110 percent or more	317	291	26	26	19	7	26	22	4	266	251	15
Not reported or not computed	211	183	28	36	34	2	34	30	4	141	118	23
Median	104	102	...	81	79	...	88	87	...	110+	110+	...
Other properties	405	359	45	59	55	4	58	48	10	288	256	32
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's	1 038	939	99	195	174	20	162	148	13	682	617	65
1,000,000 or more	54	50	4	7	4	4	—	—	—	47	47	—
250,000 to 999,999	187	171	16	32	27	5	52	49	3	103	95	8
50,000 to 249,999	249	221	29	65	60	5	27	20	7	158	141	17
10,000 to 49,999	307	282	25	67	63	4	48	48	—	191	171	21
Less than 10,000 and rural	241	215	26	24	20	3	34	31	3	183	164	19
Outside SMSA's	287	270	17	11	11	—	11	7	4	265	252	13
10,000 or more	89	84	5	7	7	—	11	7	4	71	70	2
2,500 to 9,999	94	87	7	4	4	—	—	—	—	90	83	7
Less than 2,500 and rural	104	99	4	—	—	—	—	—	—	104	99	4
Number of Housing Units												
1 housing unit	1 135	1 041	94	196	179	18	164	147	17	775	715	60
2 housing units	133	118	15	7	5	2	6	6	—	119	106	13
3 housing units	27	23	4	—	—	—	1	1	—	26	22	4
4 housing units	30	27	2	2	1	1	1	1	—	27	25	2
Number of Buildings												
1 building	1 267	1 157	110	205	185	20	167	150	17	895	822	73
2 to 4 buildings	43	40	3	—	—	—	4	4	—	39	36	3
Not reported	16	12	3	—	—	—	1	1	—	14	11	3
Manner of Acquisition												
By purchase	1 292	1 176	116	205	185	20	173	156	17	914	835	79
Placed one new mortgage	825	778	47	69	63	6	47	44	4	709	672	37
Placed two or more new mortgages	10	2	8	—	—	—	—	—	—	10	2	8
Assumed mortgage(s) already on property	385	368	17	129	120	9	115	112	3	141	136	5
Assumed mortgage already on property and placed new mortgage	53	12	40	7	2	5	10	—	10	35	10	25
All cash	16	12	4	—	—	—	—	—	—	16	12	4
Borrowed other than with mortgage	4	4	—	—	—	—	—	—	—	4	4	—
Inheritance or gift	33	33	—	—	—	—	—	—	—	33	33	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Land and Building Acquisition												
During same 12-month period	1 251	1 137	114	200	179	20	173	156	17	879	802	77
Acquired land previously	61	59	2	3	3	—	—	—	—	58	56	2
Land not owned by building owner	5	5	—	—	—	—	—	—	—	5	5	—
Not reported	8	8	—	3	3	—	—	—	—	5	5	—
Year Property Acquired												
1979 to 1981 (part)	421	373	49	56	46	10	69	56	13	296	271	25
1977 and 1978	284	258	26	29	26	3	39	39	—	217	193	23
1975 and 1976	175	159	16	18	18	—	18	18	—	138	122	16
1970 to 1974	252	232	20	64	57	7	19	19	—	168	156	13
1965 to 1969	104	99	4	23	23	—	21	17	4	60	60	1
1960 to 1964	51	50	1	12	12	—	3	3	—	36	35	1
1959 or earlier	40	40	—	3	3	—	5	5	—	32	32	—
Year Structure Built												
1979 to March 1980	72	67	5	9	9	—	7	7	—	56	51	5
1977 and 1978	79	73	7	—	—	—	13	10	3	66	63	3
1975 and 1976	67	63	4	11	7	4	9	9	—	46	46	—
1970 to 1974	173	163	10	44	44	—	29	26	3	99	92	7
1960 to 1969	261	222	38	45	35	10	47	43	4	168	144	25
1950 to 1959	253	234	20	58	55	4	42	35	7	153	144	9
1940 to 1949	144	142	2	21	21	—	6	6	—	117	115	2
1939 or earlier	238	211	27	11	9	2	19	19	—	208	184	25
Not reported	38	35	3	4	4	—	—	—	—	34	31	3
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)	701	626	75	85	72	13	108	94	13	508	460	49
Less than \$5,000	16	16	—	—	—	—	—	—	—	16	16	—
\$5,000 to \$9,999	39	31	8	2	—	2	—	—	—	38	31	6
\$10,000 to \$14,999	52	49	2	6	5	1	7	7	—	39	38	2
\$15,000 to \$19,999	37	35	2	—	—	—	6	6	—	31	29	2
\$20,000 to \$24,999	60	49	11	7	7	—	15	12	4	37	30	7
\$25,000 to \$29,999	39	36	3	—	—	—	4	4	—	36	33	3
\$30,000 to \$34,999	79	71	8	21	21	—	13	9	3	45	40	4
\$35,000 to \$39,999	74	64	10	11	5	6	26	23	3	37	36	1
\$40,000 to \$49,999	110	104	7	14	14	—	19	16	3	77	74	3
\$50,000 to \$59,999	64	55	8	16	12	4	4	4	—	44	40	4
\$60,000 to \$79,999	69	60	8	4	4	—	4	4	—	61	53	8
\$80,000 to \$99,999	8	8	—	—	—	—	—	—	—	8	8	—
\$100,000 to \$149,999	13	13	—	—	—	—	—	—	—	13	13	—
\$150,000 or more	18	11	7	—	—	—	4	4	—	14	7	7
Not reported	24	24	—	4	4	—	7	7	—	14	13	—
Median	\$36100	\$36100	\$36600	\$37100	\$35600	...	\$36200	\$36400	...	\$35800	\$35900	...
Other properties	624	583	41	120	113	7	65	61	4	439	409	30
Value												
Less than \$5,000	13	13	—	—	—	—	—	—	—	13	13	—
\$5,000 to \$9,999	7	7	—	—	—	—	—	—	—	7	7	—
\$10,000 to \$14,999	42	42	—	4	4	—	7	7	—	32	32	—
\$15,000 to \$19,999	63	63	—	6	6	—	4	4	—	53	53	—
\$20,000 to \$24,999	72	61	11	6	6	—	—	—	—	66	55	11
\$25,000 to \$29,999	98	93	5	18	16	2	12	12	—	68	65	4
\$30,000 to \$34,999	122	120	1	33	33	—	27	27	—	62	60	1
\$35,000 to \$39,999	114	107	7	34	30	4	14	10	4	67	67	—
\$40,000 to \$49,999	218	189	29	36	32	4	55	45	10	127	112	15
\$50,000 to \$59,999	164	145	18	36	25	10	29	25	3	100	95	5
\$60,000 to \$79,999	188	172	17	22	21	1	14	14	—	152	136	16
\$80,000 to \$99,999	80	76	4	3	3	—	6	6	—	71	67	4
\$100,000 to \$149,999	61	51	11	5	5	—	—	—	—	56	45	11
\$150,000 to \$199,999	29	21	8	—	—	—	—	—	—	29	21	8
\$200,000 or more	7	7	1	—	—	—	3	3	—	4	4	1
Not reported	48	44	4	4	4	—	4	4	—	41	37	4
Median	\$45000	\$44100	\$51500	\$40300	\$39400	...	\$44000	\$43800	...	\$46800	\$45800	\$62700
Mean	\$52000	\$50900	\$62600	\$43800	\$43300	...	\$49200	\$50000	...	\$54300	\$52800	\$71400
Value Per Housing Unit												
Less than \$5,000	14	14	—	—	—	—	—	—	—	14	14	—
\$5,000 to \$9,999	19	19	—	—	—	—	—	—	—	19	19	—
\$10,000 to \$14,999	55	53	2	5	4	2	7	7	—	43	43	—
\$15,000 to \$19,999	91	87	4	10	9	1	4	4	—	77	74	3
\$20,000 to \$24,999	92	81	11	6	6	—	4	4	—	81	71	11
\$25,000 to \$29,999	116	108	8	17	17	—	14	14	—	86	78	8
\$30,000 to \$34,999	126	123	3	31	31	—	27	27	—	68	65	3
\$35,000 to \$39,999	120	108	12	34	31	4	14	10	4	72	67	5
\$40,000 to \$49,999	212	182	30	36	32	4	53	43	10	122	107	16
\$50,000 to \$59,999	145	131	14	36	25	10	27	24	3	82	82	—
\$60,000 to \$79,999	149	138	11	19	19	—	12	12	—	118	106	11
\$80,000 to \$99,999	60	57	4	3	3	—	4	4	—	53	49	4
\$100,000 to \$149,999	47	40	7	4	4	—	—	—	—	43	36	7
\$150,000 or more	31	24	7	—	—	—	3	3	—	28	21	7
Not reported	48	44	4	4	4	—	4	4	—	41	37	4
Median	\$40300	\$39500	\$45800	\$39600	\$38900	...	\$42800	\$42400	...	\$39500	\$38900	\$45100
Mean	\$46100	\$45300	\$54300	\$42400	\$42100	...	\$47700	\$48300	...	\$46600	\$45400	\$59700

Table 2h. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	921	851	70	147	130	16	115	107	7	660	613	47
Less than \$60	35	32	2	—	—	—	1	1	—	34	31	2
\$60 to \$79	33	31	2	—	—	—	—	—	—	33	31	2
\$80 to \$99	27	25	1	4	4	—	—	—	—	23	21	1
\$100 to \$119	38	35	3	3	—	3	3	3	—	32	32	—
\$120 to \$149	69	69	—	15	15	—	7	7	—	48	48	—
\$150 to \$199	115	115	1	18	17	1	11	11	—	86	86	—
\$200 to \$249	109	98	11	19	15	4	20	16	4	70	67	4
\$250 to \$299	91	82	9	18	18	—	14	14	—	60	50	9
\$300 to \$349	85	81	4	18	14	4	18	18	—	49	49	—
\$350 to \$399	61	57	4	7	7	—	8	8	—	46	43	4
\$400 to \$449	26	20	6	10	7	3	—	—	—	16	13	3
\$450 to \$499	36	36	—	—	—	—	6	6	—	30	30	—
\$500 or more	21	21	—	—	—	—	—	—	—	21	21	—
No rental receipts	41	37	4	7	7	—	3	3	—	31	28	4
Not reported	133	110	23	29	28	2	25	21	4	80	62	18
Median	\$226	\$223	...	\$242	\$241	...	\$257	\$264	...	\$214	\$209	...
Mean	\$325	\$317	...	\$323	\$314	...	\$346	\$334	...	\$321	\$315	...
Other properties	405	359	45	59	55	4	58	48	10	288	256	32

Purchase Price as Percent of Value

Acquired by purchase	1 292	1 176	116	205	185	20	173	156	17	914	835	79
Purchased 1977 to 1981 (part)	701	626	75	85	72	13	108	94	13	508	460	49
Less than 80 percent	349	306	42	45	37	9	46	42	4	257	227	30
80 to 89 percent	154	147	7	18	18	—	22	16	6	114	113	—
90 to 94 percent	53	44	9	3	3	—	10	7	3	40	34	6
95 to 99 percent	27	23	3	7	7	—	7	7	—	12	9	3
100 percent or more	86	73	13	8	4	4	15	15	—	62	54	9
Not reported	34	33	—	4	4	—	7	7	—	23	23	—
Median	80—	80—	80—	80—	80—	...	82	81	...	80—	80—	...
Purchased 1970 to 1976	412	376	36	82	75	7	37	37	—	292	264	28
Less than 60 percent	255	231	24	55	47	7	20	20	—	180	163	17
60 to 69 percent	94	86	8	14	14	—	8	8	—	72	64	8
70 to 79 percent	14	14	—	4	4	—	3	3	—	7	7	—
80 to 89 percent	—	—	—	—	—	—	—	—	—	—	—	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	15	15	—	4	4	—	2	2	—	9	9	—
Not reported	34	31	4	6	6	—	4	4	—	23	20	4
Median	60—	60—	...	60—	60—	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	179	174	5	38	38	—	28	25	4	113	112	2
Less than 40 percent	84	79	5	22	22	—	13	10	4	49	48	2
40 to 49 percent	54	54	—	7	7	—	11	11	—	37	37	—
50 to 59 percent	13	13	—	4	4	—	4	4	—	6	6	—
60 to 69 percent	4	4	—	—	—	—	—	—	—	4	4	—
70 to 79 percent	4	4	—	—	—	—	—	—	—	4	4	—
80 to 89 percent	6	6	—	—	—	—	—	—	—	6	6	—
90 to 99 percent	18	18	—	6	6	—	—	—	—	12	12	—
100 percent or more	40—	40—	...	...	...	...	...	...	...	41	41	...
Not reported	33	33	—	—	—	—	—	—	—	33	33	—
Median	—	—	—	—	—	—	—	—	—	—	—	—

Rental Receipts as Percent of Value

Acquired before 1980 ²	921	851	70	147	130	16	115	107	7	660	613	47
Less than 5 percent	169	163	7	23	20	3	7	7	—	139	135	4
5 to 9 percent	435	410	25	71	60	11	79	76	4	284	274	11
10 to 14 percent	97	85	12	13	12	1	1	1	—	83	73	11
15 to 19 percent	9	9	—	—	—	—	—	—	—	9	9	—
20 to 24 percent	2	2	—	—	—	—	—	—	—	2	2	—
25 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported or not computed	203	176	27	39	38	2	28	24	4	137	115	22
Median	7	7	...	7	7	...	7	7	...	7	7	...
Other properties	405	359	45	59	55	4	58	48	10	288	256	32

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	921	851	70	147	130	16	115	107	7	660	613	47
Less than 1.0 percent	469	445	24	77	71	6	62	59	4	329	315	14
1.0 to 2.9 percent	4	4	—	—	—	—	—	—	—	4	4	—
3.0 to 4.9 percent	23	21	2	4	4	—	6	6	—	13	11	2
5.0 to 6.9 percent	6	5	1	1	—	1	—	—	—	5	5	—
7.0 to 8.9 percent	45	36	9	12	4	7	3	3	—	30	29	1
9.0 to 10.9 percent	16	16	—	—	—	—	4	4	—	13	13	—
11.0 to 12.9 percent	4	4	—	3	3	—	—	—	—	1	1	—
13.0 to 14.9 percent	7	7	—	3	3	—	4	4	—	—	—	—
15.0 percent or more	134	129	5	8	8	—	4	4	—	122	117	5
Not reported or not computed	213	183	30	39	37	2	32	29	4	141	116	25
Median	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...
Other properties	405	359	45	59	55	4	58	48	10	288	256	32

OWNER CHARACTERISTICS

Type of Owner

Individual	1 219	1 117	102	187	169	18	169	156	13	863	792	71
Partnership	52	38	14	12	10	2	4	—	4	36	28	8
Real estate corporation	24	24	—	3	3	—	—	—	—	21	21	—
Real estate investment trust	5	5	—	—	—	—	—	—	—	5	5	—
Financial institution	—	—	—	—	—	—	—	—	—	—	—	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	15	15	—	3	3	—	—	—	—	12	12	—
Other	9	9	—	—	—	—	—	—	—	9	9	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1i. Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

West Region	Total properties	Nonmortgaged properties	Mortgaged properties	West Region	Total properties	Nonmortgaged properties	Mortgaged properties
1-to-4-housing-unit properties -----	1 953	824	1 130	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$30,000 to \$34,999 -----	85	58	28
Inside SMSA's -----	1 513	549	964	\$35,000 to \$39,999 -----	95	39	56
1,000,000 or more -----	105	43	62	\$40,000 to \$49,999 -----	163	52	112
250,000 to 999,999 -----	303	101	202	\$50,000 to \$59,999 -----	242	99	143
50,000 to 249,999 -----	435	157	278	\$60,000 to \$79,999 -----	317	103	214
10,000 to 49,999 -----	359	97	262	\$80,000 to \$99,999 -----	238	67	172
Less than 10,000 and rural -----	310	151	160	\$100,000 to \$149,999 -----	237	45	192
Outside SMSA's -----	441	275	166	\$150,000 to \$199,999 -----	84	18	65
10,000 or more -----	148	75	73	\$200,000 or more -----	96	26	71
2,500 to 9,999 -----	76	51	25	Not reported -----	111	79	32
Less than 2,500 and rural -----	216	148	68	Median -----	\$63200	\$47000	\$75400
Number of Housing Units				Mean -----	\$79300	\$56700	\$94600
1 housing unit -----	1 561	695	866	Value Per Housing Unit			
2 housing units -----	228	82	146	Less than \$5,000 -----	22	18	4
3 housing units -----	68	18	49	\$5,000 to \$9,999 -----	42	31	11
4 housing units -----	97	28	69	\$10,000 to \$14,999 -----	42	40	2
Number of Buildings				\$15,000 to \$19,999 -----	53	39	14
1 building -----	1 776	745	1 031	\$20,000 to \$24,999 -----	95	61	35
2 to 4 buildings -----	141	73	68	\$25,000 to \$29,999 -----	133	90	43
Not reported -----	36	6	31	\$30,000 to \$34,999 -----	114	63	50
Manner of Acquisition				\$35,000 to \$39,999 -----	137	48	89
By purchase -----	1 754	631	1 123	\$40,000 to \$49,999 -----	194	49	145
Placed one new mortgage -----	974	245	729	\$50,000 to \$59,999 -----	261	98	163
Placed two or more new mortgages -----	53	14	39	\$60,000 to \$79,999 -----	282	87	195
Assumed mortgage(s) already on property -----	350	61	289	\$80,000 to \$99,999 -----	188	54	134
Assumed mortgage already on property and placed new mortgage -----	56	1	55	\$100,000 to \$149,999 -----	180	40	141
All cash -----	259	257	2	\$150,000 or more -----	97	24	73
Borrowed other than with mortgage -----	63	54	9	Not reported -----	111	79	32
Inheritance or gift -----	168	164	4	Median -----	\$53400	\$38000	\$59600
Other -----	18	15	3	Mean -----	\$64200	\$49300	\$74300
Not reported -----	13	13	—	Monthly Rental Receipts Per Housing Unit			
Land and Building Acquisition				Acquired before 1980 ¹ -----	1 447	633	814
During same 12-month period -----	1 844	745	1 099	Less than \$60 -----	66	55	11
Acquired land previously -----	86	65	21	\$60 to \$79 -----	29	16	13
Land not owned by building owner -----	12	10	2	\$80 to \$99 -----	43	36	7
Not reported -----	11	4	8	\$100 to \$119 -----	61	37	24
Year Property Acquired				\$120 to \$149 -----	72	40	32
1979 to 1981 (part) -----	551	126	425	\$150 to \$199 -----	177	101	76
1977 and 1978 -----	288	62	225	\$200 to \$249 -----	184	85	99
1975 and 1976 -----	221	84	137	\$250 to \$299 -----	149	55	94
1970 to 1974 -----	337	127	210	\$300 to \$349 -----	137	37	100
1965 to 1969 -----	147	87	60	\$350 to \$399 -----	80	8	72
1960 to 1964 -----	160	104	56	\$400 to \$449 -----	62	14	48
1959 or earlier -----	249	232	17	\$450 to \$499 -----	49	7	42
Year Structure Built				\$500 or more -----	94	12	82
1979 to March 1980 -----	50	—	50	No rental receipts -----	63	52	11
1977 and 1978 -----	80	22	58	Not reported -----	180	77	103
1975 and 1976 -----	44	11	33	Median -----	\$242	\$183	\$297
1970 to 1974 -----	118	8	111	Mean -----	\$316	\$217	\$388
1960 to 1969 -----	273	46	226	Other properties -----	507	191	316
1950 to 1959 -----	366	137	229	Purchase Price as Percent of Value			
1940 to 1949 -----	335	183	152	Acquired by purchase -----	1 754	631	1 123
1939 or earlier -----	634	399	235	Purchased 1977 to 1981 (part) -----	760	110	651
Not reported -----	53	18	35	Less than 80 percent -----	425	72	354
Purchase Price Per Housing Unit				80 to 89 percent -----	139	10	128
Properties acquired by purchase 1977 to 1981 (part) -----	760	110	651	90 to 94 percent -----	39	4	35
Less than \$5,000 -----	10	7	2	95 to 99 percent -----	36	—	36
\$5,000 to \$9,999 -----	28	10	18	100 percent or more -----	87	17	70
\$10,000 to \$14,999 -----	40	18	22	Not reported -----	34	7	28
\$15,000 to \$19,999 -----	39	11	28	Median -----	80—	80—	80—
\$20,000 to \$24,999 -----	34	3	31	Purchased 1970 to 1976 -----	509	170	340
\$25,000 to \$29,999 -----	44	14	30	Less than 60 percent -----	390	120	270
\$30,000 to \$34,999 -----	61	3	58	60 to 79 percent -----	45	20	25
\$35,000 to \$39,999 -----	65	12	53	80 to 89 percent -----	5	—	5
\$40,000 to \$49,999 -----	94	7	87	90 to 99 percent -----	7	7	—
\$50,000 to \$59,999 -----	91	3	87	100 percent or more -----	9	5	5
\$60,000 to \$79,999 -----	137	3	134	Not reported -----	52	18	34
\$80,000 to \$99,999 -----	49	4	45	Median -----	60—	60—	60—
\$100,000 to \$149,999 -----	29	4	25	Purchased 1969 or earlier -----	485	352	133
\$150,000 or more -----	11	3	8	Less than 40 percent -----	360	256	105
Not reported -----	27	7	21	40 to 59 percent -----	40	26	14
Median -----	\$44800	\$25800	\$48200	60 to 79 percent -----	11	6	5
Other properties -----	1 193	714	479	80 to 99 percent -----	4	4	—
Value				100 percent or more -----	1	1	—
Less than \$5,000 -----	18	15	4	Not reported -----	69	61	8
\$5,000 to \$9,999 -----	33	26	7	Median -----	40—	40—	40—
\$10,000 to \$14,999 -----	31	31	—	Not acquired by purchase -----	199	192	7
\$15,000 to \$19,999 -----	38	31	7	Rental Receipts as Percent of Value			
\$20,000 to \$24,999 -----	63	54	9	Acquired before 1980 ¹ -----	1 447	633	814
\$25,000 to \$29,999 -----	101	83	19	Less than 5 percent -----	395	180	215
				5 to 9 percent -----	625	199	426
				10 to 14 percent -----	74	39	35
				15 to 19 percent -----	17	11	6
				20 to 24 percent -----	12	12	—
				25 to 29 percent -----	1	—	1
				30 to 39 percent -----	1	1	—
				40 percent or more -----	3	3	—
				Not reported or not computed -----	318	188	130
				Median -----	6	6	6
				Other properties -----	507	191	316

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1i. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	Total properties	Nonmortgaged properties	Mortgaged properties	West Region	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Rental Vacancy Losses as Percent of Potential Receipts				Real Estate Tax as Percent of Rental Receipts			
Acquired before 1980 ¹	1 447	633	814	Acquired before 1980 ¹	1 447	633	814
Less than 1.0 percent	757	358	399	Less than 5 percent	67	40	28
1.0 to 2.9 percent	21	5	16	5 to 9 percent	323	121	202
3.0 to 4.9 percent	18	—	18	10 to 14 percent	286	102	185
5.0 to 6.9 percent	16	3	13	15 to 19 percent	210	82	128
7.0 to 8.9 percent	75	23	52	20 to 24 percent	90	41	49
9.0 to 10.9 percent	28	8	20	25 to 29 percent	74	33	41
11.0 to 12.9 percent	18	7	11	30 to 34 percent	8	3	5
13.0 to 14.9 percent	10	1	9	35 to 39 percent	14	3	11
15.0 percent or more	194	78	116	40 percent or more	103	65	38
Not reported or not computed	309	150	159	Not reported or not computed	271	142	129
Median	1.0—	1.0—	1.0—	Median	13	14	13
Other properties	507	191	316	Other properties	507	191	316
MORTGAGE PAYMENTS AND OTHER EXPENSES				Selected Owner Expenses as Percent of Rental Receipts			
Real Estate Tax Per Housing Unit				Acquired before 1980 ¹	1 447	633	814
Acquired before 1980	1 653	773	880	Less than 20 percent	218	218	—
Less than \$100	144	115	28	20 to 29 percent	128	128	—
\$100 to \$199	213	163	49	30 to 39 percent	71	41	30
\$200 to \$299	305	147	158	40 to 49 percent	59	18	41
\$300 to \$399	236	117	119	50 to 59 percent	70	12	58
\$400 to \$499	161	60	102	60 to 69 percent	54	7	47
\$500 to \$599	144	40	104	70 to 79 percent	66	17	49
\$600 to \$699	75	22	53	80 to 89 percent	76	17	59
\$700 to \$799	98	18	80	90 to 99 percent	63	3	60
\$800 to \$899	47	1	46	100 to 109 percent	77	—	77
\$900 to \$999	42	3	38	110 percent or more	290	30	259
\$1,000 to \$1,499	83	27	56	Not reported or not computed	276	142	134
\$1,500 or more	35	22	12	Median	67	22	99
Not reported	72	37	34	Other properties	507	191	316
Median	\$355	\$261	\$467				
Acquired 1980 and 1981 (part)	300	50	250				
Real Estate Tax Per \$1,000 Value				OWNER CHARACTERISTICS			
Acquired before 1980	1 653	773	880	Type of Owner			
Less than \$10	1 016	408	608	Individual	1 750	741	1 008
\$10 to \$14	254	111	143	Partnership	113	36	77
\$15 to \$19	92	49	43	Real estate corporation	28	15	13
\$20 to \$24	38	34	3	Real estate investment trust	—	—	—
\$25 to \$29	12	4	8	Financial institution	7	—	7
\$30 to \$39	7	7	—	Housing cooperative organization	—	—	—
\$40 to \$49	2	2	—	Church or church-related institution	14	14	—
\$50 to \$59	1	—	1	Other	31	17	15
\$60 or more	16	12	4	Not reported	10	—	10
Not reported or not computed	215	146	68				
Median	10—	10—	10—				
Acquired 1980 and 1981 (part)	300	50	250				

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	982	982	—	158	158	—	116	116	—	709	709	—
2 mortgages	135	—	135	12	—	12	15	—	15	109	—	109
3 or more mortgages	12	—	12	—	—	—	7	—	7	5	—	5

Form of Debt of First Mortgage

Mortgage or deed of trust	1 030	889	141	170	158	12	137	116	22	723	615	107
Contract to purchase	92	87	6	—	—	—	—	—	—	92	87	6
Wrap-around mortgage	7	7	—	—	—	—	—	—	—	7	7	—

Origin of First Mortgage

Mortgage made at time property acquired	711	654	58	73	73	—	61	57	5	577	524	53
Mortgage assumed at time property acquired	328	251	76	94	83	11	76	59	17	157	109	48
Mortgage placed later than acquisition of property	91	77	13	2	1	1	—	—	—	88	76	12
Refinanced mortgage:												
Same lender	40	36	4	1	1	—	—	—	—	39	35	4
Different lender	23	15	8	1	—	1	—	—	—	22	15	7
Mortgage placed on property owned free and clear of debt	28	26	2	—	—	—	—	—	—	28	26	2

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	91	77	13	2	1	1	—	—	—	88	76	12
Renew or extend loan that had fallen due, without increasing the outstanding balance	6	4	2	—	—	—	—	—	—	6	4	2
Secure better terms	3	—	3	—	—	—	—	—	—	3	—	3
Provide funds for additions, improvements, or repairs to this property	20	17	3	2	1	1	—	—	—	17	15	2
Provide funds for investment in other real estate	23	23	—	—	—	—	—	—	—	23	23	—
Provide funds for other types of investments	5	2	4	—	—	—	—	—	—	5	2	4
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	16	16	—	—	—	—	—	—	—	16	16	—
Not reported	18	16	2	—	—	—	—	—	—	18	16	2

Other properties	1 039	905	134	168	157	11	137	116	22	734	633	101
------------------	-------	-----	-----	-----	-----	----	-----	-----	----	-----	-----	-----

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	56	—	56	11	—	11	7	—	7	37	—	37
Provide funds for additions, improvements or repairs to this property	7	—	7	—	—	—	4	—	4	4	—	4
Provide funds for investment in other real estate	17	—	17	—	—	—	—	—	—	17	—	17
Provide funds for other types of investments	8	—	8	—	—	—	3	—	3	4	—	4
Provide funds for educational or medical expenses	1	—	1	—	—	1	—	—	—	—	—	—
Other reasons	15	—	15	7	—	7	—	—	—	8	—	8
Not reported	8	—	8	4	—	4	—	—	—	4	—	4

Other properties	91	—	91	1	—	1	15	—	15	76	—	76
------------------	----	---	----	---	---	---	----	---	----	----	---	----

Year First Mortgage Made or Assumed

1979 to 1981 (part)	439	352	87	72	68	4	52	38	14	316	246	70
1977 and 1978	256	234	23	26	25	1	13	8	4	218	200	18
1975 and 1976	128	113	15	21	17	3	19	19	—	88	77	11
1970 to 1974	188	175	13	35	32	4	28	24	4	124	119	5
1965 to 1969	66	60	6	9	8	—	12	12	—	50	44	6
1960 to 1964	42	38	5	9	8	1	7	7	—	26	23	4
1959 or earlier	11	11	—	3	3	—	7	7	—	—	—	—

First Mortgage Loan

Less than \$5,000	8	8	—	—	—	—	—	—	—	8	8	—
\$5,000 to \$9,999	74	67	7	8	4	4	3	3	—	63	60	3
\$10,000 to \$14,999	105	99	6	22	21	1	26	23	3	56	54	2
\$15,000 to \$19,999	117	99	18	23	19	3	19	19	—	75	60	15
\$20,000 to \$24,999	151	138	13	49	49	—	26	19	7	76	70	6
\$25,000 to \$29,999	72	71	1	7	7	—	11	11	—	54	53	1
\$30,000 to \$34,999	83	77	6	14	10	4	8	8	—	62	59	3
\$35,000 to \$39,999	74	62	12	4	4	1	3	—	3	67	58	8
\$40,000 to \$49,999	172	145	27	18	18	—	19	15	4	135	112	23
\$50,000 to \$59,999	112	99	13	18	18	—	7	7	—	87	74	13
\$60,000 to \$79,999	99	73	27	7	7	—	14	11	3	78	55	23
\$80,000 to \$99,999	25	21	3	—	—	—	—	—	—	25	21	3
\$100,000 to \$149,999	32	20	12	—	—	—	—	—	—	32	20	12
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	3	2	1	—	—	—	—	—	—	3	2	1
Median	\$32300	\$30600	\$43400	\$23300	\$23500	...	\$23800	\$23300	...	\$36300	\$34200	\$48200
Mean	\$38400	\$35700	\$56400	\$28900	\$29700	...	\$30100	\$29500	...	\$41800	\$38100	\$64900

First Mortgage Outstanding Debt

Less than \$5,000	85	81	4	18	14	4	7	7	—	60	60	—
\$5,000 to \$9,999	104	92	12	4	3	1	23	19	3	77	70	7
\$10,000 to \$14,999	83	73	11	18	14	3	5	5	—	60	53	7
\$15,000 to \$19,999	130	123	7	38	38	—	28	28	—	65	58	7
\$20,000 to \$24,999	115	102	12	28	28	—	19	12	7	68	62	5
\$25,000 to \$29,999	80	79	1	3	3	—	7	7	—	70	69	1
\$30,000 to \$34,999	57	43	14	15	10	4	8	5	3	34	28	7
\$35,000 to \$39,999	65	57	8	4	4	—	4	4	—	57	50	8
\$40,000 to \$49,999	153	129	24	14	14	—	16	11	4	123	103	20
\$50,000 to \$59,999	100	84	16	18	18	—	7	7	—	75	59	16

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
\$60,000 to \$79,999	98	76	23	11	11	—	14	11	3	74	55	19
\$80,000 to \$99,999	33	26	7	—	—	—	—	—	—	33	26	7
\$100,000 to \$149,999	22	14	8	—	—	—	—	—	—	22	14	8
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	3	2	1	—	—	—	—	—	—	3	2	1
Median	\$28000	\$26200	\$42200	\$21400	\$21700	...	\$21500	\$19700	...	\$31700	\$28800	\$47300
Mean	\$35600	\$32800	\$54700	\$27000	\$27900	...	\$27500	\$26700	...	\$38700	\$34800	\$63200

Total Mortgage Outstanding Debt

Less than \$5,000	81	81	—	14	14	—	7	7	—	60	60	—
\$5,000 to \$9,999	95	92	4	6	3	4	19	19	—	70	70	—
\$10,000 to \$14,999	73	73	—	14	14	—	5	5	—	53	53	—
\$15,000 to \$19,999	125	123	1	39	38	1	28	28	—	58	58	—
\$20,000 to \$24,999	109	102	7	31	28	3	12	12	—	66	62	3
\$25,000 to \$29,999	87	79	8	3	3	—	10	7	3	74	69	5
\$30,000 to \$34,999	48	43	6	10	10	—	5	5	—	33	28	6
\$35,000 to \$39,999	60	57	4	4	4	—	4	4	—	53	50	4
\$40,000 to \$49,999	145	129	17	15	14	1	18	11	7	112	103	9
\$50,000 to \$59,999	98	84	13	18	18	—	8	7	1	72	59	13
\$60,000 to \$79,999	121	76	45	11	11	—	18	11	7	93	55	38
\$80,000 to \$99,999	49	26	23	4	—	4	3	—	3	42	26	16
\$100,000 to \$149,999	27	14	13	—	—	—	—	—	—	27	14	13
\$150,000 to \$199,999	3	2	1	—	—	—	—	—	—	3	2	1
\$200,000 or more	7	2	5	—	—	—	—	—	—	7	2	5
Median	\$29700	\$26200	\$66500	\$21700	\$21700	...	\$23900	\$19700	...	\$34700	\$28800	\$69300
Mean	\$39300	\$32800	\$82900	\$28400	\$27900	...	\$31700	\$26700	...	\$42800	\$34800	\$92800

Current Interest Rate on First Mortgage

Less than 5.0 percent	20	18	2	—	—	—	7	7	—	13	11	2
5.0 percent	4	4	—	4	4	—	—	—	—	—	—	—
5.1 to 5.9 percent	48	43	5	18	17	1	23	19	3	7	7	—
6.0 percent	44	41	3	4	4	—	5	5	—	35	32	3
6.1 to 6.9 percent	57	50	7	7	4	4	—	—	—	49	46	3
7.0 percent	57	51	5	26	25	1	20	16	5	11	11	—
7.1 to 7.4 percent	22	22	—	—	—	—	—	—	—	22	22	—
7.5 to 7.9 percent	54	43	11	10	7	3	—	—	—	44	36	8
8.0 percent	62	58	3	11	11	—	7	3	3	45	45	—
8.1 to 8.4 percent	8	4	4	—	—	—	—	—	—	8	4	4
8.5 to 8.9 percent	144	127	17	36	33	4	50	40	10	58	54	4
9.0 percent	64	58	7	—	—	—	3	3	—	61	54	7
9.1 to 9.9 percent	195	178	17	16	16	—	11	11	—	168	151	17
10.0 percent	67	64	3	9	9	—	4	4	—	55	52	3
10.1 to 11.9 percent	161	108	53	11	11	—	—	—	—	150	97	53
12.0 percent	34	33	1	4	4	—	4	4	—	27	26	1
12.1 to 13.9 percent	63	55	8	15	15	—	3	3	—	45	36	8
14.0 percent or more	26	25	1	—	—	—	—	—	—	26	25	1
Median	9.0	9.0	9.5	8.6	8.6	...	8.6	8.6	...	9.3	9.2	10.2

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	289	246	42	—	—	—	—	—	—	289	246	42
Rate higher now than when mortgage made	89	63	26	—	—	—	—	—	—	89	63	26
Rate lower now than when mortgage made	1	1	—	—	—	—	—	—	—	1	1	—
Rate unchanged or same now as when mortgage made	191	176	16	—	—	—	—	—	—	191	176	16
Not reported	7	7	—	—	—	—	—	—	—	7	7	—
No, interest rate cannot be changed	838	733	104	170	158	12	137	116	22	530	460	70
Not reported	4	3	1	—	—	—	—	—	—	4	3	1

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	289	246	42	—	—	—	—	—	—	289	246	42
Rate renegotiated periodically	4	4	—	—	—	—	—	—	—	4	4	—
Rate changes tied to market index	43	38	5	—	—	—	—	—	—	43	38	5
When mortgage is assumed	196	162	34	—	—	—	—	—	—	196	162	34
When payments became delinquent	14	14	—	—	—	—	—	—	—	14	14	—
Other reason	59	56	3	—	—	—	—	—	—	59	56	3
Not reported	5	5	—	—	—	—	—	—	—	5	5	—
Interest rate cannot be changed	838	733	104	170	158	12	137	116	22	530	460	70

Term of First Mortgage

Less than 8 years	77	71	6	—	—	—	—	—	—	77	71	6
8 to 12 years	45	43	1	—	—	—	—	—	—	45	43	1
13 to 17 years	47	46	1	—	—	—	—	—	—	47	46	1
18 to 22 years	78	70	8	8	4	4	—	—	—	71	66	5
23 to 27 years	123	109	14	16	14	1	11	11	—	96	83	13
28 to 32 years	721	606	115	147	139	8	126	105	22	448	362	86
33 to 37 years	10	10	—	—	—	—	—	—	—	10	10	—
38 or more years	5	5	—	—	—	—	—	—	—	5	5	—
No stated term	23	23	—	—	—	—	—	—	—	23	23	—
Median	29.3	29.2	29.8	30.1	30.2	...	30.3	30.2	...	28.7	28.5	29.7

Unexpired Term of First Mortgage

Less than 4 years	64	63	1	3	3	—	—	—	—	61	60	1
4 to 7 years	90	82	7	—	—	—	7	7	—	83	75	7
8 to 12 years	65	62	3	6	5	1	5	5	—	53	51	2
13 to 17 years	81	77	4	4	4	—	—	—	—	72	68	4
18 to 22 years	107	100	7	16	16	—	16	12	4	75	72	3
23 to 27 years	235	203	32	24	24	—	19	18	1	191	160	31
28 to 32 years	131	115	15	23	23	—	7	7	—	100	85	15
33 or more years	7	7	—	—	—	—	—	—	—	7	7	—
No stated term or not computed	351	274	77	94	83	11	76	59	17	180	132	48
Median	22.2	21.5	25.0	24.9	25.0	...	...	...	...	21.5	20.5	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate) 95 93 2
 Payments increase yearly for first five years of mortgage 20 20 —
 Payments increase yearly for first ten years of mortgage — — —
 Payments change in some other way 67 65 2
 Not reported 7 7 —
 No, monthly payments cannot change 1 016 875 141
 Not reported 19 15 4

Holder of First Mortgage

Commercial bank or trust company 107 85 22
 Mutual savings bank 22 22 —
 Savings and loan association 498 417 82
 Life insurance company 12 12 —
 Mortgage company 35 35 —
 Federal agency 31 31 —
 Federally-secured pool 109 97 12
 Federal National Mortgage Association 99 85 14
 Real estate or construction company 5 1 4
 Individual or individual's estate 165 157 9
 Other 46 41 5

Location of First Mortgage Holder

Property in Northeast Region — — —
 Lender in Northeast — — —
 Lender in North Central — — —
 Lender in South — — —
 Lender in West — — —
 Lender outside United States — — —
 Not reported — — —

Property in North Central Region — — —
 Lender in Northeast — — —
 Lender in North Central — — —
 Lender in South — — —
 Lender in West — — —
 Lender outside United States — — —
 Not reported — — —

Property in South Region — — —
 Lender in Northeast — — —
 Lender in North Central — — —
 Lender in South — — —
 Lender in West — — —
 Lender outside United States — — —
 Not reported — — —

Property in West Region 1 130 982 147
 Lender in Northeast 31 28 3
 Lender in North Central 27 23 4
 Lender in South 250 221 30
 Lender in West 822 711 111
 Lender outside United States — — —
 Not reported — — —

Servicing of First Mortgage

Holder 801 688 113
 Agent 329 295 35

Holder's Acquisition of First Mortgage

Originated by holder 779 672 107
 Purchased from present servicer 191 161 30
 Purchased from someone else 125 119 6
 Not reported 34 30 5

Mortgage Assumption

Lender's permission needed for assumption 538 453 85
 Lender's permission not needed for assumption 471 425 47
 Not reported 121 105 15

Prepayment Penalties

Yes 367 301 65
 No 720 644 76
 Not reported 43 37 6

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase 1 039 905 134
 Less than 40 percent 61 28 33
 40 to 49 percent 31 30 2
 50 to 59 percent 71 51 20
 60 to 69 percent 118 101 17
 70 to 79 percent 219 201 18
 80 to 89 percent 254 225 29
 90 to 94 percent 65 57 8
 95 to 99 percent 81 81 —
 100 percent or more 99 95 4
 Not reported 40 36 4
 Median 80 81 67
 Other properties 91 77 13

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
95	93	2	18	18	—	—	—	—	77	75	2
20	20	—	18	18	—	—	—	—	2	2	—
—	—	—	—	—	—	—	—	—	—	—	—
67	65	2	—	—	—	—	—	—	67	65	2
7	7	—	—	—	—	—	—	—	7	7	—
1 016	875	141	152	140	12	133	115	18	730	620	111
19	15	4	—	—	—	4	—	3	15	14	1
107	85	22	8	3	4	19	12	7	80	70	11
22	22	—	5	5	—	12	12	—	5	5	—
498	417	82	19	18	1	19	16	3	460	383	78
12	12	—	—	—	—	10	10	—	1	1	—
35	35	—	16	16	—	8	8	—	11	11	—
31	31	—	9	9	—	9	9	—	13	13	—
109	97	12	57	57	—	28	22	7	23	18	5
99	85	14	50	46	4	31	26	5	19	13	6
5	1	4	4	—	4	—	—	—	1	1	—
165	157	9	—	—	—	—	—	—	165	157	9
46	41	5	4	4	—	—	—	—	43	38	5
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—			

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

West Region	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
				FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.												
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	1 039	905	134	168	157	11	137	116	22	734	633	101
Less than 40 percent	30	28	2	3	3	—	—	—	—	26	25	2
40 to 49 percent	38	30	8	11	11	—	2	2	—	25	17	8
50 to 59 percent	53	51	2	4	4	—	12	12	—	37	35	2
60 to 69 percent	105	101	3	14	14	—	11	11	—	79	76	3
70 to 79 percent	224	201	23	36	32	4	27	24	3	161	145	16
80 to 89 percent	264	225	39	38	37	1	20	12	8	206	176	30
90 to 94 percent	66	57	10	7	7	—	7	7	—	52	42	10
95 to 99 percent	89	81	8	24	21	3	26	23	3	39	37	1
100 percent or more	130	95	35	22	18	4	25	18	7	83	59	24
Not reported	40	36	4	9	9	—	7	7	—	24	21	4
Median	82	81	87	83	82	...	87	85	...	81	80	86
Other properties	91	77	13	2	1	1	—	—	—	88	76	12
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	234	204	30	31	26	5	30	26	3	173	151	22
20 to 29 percent	157	126	31	25	17	8	20	17	4	112	92	20
30 to 39 percent	159	143	16	18	18	—	23	23	—	118	102	16
40 to 49 percent	143	119	24	37	37	—	13	12	1	92	69	23
50 to 59 percent	146	119	28	14	14	—	17	7	10	115	98	17
60 to 69 percent	126	120	6	18	18	—	13	9	3	96	93	2
70 to 79 percent	74	66	8	20	20	—	4	4	—	51	43	8
80 to 89 percent	34	33	1	4	4	—	7	7	—	24	22	1
90 to 99 percent	16	16	—	—	—	—	4	4	—	12	12	—
100 percent or more	7	5	3	—	—	—	—	—	—	7	5	3
Not reported	32	32	—	4	4	—	7	7	—	21	21	—
Median	40	40	37	43	44	...	37	35	...	40	40	39
Total Outstanding Debt as Percent of Value												
Less than 20 percent	204	204	—	26	26	—	26	26	—	151	151	—
20 to 29 percent	133	126	8	18	17	1	17	17	—	99	92	7
30 to 39 percent	162	143	19	26	18	8	23	23	—	113	102	11
40 to 49 percent	134	119	15	37	37	—	12	12	—	84	69	15
50 to 59 percent	152	119	33	14	14	—	8	7	1	130	98	32
60 to 69 percent	143	120	22	18	18	—	16	9	7	109	93	15
70 to 79 percent	96	66	30	24	20	4	14	4	10	58	43	16
80 to 89 percent	49	33	16	4	4	—	11	7	3	35	22	12
90 to 99 percent	17	16	1	—	—	—	4	4	—	14	12	1
100 percent or more	7	5	3	—	—	—	—	—	—	7	5	3
Not reported	32	32	—	4	4	—	7	7	—	21	21	—
Median	44	40	59	43	44	...	40	35	...	44	40	57
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	1 126	979	147	170	158	12	137	116	22	819	706	113
Interest and principal	1 102	960	142	170	158	12	137	116	22	794	686	108
Fully amortized	1 026	886	140	170	158	12	137	116	22	718	613	106
Partially amortized	76	74	2	—	—	—	—	—	—	76	74	2
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	25	19	5	—	—	—	—	—	—	25	19	5
No regular payments required	4	4	—	—	—	—	—	—	—	4	4	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	1 102	960	142	170	158	12	137	116	22	794	686	108
Real estate taxes and property insurance	484	433	51	159	147	12	123	101	22	202	185	17
With no other items	282	250	32	23	19	4	97	82	15	161	149	13
With other items	202	183	20	135	127	8	26	19	7	41	36	4
Real estate taxes only	90	80	11	7	7	—	11	11	—	72	62	11
Property insurance only	2	2	—	—	—	—	—	—	—	2	2	—
Other combinations or no other items	525	445	80	4	4	—	3	3	—	518	438	80
No regular payments of interest and principal	28	23	5	—	—	—	—	—	—	28	23	5
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	1 126	979	147	170	158	12	137	116	22	819	706	113
Less than \$60	68	63	5	9	8	1	7	7	—	51	48	4
\$60 to \$79	82	71	11	11	7	4	21	21	—	50	43	6
\$80 to \$99	64	57	7	11	11	—	9	5	4	45	42	3
\$100 to \$149	162	148	15	29	25	3	14	14	—	119	108	11
\$150 to \$199	148	125	23	41	41	—	30	23	7	78	62	16
\$200 to \$249	135	125	10	15	12	4	14	14	—	106	99	7
\$250 to \$299	87	79	8	11	11	—	7	4	3	69	64	5
\$300 to \$399	142	126	16	14	14	—	19	15	3	110	97	13
\$400 to \$499	113	90	23	22	22	—	7	3	3	85	65	19
\$500 to \$599	52	34	18	4	4	—	3	3	—	45	27	18
\$600 to \$699	30	26	3	—	—	—	4	4	—	26	23	3
\$700 to \$799	16	16	—	4	4	—	3	3	—	9	9	—
\$800 or more	26	18	8	—	—	—	—	—	—	26	18	8
Median	\$214	\$210	\$266	\$181	\$184	...	\$179	\$174	...	\$231	\$225	\$337
Mean	\$268	\$255	\$352	\$224	\$232	...	\$224	\$219	...	\$285	\$267	\$397
No regular payments required	4	4	—	—	—	—	—	—	—	4	4	—

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	1 126	979	147	170	158	12	137	116	22	819	706	113
Less than \$60	63	63	—	8	8	—	7	7	—	48	48	—
\$60 to \$79	71	71	—	7	7	—	21	21	—	43	43	—
\$80 to \$99	57	57	—	11	11	—	5	5	—	42	42	—
\$100 to \$149	154	148	6	27	25	2	15	14	1	111	108	3
\$150 to \$199	134	125	8	44	41	4	23	23	—	67	62	5
\$200 to \$249	136	125	11	12	12	—	14	14	—	110	99	11
\$250 to \$299	97	79	18	14	11	3	7	4	3	75	69	6
\$300 to \$399	136	126	10	14	14	—	15	15	—	107	97	10
\$400 to \$499	105	90	14	22	22	—	10	3	7	73	65	8
\$500 to \$599	51	34	17	4	4	—	7	3	3	41	27	14
\$600 to \$699	53	24	26	—	—	—	7	4	3	46	23	23
\$700 to \$799	23	16	7	4	4	—	3	3	—	16	9	7
\$800 or more	48	18	30	4	—	4	4	—	4	40	18	22
Median	\$231	\$210	\$537	\$186	\$184	...	\$196	\$174	...	\$245	\$225	\$567
Mean	\$303	\$255	\$620	\$247	\$232	...	\$271	\$219	...	\$320	\$267	\$654
No regular payments required	4	4	—	—	—	—	—	—	—	4	4	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 126	979	147	170	158	12	137	116	22	819	706	113
Current or ahead of schedule	1 064	930	134	158	149	9	126	108	18	780	673	107
Delinquent (30 days or more)	44	32	13	9	5	4	7	4	4	28	23	6
1 to 3 payments	40	32	8	9	5	4	4	4	—	27	23	5
4 or more payments	5	—	5	—	—	—	4	—	4	1	—	1
Foreclosure in process	5	—	5	—	—	—	4	—	4	1	—	1
Foreclosure not in process	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	18	17	1	4	4	—	4	4	—	11	10	1
No regular payments required	4	4	—	—	—	—	—	—	—	4	4	—

Real Estate Tax Per Housing Unit

Acquired before 1980	880	780	100	127	114	12	100	89	11	653	577	76
Less than \$100	28	27	1	1	—	1	—	—	—	27	27	—
\$100 to \$199	49	44	5	3	3	—	3	2	1	43	39	4
\$200 to \$299	158	145	13	24	24	—	17	13	3	117	107	10
\$300 to \$399	119	107	12	29	22	8	25	21	4	65	64	1
\$400 to \$499	102	96	6	9	9	—	23	23	—	70	65	6
\$500 to \$599	104	92	12	28	25	4	11	11	—	65	57	8
\$600 to \$699	53	47	5	7	7	—	—	—	—	46	41	5
\$700 to \$799	80	64	16	—	—	—	11	11	—	69	53	16
\$800 to \$899	46	44	2	18	18	—	—	—	—	28	26	2
\$900 to \$999	38	31	7	3	3	—	8	8	—	26	20	7
\$1,000 to \$1,499	56	38	18	—	—	—	3	—	3	53	38	15
\$1,500 or more	12	12	—	—	—	—	—	—	—	12	12	—
Not reported	34	31	3	4	4	—	—	—	—	30	27	3
Median	\$467	\$453	\$597	\$444	\$475	...	\$425	\$435	...	\$483	\$456	\$717
Acquired 1980 and 1981 (part)	250	203	47	44	44	—	37	27	10	169	132	37

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	810	714	97	116	104	12	93	82	11	601	528	73
Less than 20 percent	5	2	3	1	—	1	—	—	—	3	2	1
20 to 29 percent	68	64	4	18	18	—	12	12	—	38	34	4
30 to 39 percent	78	68	9	8	3	4	12	12	—	58	52	5
40 to 49 percent	78	67	11	25	22	4	13	9	4	39	36	4
50 to 59 percent	64	61	3	10	10	—	4	3	1	49	47	2
60 to 69 percent	66	61	5	4	4	—	4	4	—	59	54	5
70 to 79 percent	70	59	11	13	13	—	10	7	3	47	38	8
80 to 89 percent	66	66	—	10	10	—	3	3	—	53	53	—
90 to 99 percent	49	47	2	5	5	—	—	—	—	44	42	2
100 percent or more	154	126	28	3	3	—	23	20	3	127	103	24
Not reported or not computed	114	93	21	18	14	4	11	11	—	85	68	17
Median	69	68	73	49	52	...	58	55	...	73	71	...
Other properties	319	269	51	54	54	—	44	34	10	221	181	40

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	810	714	97	116	104	12	93	82	11	601	528	73
Less than 20 percent	2	2	—	—	—	—	—	—	—	2	2	—
20 to 29 percent	65	64	2	18	18	—	12	12	—	35	34	2
30 to 39 percent	68	68	—	3	3	—	12	12	—	52	52	—
40 to 49 percent	67	67	—	22	22	—	9	9	—	36	36	—
50 to 59 percent	64	61	3	10	10	—	3	3	—	50	47	3
60 to 69 percent	64	61	3	4	4	1	4	4	—	56	54	2
70 to 79 percent	65	59	6	18	13	4	8	7	1	39	38	1
80 to 89 percent	68	66	2	10	10	—	3	3	—	54	53	2
90 to 99 percent	51	47	4	5	5	—	—	—	—	46	42	4
100 percent or more	182	126	57	7	3	4	30	20	10	145	103	43
Not reported or not computed	114	93	21	18	14	4	11	11	—	85	68	17
Median	73	68	100+	56	52	...	71	55	...	77	71	...
Other properties	319	269	51	54	54	—	44	34	10	221	181	40

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	880	780	100	127	114	12	100	89	11	653	577	76
Less than \$10	608	532	77	92	84	8	78	70	8	439	378	61
\$10 to \$14	143	126	17	20	15	4	11	7	3	113	103	9
\$15 to \$19	43	41	2	7	7	—	5	5	—	31	29	2
\$20 to \$24	3	3	—	—	—	—	—	—	—	3	3	—
\$25 to \$29	8	8	—	—	—	—	—	—	—	8	8	—
\$30 to \$39	—	—	—	—	—	—	—	—	—	—	—	—
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	1	1	—	—	—	—	—	—	—	1	1	—
\$60 or more	4	4	—	—	—	—	—	—	—	4	4	—
Not reported or not computed	68	65	3	7	7	—	7	7	—	54	50	3
Median	10—	10—	10—	10—	10—	...	10—	10—	...	10—	10—	10—
Acquired 1980 and 1981 (part)	250	203	47	44	44	—	37	27	10	169	132	37

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	814	717	97	116	104	12	93	82	11	605	532	73
Less than 5 percent	28	22	6	1	—	1	4	—	3	23	22	1
5 to 9 percent	202	167	35	34	27	7	21	16	5	147	123	23
10 to 14 percent	185	180	4	38	38	—	15	15	—	131	127	4
15 to 19 percent	128	117	10	18	17	1	17	17	—	92	82	9
20 to 24 percent	49	37	13	7	7	—	12	9	3	30	21	9
25 to 29 percent	41	37	3	—	—	—	9	9	—	32	29	3
30 to 34 percent	5	5	—	—	—	—	—	—	—	5	5	—
35 to 39 percent	11	10	—	—	—	—	4	4	—	7	6	—
40 percent or more	38	35	3	—	—	—	—	—	—	38	35	3
Not reported or not computed	129	108	21	18	14	4	11	11	—	100	82	17
Median	13	13	10	12	12	...	15	16	...	13	13	...
Other properties	316	265	51	54	54	—	44	34	10	218	177	40

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	814	717	97	116	104	12	93	82	11	605	532	73
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	30	30	—	11	11	—	—	—	—	19	19	—
40 to 49 percent	41	39	2	8	8	—	9	9	—	24	23	2
50 to 59 percent	58	58	—	7	7	—	10	10	—	41	41	—
60 to 69 percent	47	45	2	7	7	—	10	10	—	30	28	2
70 to 79 percent	49	48	1	7	7	—	4	4	—	38	37	1
80 to 89 percent	59	52	7	18	14	4	6	5	1	34	32	2
90 to 99 percent	60	57	2	8	7	1	3	3	—	48	46	1
100 to 109 percent	77	76	1	13	13	—	10	10	—	54	53	1
110 percent or more	259	203	57	19	15	4	30	20	10	210	168	43
Not reported or not computed	134	109	24	18	14	4	11	11	—	105	84	21
Median	99	96	110+	85	84	...	98	86	...	103	99	...
Other properties	316	265	51	54	54	—	44	34	10	218	177	40

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	964	824	140	158	146	12	126	105	22	679	574	106
1,000,000 or more	62	54	8	—	—	—	4	4	—	58	50	8
250,000 to 999,999	202	174	28	44	39	5	9	9	1	149	126	23
50,000 to 249,999	278	239	39	61	57	4	46	39	7	171	144	28
10,000 to 49,999	262	234	28	47	47	—	47	40	7	169	148	21
Less than 10,000 and rural	160	123	37	7	3	3	21	14	7	132	106	26
Outside SMSA's	166	158	7	12	12	—	11	11	—	143	135	7
10,000 or more	73	73	—	8	8	—	—	—	—	65	65	—
2,500 to 9,999	25	25	—	4	4	—	4	4	—	17	17	—
Less than 2,500 and rural	68	61	7	—	—	—	7	7	—	61	53	7

Number of Housing Units

1 housing unit	866	759	107	157	147	10	128	107	21	581	505	75
2 housing units	146	126	20	9	9	—	7	7	—	130	110	20
3 housing units	49	44	6	3	2	1	1	1	—	45	40	5
4 housing units	69	54	15	1	—	1	1	—	1	66	53	13

Number of Buildings

1 building	1 031	899	132	168	157	11	136	114	22	727	628	99
2 to 4 buildings	68	58	10	2	1	1	—	—	—	66	57	9
Not reported	31	25	5	—	—	—	2	2	—	29	24	5

Manner of Acquisition

By purchase	1 123	977	145	170	158	12	137	116	22	815	704	111
Placed one new mortgage	729	688	41	75	75	—	61	57	5	593	557	37
Placed two or more new mortgages	39	17	21	—	—	—	—	—	—	39	17	21
Assumed mortgage(s) already on property	289	253	35	89	83	6	69	59	10	131	111	20
Assumed mortgage already on property and placed new mortgage	55	8	47	7	—	7	7	—	7	41	8	34
All cash	2	2	—	—	—	—	—	—	—	2	2	—
Borrowed other than with mortgage	9	9	—	—	—	—	—	—	—	9	9	—
Inheritance or gift	4	2	2	—	—	—	—	—	—	4	2	2
Other	3	3	—	—	—	—	—	—	—	3	3	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

PROPERTY CHARACTERISTICS—Con.

Land and Building Acquisition

During same 12-month period	1 099	958	141
Acquired land previously	21	15	7
Land not owned by building owner	2	2	—
Not reported	8	8	—

Year Property Acquired

1979 to 1981 (part)	425	340	85
1977 and 1978	225	204	21
1975 and 1976	137	123	14
1970 to 1974	210	194	16
1965 to 1969	60	56	4
1960 to 1964	56	50	5
1959 or earlier	17	16	1

Year Structure Built

1979 to March 1980	50	38	12
1977 and 1978	58	48	10
1975 and 1976	33	30	4
1970 to 1974	111	91	20
1960 to 1969	226	186	40
1950 to 1959	229	203	26
1940 to 1949	152	146	6
1939 or earlier	235	214	21
Not reported	35	27	8

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	651	544	107
Less than \$5,000	2	2	—
\$5,000 to \$9,999	18	18	—
\$10,000 to \$14,999	22	20	2
\$15,000 to \$19,999	28	26	2
\$20,000 to \$24,999	31	29	2
\$25,000 to \$29,999	30	28	2
\$30,000 to \$34,999	58	49	8
\$35,000 to \$39,999	53	49	4
\$40,000 to \$49,999	87	82	6
\$50,000 to \$59,999	87	71	16

\$60,000 to \$79,999	134	106	28
\$80,000 to \$99,999	45	29	16
\$100,000 to \$149,999	25	14	11
\$150,000 or more	8	2	6
Not reported	21	17	4
Median	\$48200	\$44900	\$66700

Other properties	479	438	41
-------------------------------	------------	------------	-----------

Value

Less than \$5,000	4	4	—
\$5,000 to \$9,999	7	7	—
\$10,000 to \$14,999	—	—	—
\$15,000 to \$19,999	7	7	—
\$20,000 to \$24,999	9	6	4
\$25,000 to \$29,999	19	19	—
\$30,000 to \$34,999	28	26	—
\$35,000 to \$39,999	56	51	5
\$40,000 to \$49,999	112	108	3
\$50,000 to \$59,999	143	133	10

\$60,000 to \$79,999	214	195	19
\$80,000 to \$99,999	172	151	21
\$100,000 to \$149,999	192	143	49
\$150,000 to \$199,999	65	47	18
\$200,000 or more	71	53	18
Not reported	32	32	—
Median	\$75400	\$71600	\$111900
Mean	\$94600	\$85900	\$151400

Value Per Housing Unit

Less than \$5,000	4	4	—
\$5,000 to \$9,999	11	11	—
\$10,000 to \$14,999	2	2	—
\$15,000 to \$19,999	14	13	1
\$20,000 to \$24,999	35	28	7
\$25,000 to \$29,999	43	40	3
\$30,000 to \$34,999	50	48	3
\$35,000 to \$39,999	89	80	9
\$40,000 to \$49,999	145	137	8
\$50,000 to \$59,999	163	147	16

\$60,000 to \$79,999	195	172	24
\$80,000 to \$99,999	134	117	17
\$100,000 to \$149,999	141	103	37
\$150,000 or more	73	49	24
Not reported	32	32	—
Median	\$59600	\$57700	\$85200
Mean	\$74300	\$69600	\$104400

All mortgaged properties	Properties with government-insured first mortgage						Properties with conventional first mortgage		
	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1979 to 1981 (part)	167	154	12	134	112	22	798	691	107
1977 and 1978	—	—	—	—	—	—	21	15	7
1975 and 1976	—	—	—	—	—	—	2	2	—
1970 to 1974	4	4	—	3	3	—	1	1	—
1965 to 1969	—	—	—	—	—	—	—	—	—
1960 to 1964	—	—	—	—	—	—	—	—	—
1959 or earlier	—	—	—	—	—	—	—	—	—
1979 to 1981 (part)	72	68	4	52	38	14	302	234	68
1977 and 1978	22	21	1	17	12	4	187	171	16
1975 and 1976	28	25	3	15	15	—	94	83	11
1970 to 1974	32	28	4	28	24	4	150	141	9
1965 to 1969	4	4	—	12	12	—	44	40	4
1960 to 1964	8	8	—	7	7	—	40	35	5
1959 or earlier	5	3	1	7	7	—	5	5	—
1979 to March 1980	15	15	—	—	—	—	35	23	12
1977 and 1978	7	7	—	7	—	7	44	41	3
1975 and 1976	9	9	—	7	7	—	18	14	4
1970 to 1974	18	14	4	8	8	—	85	68	16
1960 to 1969	32	32	—	26	22	4	168	133	36
1950 to 1959	41	37	4	56	45	11	131	120	11
1940 to 1949	23	22	1	17	17	—	112	107	5
1939 or earlier	15	11	4	12	12	—	208	191	17
Not reported	11	11	—	3	3	—	21	13	8
1979 to 1981 (part)	94	89	4	68	50	18	489	404	84
1977 and 1978	—	—	—	—	—	—	2	2	—
1975 and 1976	—	—	—	—	—	—	18	18	—
1970 to 1974	—	—	—	4	4	—	18	17	2
1965 to 1969	1	—	1	1	—	1	26	26	—
1960 to 1964	11	11	—	4	4	—	17	15	2
1959 or earlier	5	5	—	—	—	—	25	23	2
1979 to 1981 (part)	9	9	—	4	4	—	45	37	8
1977 and 1978	4	4	—	12	9	3	37	37	—
1975 and 1976	11	11	—	7	7	—	69	64	6
1970 to 1974	14	14	—	5	2	3	68	55	13
1965 to 1969	25	25	—	25	18	7	84	63	21
1960 to 1964	7	7	—	3	—	3	35	22	13
1959 or earlier	—	—	—	—	—	—	22	14	7
1979 to 1981 (part)	4	4	—	3	3	—	8	2	6
1977 and 1978	4	4	—	3	3	—	14	10	4
1975 and 1976	—	—	—	—	—	—	—	—	—
1970 to 1974	—	—	—	—	—	—	—	—	—
1965 to 1969	—	—	—	—	—	—	—	—	—
1960 to 1964	—	—	—	—	—	—	—	—	—
1959 or earlier	—	—	—	—	—	—	—	—	—
Median	\$53600	\$52600	...	...	...	...	\$46900	\$43500	\$66300
Mean	76	68	8	69	65	4	334	305	29
1979 to 1981 (part)	4	4	—	—	—	—	4	4	—
1977 and 1978	—	—	—	—	—	—	7	7	—
1975 and 1976	—	—	—	—	—	—	7	7	—
1970 to 1974	—	—	—	—	—	—	7	7	—
1965 to 1969	4	4	—	—	—	—	6	6	—
1960 to 1964	—	—	—	—	—	—	19	19	—
1959 or earlier	12	12	—	—	—	—	16	16	—
1979 to 1981 (part)	4	4	—	18	18	—	34	29	5
1977 and 1978	16	16	—	17	14	3	78	78	—
1975 and 1976	49	46	3	18	18	—	76	69	7
1970 to 1974	37	36	1	37	30	7	140	129	10
1965 to 1969	28	28	—	19	12	7	125	111	14
1960 to 1964	18	14	4	12	8	4	161	121	40
1959 or earlier	—	—	—	8	8	—	57	39	18
1979 to 1981 (part)	—	—	—	7	7	—	21	21	—
1977 and 1978	4	4	—	7	7	—	21	21	—
1975 and 1976	—	—	—	—	—	—	—	—	—
1970 to 1974	—	—	—	—	—	—	—	—	—
1965 to 1969	—	—	—	—	—	—	—	—	—
1960 to 1964	—	—	—	—	—	—	—	—	—
1959 or earlier	—	—	—	—	—	—	—	—	—
Median	\$59900	\$60000	...	\$66500	\$63100	...	\$82200	\$76800	\$124800
Mean	\$66000	\$65600	...	\$72700	\$71400	...	\$104200	\$92700	\$174000
1979 to 1981 (part)	34	34	—	36	29	7	125	109	17
1977 and 1978	25	25	—	19	12	7	90	80	11
1975 and 1976	14	11	4	10	7	3	116	86	30
1970 to 1974	—	—	—	7	7	—	66	42	24
1965 to 1969	4	4	—	7	7	—	21	21	—
1960 to 1964	—	—	—	—	—	—	—	—	—
1959 or earlier	—	—	—	—	—	—	—	—	—
Median	\$57900	\$58400	...	\$63700	\$60100	...	\$59800	\$56800	\$94500
Mean	\$62100	\$62400	...	\$68500	\$66900	...	\$77700	\$71600	\$114800

Table 2i. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

West Region

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Acquired before 1980 ²	814	717	97	116	104	12	93	82	11	605	532	73
Less than \$60	11	7	3	—	—	—	—	—	—	11	7	3
\$60 to \$79	13	13	—	—	—	—	—	—	—	13	13	—
\$80 to \$99	7	7	—	—	—	—	—	—	—	7	7	—
\$100 to \$119	24	24	—	—	—	—	8	8	—	17	17	—
\$120 to \$149	32	31	1	—	—	—	2	2	—	30	30	1
\$150 to \$199	76	73	3	5	3	2	6	5	1	65	65	—
\$200 to \$249	99	94	5	16	16	—	17	17	—	66	60	5
\$250 to \$299	94	81	13	17	17	—	14	14	—	63	50	13
\$300 to \$349	100	90	10	14	10	3	12	8	4	5	71	4
\$350 to \$399	72	69	3	18	18	—	7	4	3	47	47	—
\$400 to \$449	48	33	14	3	3	—	10	7	3	34	23	11
\$450 to \$499	42	37	5	4	4	—	3	3	—	35	30	5
\$500 or more	82	66	17	21	18	4	3	3	—	57	44	13
No rental receipts	11	8	3	—	—	—	4	4	—	7	4	3
Not reported	103	85	18	18	14	4	7	7	—	78	64	14
Median	\$297	\$289	\$373	\$340	\$341	...	\$281	\$264	...	\$291	\$284	...
Mean	\$388	\$368	\$545	\$427	\$423	...	\$427	\$391	...	\$374	\$355	...
Other properties	316	265	51	54	54	—	44	34	10	218	177	40

Purchase Price as Percent of Value

Acquired by purchase	1 123	977	145	170	158	12	137	116	22	815	704	111
Purchased 1977 to 1981 (part)	651	544	107	94	89	4	68	50	18	489	404	84
Less than 80 percent	354	302	51	42	41	1	35	27	8	277	235	43
80 to 89 percent	128	112	16	20	20	—	16	13	3	93	80	13
90 to 94 percent	35	20	15	9	5	4	7	—	7	20	15	5
95 to 99 percent	36	33	3	7	7	—	4	4	—	25	22	3
100 percent or more	70	52	17	13	13	—	4	4	—	54	36	17
Not reported	28	24	4	4	4	—	3	3	—	21	17	4
Median	80—	80—	80	82	81	...	...	...	...	80—	80—	80—
Purchased 1970 to 1976	340	311	29	60	53	7	43	39	4	237	219	18
Less than 60 percent	270	246	24	45	38	7	34	30	4	192	178	13
60 to 79 percent	25	20	5	4	4	—	2	2	—	19	15	5
80 to 89 percent	5	5	—	4	4	—	—	—	—	2	2	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported	34	34	—	7	7	—	7	7	—	19	19	—
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	133	122	10	17	15	1	26	26	—	90	81	9
Less than 40 percent	105	98	7	15	14	1	16	16	—	73	68	6
40 to 59 percent	14	14	—	—	—	—	7	7	—	7	7	—
60 to 79 percent	5	2	4	—	—	—	—	—	—	5	2	4
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	8	8	—	1	1	—	4	4	—	4	4	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	7	5	2	—	—	—	—	—	—	7	5	2

Rental Receipts as Percent of Value

Acquired before 1980 ²	814	717	97	116	104	12	93	82	11	605	532	73
Less than 5 percent	215	184	31	14	14	—	37	37	—	165	133	31
5 to 9 percent	426	383	43	74	65	9	42	31	11	310	287	23
10 to 14 percent	35	35	—	6	6	—	—	—	—	29	28	—
15 to 19 percent	6	5	1	—	—	—	—	—	—	6	5	1
20 to 24 percent	—	—	—	—	—	—	—	—	—	—	—	—
25 to 29 percent	1	1	—	—	—	—	—	—	—	1	1	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	130	109	21	22	18	4	14	14	—	94	77	17
Median	6	7	6	7	7	...	5	5	...	6	7	...
Other properties	316	265	51	54	54	—	44	34	10	218	177	40

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	814	717	97	116	104	12	93	82	11	605	532	73
Less than 1.0 percent	399	367	32	62	58	4	47	43	3	290	266	24
1.0 to 2.9 percent	16	15	1	4	4	—	—	—	—	12	11	1
3.0 to 4.9 percent	18	17	1	—	—	—	1	1	—	17	16	1
5.0 to 6.9 percent	13	11	2	1	1	—	—	—	—	12	10	2
7.0 to 8.9 percent	52	39	13	16	15	1	3	—	3	33	24	9
9.0 to 10.9 percent	20	15	5	—	—	—	2	2	—	18	14	5
11.0 to 12.9 percent	11	10	1	—	—	—	—	—	—	11	10	1
13.0 to 14.9 percent	9	8	1	—	—	—	—	—	—	9	8	1
15.0 percent or more	116	105	11	12	9	4	22	21	1	82	76	6
Not reported or not computed	159	129	31	21	18	4	18	14	4	120	97	24
Median	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...
Other properties	316	265	51	54	54	—	44	34	10	218	177	40

OWNER CHARACTERISTICS

Type of Owner												
Individual	1 008	878	130	149	136	12	119	97	22	740	645	96
Partnership	77	67	10	14	14	—	15	15	—	48	38	10
Real estate corporation	13	13	—	4	4	—	—	—	—	9	9	—
Real estate investment trust	—	—	—	—	—	—	—	—	—	—	—	—
Financial institution	7	7	—	3	3	—	—	—	—	4	4	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	—	—	—	—	—	—	—	—	—	—	—	—
Other	15	11	4	—	—	—	4	4	—	11	7	4
Not reported	10	7	4	—	—	—	—	—	—	10	7	4

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1j. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 1,000,000 or More

1-to-4-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	461	263	199
1,000,000 or more	461	263	199
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

1 housing unit	282	154	128
2 housing units	118	77	41
3 housing units	28	15	13
4 housing units	33	17	16

Number of Buildings

1 building	423	243	181
2 to 4 buildings	30	18	12
Not reported	8	2	7

Manner of Acquisition

By purchase	400	203	197
Placed one new mortgage	253	99	154
Placed two or more new mortgages	11	7	3
Assumed mortgage(s) already on property	41	12	29
Assumed mortgage already on property and placed new mortgage	8	1	7
All cash	78	76	2
Borrowed other than with mortgage	10	8	2
Inheritance or gift	54	52	2
Other	1	1	—
Not reported	6	6	—

Land and Building Acquisition

During some 12-month period	422	234	189
Acquired land previously	13	11	2
Land not owned by building owner	15	11	4
Not reported	11	7	4

Year Property Acquired

1979 to 1981 (part)	66	25	41
1977 and 1978	65	16	49
1975 and 1976	59	34	25
1970 to 1974	83	40	42
1965 to 1969	45	29	16
1960 to 1964	37	18	19
1959 or earlier	106	100	6

Year Structure Built

1979 to March 1980	—	—	—
1977 and 1978	9	—	9
1975 and 1976	3	—	3
1970 to 1974	11	—	11
1960 to 1969	29	9	20
1950 to 1959	67	21	46
1940 to 1949	75	48	28
1939 or earlier	262	184	78
Not reported	4	1	3

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	119	29	90
Less than \$5,000	6	6	—
\$5,000 to \$9,999	10	5	5
\$10,000 to \$14,999	16	7	10
\$15,000 to \$19,999	12	—	12
\$20,000 to \$24,999	4	4	—
\$25,000 to \$29,999	6	—	6
\$30,000 to \$34,999	8	—	8
\$35,000 to \$39,999	3	1	1
\$40,000 to \$49,999	15	—	15
\$50,000 to \$59,999	11	4	7
\$60,000 to \$79,999	14	—	14
\$80,000 to \$99,999	4	—	4
\$100,000 to \$149,999	4	—	4
\$150,000 or more	—	—	—
Not reported	6	1	6
Median	\$31200	...	\$40400

Other properties

Value

Less than \$5,000	4	4	—
\$5,000 to \$9,999	17	14	—
\$10,000 to \$14,999	26	23	—
\$15,000 to \$19,999	23	18	—
\$20,000 to \$24,999	25	17	—
\$25,000 to \$29,999	23	12	10

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Value—Con.

\$30,000 to \$34,999	22	14	8
\$35,000 to \$39,999	19	10	9
\$40,000 to \$49,999	40	22	17
\$50,000 to \$59,999	45	23	22
\$60,000 to \$79,999	70	28	42
\$80,000 to \$99,999	24	11	12
\$100,000 to \$149,999	45	16	29
\$150,000 to \$199,999	8	3	6
\$200,000 or more	12	4	8
Not reported	61	44	17
Median	\$50600	\$38400	\$62900
Mean	\$60900	\$50400	\$73500

Value Per Housing Unit

Less than \$5,000	8	7	—
\$5,000 to \$9,999	32	27	6
\$10,000 to \$14,999	53	38	14
\$15,000 to \$19,999	27	19	8
\$20,000 to \$24,999	35	21	14
\$25,000 to \$29,999	35	18	17
\$30,000 to \$34,999	34	18	16
\$35,000 to \$39,999	23	10	14
\$40,000 to \$49,999	23	13	10
\$50,000 to \$59,999	27	11	15

\$60,000 to \$79,999	50	17	33
\$80,000 to \$99,999	18	7	11
\$100,000 to \$149,999	28	11	17
\$150,000 or more	9	2	7
Not reported	61	44	17
Median	\$31600	\$24400	\$42000
Mean	\$43800	\$32900	\$56800

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ¹	380	217	163
Less than \$60	19	16	3
\$60 to \$79	18	11	7
\$80 to \$99	15	13	2
\$100 to \$119	34	19	15
\$120 to \$149	18	15	3
\$150 to \$199	50	26	23
\$200 to \$249	41	15	26
\$250 to \$299	30	16	15
\$300 to \$349	17	10	7
\$350 to \$399	11	—	11
\$400 to \$449	7	—	7
\$450 to \$499	8	—	8
\$500 or more	13	4	9
No rental receipts	32	28	4
Not reported	68	45	23
Median	\$187	\$148	\$228
Mean	\$261	\$199	\$326

Other properties

Purchase Price as Percent of Value

Acquired by purchase	400	203	197
Purchased 1977 to 1981 (part)	119	29	90
Less than 80 percent	69	17	52
80 to 89 percent	18	—	18
90 to 94 percent	4	—	4
95 to 99 percent	3	3	—
100 percent or more	7	5	2
Not reported	18	4	14
Median	80—	...	80—
Purchased 1970 to 1976	117	51	65
Less than 60 percent	61	34	27
60 to 79 percent	22	2	20
80 to 89 percent	10	3	7
90 to 99 percent	4	—	4
100 percent or more	20	13	8
Not reported	60—	...	...
Purchased 1969 or earlier	164	123	41
Less than 40 percent	84	67	17
40 to 59 percent	29	16	13
60 to 79 percent	18	11	6
80 to 99 percent	6	4	2
100 percent or more	7	7	—
Not reported	21	18	3
Median	40—	40—	...
Not acquired by purchase	61	60	2

Rental Receipts as Percent of Value

Acquired before 1980 ¹	380	217	163
Less than 5 percent	56	26	30
5 to 9 percent	109	47	62
10 to 14 percent	38	20	19
15 to 19 percent	23	16	7
20 to 24 percent	11	8	3
25 to 29 percent	2	2	—
30 to 39 percent	6	6	—
40 percent or more	5	4	—
Not reported or not computed	130	88	41
Median	8	9	8
Other properties	81	46	36

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1j. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 1,000,000 or More**PROPERTY CHARACTERISTICS—Con.****Rental Vacancy Losses as Percent of Potential Receipts**

Acquired before 1980¹	380	217	163
Less than 1.0 percent	157	74	83
1.0 to 2.9 percent	4	3	1
3.0 to 4.9 percent	4	1	3
5.0 to 6.9 percent	3	1	1
7.0 to 8.9 percent	16	8	8
9.0 to 10.9 percent	9	3	6
11.0 to 12.9 percent	3	1	2
13.0 to 14.9 percent	4	2	2
15.0 percent or more	54	30	24
Not reported or not computed	127	92	35
Median	1.0—	1.0—	1.0—
Other properties	81	46	36

MORTGAGE PAYMENTS AND OTHER EXPENSES**Real Estate Tax Per Housing Unit**

Acquired before 1980	432	253	179
Less than \$100	32	27	6
\$100 to \$199	66	49	17
\$200 to \$299	65	36	29
\$300 to \$399	41	30	12
\$400 to \$499	54	25	29
\$500 to \$599	43	23	20
\$600 to \$699	33	19	14
\$700 to \$799	17	8	9
\$800 to \$899	8	—	8
\$900 to \$999	23	6	16
\$1,000 to \$1,499	15	3	12
\$1,500 or more	13	9	4
Not reported	23	18	5
Median	\$399	\$320	\$482
Acquired 1980 and 1981 (part)	29	9	20

Real Estate Tax Per \$1,000 Value

Acquired before 1980	432	253	179
Less than \$10	135	70	66
\$10 to \$14	60	34	26
\$15 to \$19	40	14	26
\$20 to \$24	34	18	16
\$25 to \$29	18	9	9
\$30 to \$39	26	18	8
\$40 to \$49	15	9	6
\$50 to \$59	10	9	2
\$60 or more	16	15	2
Not reported or not computed	78	59	19
Median	\$13	\$14	\$13
Acquired 1980 and 1981 (part)	29	9	20

Inside SMSA's, Places of 1,000,000 or More**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax as Percent of Rental Receipts**

Acquired before 1980¹	380	217	163
Less than 5 percent	11	6	4
5 to 9 percent	42	19	23
10 to 14 percent	57	33	24
15 to 19 percent	48	23	25
20 to 24 percent	20	11	9
25 to 29 percent	22	9	13
30 to 34 percent	14	4	10
35 to 39 percent	3	3	—
40 percent or more	54	30	23
Not reported or not computed	110	78	32
Median	18	18	18
Other properties	81	46	36

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹	380	217	163
Less than 20 percent	34	34	—
20 to 29 percent	20	20	—
30 to 39 percent	16	11	5
40 to 49 percent	15	12	3
50 to 59 percent	15	5	10
60 to 69 percent	19	11	8
70 to 79 percent	13	3	10
80 to 89 percent	14	2	12
90 to 99 percent	29	13	16
100 to 109 percent	10	1	9
110 percent or more	86	27	59
Not reported or not computed	110	78	32
Median	83	44	102
Other properties	81	46	36

OWNER CHARACTERISTICS**Type of Owner**

Individual	420	236	184
Partnership	20	9	11
Real estate corporation	5	2	3
Real estate investment trust	—	—	—
Financial institution	—	—	—
Housing cooperative organization	—	—	—
Church or church-related institution	3	3	—
Other	13	13	—
Not reported	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More**1-to-4-housing-unit mortgaged properties****MORTGAGE CHARACTERISTICS****Number of Mortgages**

1 mortgage	187	187	12
2 mortgages	12	—	—
3 or more mortgages	—	—	—

Form of Debt of First Mortgage

Mortgage or deed of trust	191	179	12
Contract to purchase	6	6	—
Wrap-around mortgage	1	1	—

Origin of First Mortgage

Mortgage made at time property acquired	141	135	6
Mortgage assumed at time property acquired	35	31	4
Mortgage placed later than acquisition of property	24	21	3
Refinanced mortgage:			
Same lender	6	5	1
Different lender	7	7	—
Mortgage placed on property owned free and clear of debt	11	9	2

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	24	21	3
Renew or extend loan that had fallen due, without increasing the outstanding balance	—	—	—
Secure better terms	—	—	—
Provide funds for additions, improvements, or repairs to this property	11	9	2
Provide funds for investment in other real estate	4	4	—
Provide funds for other types of investments	—	—	—
Provide funds for educational or medical expenses	—	—	—
Other reasons	4	4	1
Not reported	4	4	—
Other properties	175	166	9

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	8	—	8
Provide funds for additions, improvements or repairs to this property	2	—	2
Provide funds for investment in other real estate	2	—	2
Provide funds for other types of investments	1	—	1
Provide funds for educational or medical expenses	—	—	—
Other reasons	—	—	—
Not reported	4	—	4
Other properties	4	—	4

Year First Mortgage Made or Assumed

1979 to 1981 (part)	50	50	—
1977 and 1978	56	55	1
1975 and 1976	23	20	3
1970 to 1974	35	31	4
1965 to 1969	18	17	—
1960 to 1964	15	12	4
1959 or earlier	3	3	—

First Mortgage Loan

Less than \$5,000	—	—	—
\$5,000 to \$9,999	27	24	4
\$10,000 to \$14,999	32	32	—
\$15,000 to \$19,999	16	12	4
\$20,000 to \$24,999	19	17	3
\$25,000 to \$29,999	30	30	—
\$30,000 to \$34,999	15	15	—
\$35,000 to \$39,999	16	14	2
\$40,000 to \$49,999	18	18	—
\$50,000 to \$59,999	5	5	—
\$60,000 to \$79,999	9	9	—
\$80,000 to \$99,999	7	7	—
\$100,000 to \$149,999	2	2	—
\$150,000 to \$199,999	—	—	—
\$200,000 or more	1	1	—
Median	\$25700	\$26400	...
Mean	\$29200	\$29800	...

First Mortgage Outstanding Debt

Less than \$5,000	37	33	4
\$5,000 to \$9,999	40	37	4
\$10,000 to \$14,999	11	10	—
\$15,000 to \$19,999	11	9	2
\$20,000 to \$24,999	23	21	2
\$25,000 to \$29,999	19	19	—
\$30,000 to \$34,999	12	12	—
\$35,000 to \$39,999	10	9	1
\$40,000 to \$49,999	15	15	—
\$50,000 to \$59,999	6	6	—

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
199	187	187	12	18	14	4	7	7	—	175	166	8
1 mortgage	187	187	12	14	14	—	7	7	—	166	166	—
2 mortgages	12	—	—	4	—	4	—	—	—	8	—	8
3 or more mortgages	—	—	—	—	—	—	—	—	—	—	—	—
Mortgage or deed of trust	191	179	12	18	14	4	7	7	—	167	159	8
Contract to purchase	6	6	—	—	—	—	—	—	—	6	6	—
Wrap-around mortgage	1	1	—	—	—	—	—	—	—	1	1	—
Mortgage made at time property acquired	141	135	6	10	10	—	—	—	—	131	125	6
Mortgage assumed at time property acquired	35	31	4	8	4	4	7	7	—	20	20	—
Mortgage placed later than acquisition of property	24	21	3	—	—	—	—	—	—	24	21	3
Refinanced mortgage:												
Same lender	6	5	1	—	—	—	—	—	—	6	5	1
Different lender	7	7	—	—	—	—	—	—	—	7	7	—
Mortgage placed on property owned free and clear of debt	11	9	2	—	—	—	—	—	—	11	9	2
Mortgages placed later than acquisition of property	24	21	3	—	—	—	—	—	—	24	21	3
Renew or extend loan that had fallen due, without increasing the outstanding balance	—	—	—	—	—	—	—	—	—	—	—	—
Secure better terms	—	—	—	—	—	—	—	—	—	—	—	—
Provide funds for additions, improvements, or repairs to this property	11	9	2	—	—	—	—	—	—	11	9	2
Provide funds for investment in other real estate	4	4	—	—	—	—	—	—	—	4	4	—
Provide funds for other types of investments	—	—	—	—	—	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	4	4	1	—	—	—	—	—	—	4	4	—
Not reported	4	4	—	—	—	—	—	—	—	4	4	1
Other properties	175	166	9	18	14	4	7	7	—	151	145	6
Second mortgages placed later than acquisition of property	8	—	8	—	—	—	—	—	—	8	—	8
Provide funds for additions, improvements or repairs to this property	2	—	2	—	—	—	—	—	—	2	—	2
Provide funds for investment in other real estate	2	—	2	—	—	—	—	—	—	2	—	2
Provide funds for other types of investments	1	—	1	—	—	—	—	—	—	1	—	1
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	4	—	4	—	—	—	—	—	—	4	—	4
Other properties	4	—	4	4	—	4	—	—	—	—	—	—
1979 to 1981 (part)	50	50	—	—	—	—	5	5	—	45	45	—
1977 and 1978	56	55	1	—	—	—	2	2	—	54	53	1
1975 and 1976	23	20	3	—	—	—	—	—	—	23	20	3
1970 to 1974	35	31	4	12	8	4	—	—	—	23	22	1
1965 to 1969	18	17	—	3	3	—	—	—	—	15	14	—
1960 to 1964	15	12	4	—	—	—	—	—	—	15	12	4
1959 or earlier	3	3	—	3	3	—	—	—	—	—	—	—
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	27	24	4	6	3	4	—	—	—	21	21	—
\$10,000 to \$14,999	32	32	—	1	1	—	3	3	—	28	28	—
\$15,000 to \$19,999	16	12	4	5	5	—	—	—	—	11	8	4
\$20,000 to \$24,999	19	17	3	4	4	—	—	—	—	16	13	3
\$25,000 to \$29,999	30	30	—	—	—	—	—	—	—	30	30	—
\$30,000 to \$34,999	15	15	—	—	—	—	—	—	—	15	15	—
\$35,000 to \$39,999	16	14	2	1	1	—	—	—	—	15	13	2
\$40,000 to \$49,999	18	18	—	—	—	—	4	4	—	15	15	—
\$50,000 to \$59,999	5	5	—	—	—	—	—	—	—	5	5	—
\$60,000 to \$79,999	9	9	—	—	—	—	—	—	—	9	9	—
\$80,000 to \$99,999	7	7	—	—	—	—	—	—	—	7	7	—
\$100,000 to \$149,999	2	2	—	—	—	—	—	—	—	2	2	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	1	1	—	—	—	—	—	—	—	1	1	—
Median	\$25700	\$26400	...	...	...	...	...	...	...	\$26900	\$27200	...
Mean	\$29200	\$29800	...	...	...	...	...	...	...	\$30400	\$30800	...
Less than \$5,000	37	33	4	8	4	4	—	—	—	29	29	—
\$5,000 to \$9,999	40	37	4	3	3	—	2	2	—	36	32	4
\$10,000 to \$14,999	11	10	—	2	2	—	—	—	—	8	7	—
\$15,000 to \$19,999	11	9	2	4	4	—	—	—	—	7	5	2
\$20,000 to \$24,999	23	21	2	—	—	—	—	—	—	22	20	2
\$25,000 to \$29,999	19	19	—	—	—	—	—	—	—	19	19	—
\$30,000 to \$34,999	12	12	—	1	1	—	—	—	—	11	11	—
\$35,000 to \$39,999	10	9	1	—	—	—	—	—	—	10	9	1
\$40,000 to \$49,999	15	15	—	—	—	—	4	4	—	11	11	—
\$50,000 to \$59,999	6	6	—	—	—	—	—	—	—	6	6	—

Table 2j. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$60,000 to \$79,999	7	7	—	—	—	—	—	—	—	7	7	—
\$80,000 to \$99,999	6	6	—	—	—	—	—	—	—	6	6	—
\$100,000 to \$149,999	2	2	—	—	—	—	—	—	—	2	2	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	1	1	—	—	—	—	—	—	—	1	1	—
Median	\$20100	\$20900	...	...	...	...	...	...	...	\$21700	\$22200	...
Mean	\$24300	\$25100	...	...	...	...	...	...	...	\$25600	\$26100	...

Total Mortgage Outstanding Debt

Less than \$5,000	37	33	4	8	4	4	—	—	—	29	29	—
\$5,000 to \$9,999	37	37	—	3	3	—	2	2	—	32	32	—
\$10,000 to \$14,999	10	10	—	2	2	—	2	2	—	7	7	—
\$15,000 to \$19,999	9	9	—	4	4	—	—	—	—	5	5	—
\$20,000 to \$24,999	22	21	1	—	—	—	—	—	—	21	20	1
\$25,000 to \$29,999	19	19	—	—	—	—	—	—	—	19	19	—
\$30,000 to \$34,999	13	12	1	1	1	—	—	—	—	12	11	1
\$35,000 to \$39,999	9	9	—	—	—	—	—	—	—	9	9	—
\$40,000 to \$49,999	15	15	—	—	—	—	4	4	—	11	11	—
\$50,000 to \$59,999	10	6	4	—	—	—	—	—	—	10	6	4
\$60,000 to \$79,999	10	7	3	—	—	—	—	—	—	10	7	3
\$80,000 to \$99,999	7	6	—	—	—	—	—	—	—	7	6	—
\$100,000 to \$149,999	2	2	—	—	—	—	—	—	—	2	2	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	1	1	—	—	—	—	—	—	—	1	1	—
Median	\$21500	\$20900	...	...	...	...	...	...	...	\$23100	\$22200	...
Mean	\$26000	\$25100	...	...	...	...	...	...	...	\$27500	\$26100	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	5	5	—	—	—	—	—	—	—	5	5	—
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	17	13	4	6	3	4	—	—	—	10	10	—
6.0 percent	7	7	—	—	—	—	—	—	—	7	7	—
6.1 to 6.9 percent	12	12	—	3	3	—	2	2	—	7	7	—
7.0 percent	5	5	—	4	4	—	—	—	—	2	2	—
7.1 to 7.4 percent	—	—	—	—	—	—	—	—	—	5	5	—
7.5 to 7.9 percent	11	11	—	—	—	—	2	2	—	9	9	—
8.0 percent	14	14	—	—	—	—	—	—	—	14	14	—
8.1 to 8.4 percent	5	4	—	—	—	—	—	—	—	5	4	—
8.5 to 8.9 percent	27	26	1	4	4	—	4	4	—	19	19	1
9.0 percent	12	9	3	—	—	—	—	—	—	12	9	3
9.1 to 9.9 percent	35	34	1	—	—	—	—	—	—	35	34	1
10.0 percent	10	10	—	—	—	—	—	—	—	10	10	—
10.1 to 11.9 percent	13	9	4	—	—	—	—	—	—	13	9	4
12.0 percent	6	6	—	—	—	—	—	—	—	6	6	—
12.1 to 13.9 percent	10	10	—	—	—	—	—	—	—	10	10	—
14.0 percent or more	5	5	—	—	—	—	—	—	—	5	5	—
Median	8.8	8.8	...	...	...	...	...	...	...	9.0	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	47	43	4	—	—	—	—	—	—	47	43	4
Rate higher now than when mortgage made	7	7	—	—	—	—	—	—	—	7	7	—
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	38	35	4	—	—	—	—	—	—	38	35	4
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
No, interest rate cannot be changed	144	136	8	18	14	4	7	7	—	120	116	4
Not reported	8	7	1	—	—	—	—	—	—	8	7	1

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	47	43	4	—	—	—	—	—	—	47	43	4
Rate renegotiated periodically	1	1	—	—	—	—	—	—	—	1	1	—
Rate changes tied to market index	3	3	—	—	—	—	—	—	—	3	3	—
When mortgage is assumed	40	36	4	—	—	—	—	—	—	40	36	4
When payments become delinquent	—	—	—	—	—	—	—	—	—	—	—	—
Other reason	1	1	—	—	—	—	—	—	—	1	1	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Interest rate cannot be changed	144	136	8	18	14	4	7	7	—	120	116	4

Term of First Mortgage

Less than 8 years	12	11	1	—	—	—	—	—	—	12	11	1
8 to 12 years	19	19	—	—	—	—	—	—	—	19	19	—
13 to 17 years	19	18	1	3	3	—	—	—	—	16	15	1
18 to 22 years	32	32	—	3	3	—	—	—	—	29	29	—
23 to 27 years	30	23	7	5	1	4	2	2	—	24	20	4
28 to 32 years	78	76	3	7	7	—	5	5	—	66	64	3
33 to 37 years	—	—	—	—	—	—	—	—	—	—	—	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	8	8	—	—	—	—	—	—	—	8	8	—
Median	25.1	25.0	...	...	...	...	...	...	...	24.4	24.1	...

Unexpired Term of First Mortgage

Less than 4 years	23	22	1	3	3	—	—	—	—	20	19	1
4 to 7 years	24	19	4	—	—	—	—	—	—	24	19	4
8 to 12 years	25	25	—	2	2	—	—	—	—	23	23	—
13 to 17 years	21	21	—	—	—	—	—	—	—	21	21	—
18 to 22 years	19	19	—	5	5	—	—	—	—	14	14	—
23 to 27 years	28	25	3	—	—	—	—	—	—	28	25	3
28 to 32 years	17	17	—	—	—	—	—	—	—	17	17	—
33 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term or not computed	42	39	4	8	4	4	7	7	—	28	28	—
Median	14.6	15.0	...	...	...	...	...	...	...	14.6	15.0	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	175	166	9	18	14
40 to 49 percent	12	12	—	—	—
50 to 59 percent	8	8	—	—	—
60 to 69 percent	18	18	—	—	—
70 to 79 percent	16	16	—	—	—
80 to 89 percent	41	41	—	—	—
90 to 94 percent	39	36	4	6	3
95 to 99 percent	12	9	4	—	—
100 percent or more	2	2	—	2	2
Not reported	17	15	2	8	8
Median	9	9	—	—	—
Other properties	77	76	...	...	...

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	63	52	11	8	4
20 to 29 percent	20	19	1	—	—
30 to 39 percent	26	26	—	—	—
40 to 49 percent	22	21	—	2	2
50 to 59 percent	23	23	—	1	1
60 to 69 percent	19	19	—	—	—
70 to 79 percent	7	7	—	—	—
80 to 89 percent	1	1	—	—	—
90 to 99 percent	1	1	—	—	—
100 percent or more	—	—	—	—	—
Not reported	17	17	—	6	6
Median	33	35	...	...	...

Total Outstanding Debt as Percent of Value

Less than 20 percent	56	52	4	8	4
20 to 29 percent	22	19	2	—	—
30 to 39 percent	26	26	—	—	—
40 to 49 percent	21	21	—	2	2
50 to 59 percent	29	23	6	2	1
60 to 69 percent	19	19	—	—	—
70 to 79 percent	7	7	—	—	—
80 to 89 percent	1	1	—	—	—
90 to 99 percent	1	1	—	—	—
100 percent or more	—	—	—	—	—
Not reported	17	17	—	6	6
Median	35	35	...	...	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	195	183	12	18	14
Interest and principal	193	181	12	18	14
Fully amortized	186	175	11	18	14
Partially amortized	7	6	1	—	—
Principal only	—	—	—	—	—
Fully amortized	—	—	—	—	—
Partially amortized	—	—	—	—	—
Interest only	2	2	—	—	—
No regular payments required	4	4	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	193	181	12	18	14
Real estate taxes and property insurance	78	73	5	11	7
With no other items	48	45	4	4	—
With other items	30	29	1	7	7
Real estate taxes only	36	36	1	3	3
Property insurance only	4	4	—	—	—
Other combinations or no other items	75	68	7	4	4
No regular payments of interest and principal	6	6	—	—	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	195	183	12	18	14
Less than \$60	25	20	5	8	4
\$60 to \$79	27	26	1	2	2
\$80 to \$99	19	17	3	—	—
\$100 to \$149	27	23	4	1	1
\$150 to \$199	16	16	—	4	4
\$200 to \$249	21	21	—	—	—
\$250 to \$299	15	15	—	—	—
\$300 to \$399	19	19	—	—	—
\$400 to \$499	16	16	—	—	—
\$500 to \$599	—	—	—	—	—
\$600 to \$699	4	4	—	—	—
\$700 to \$799	—	—	—	—	—
\$800 or more	6	6	—	3	3
Median	\$149	\$168	...	...	...
Mean	\$329	\$344	...	...	...
No regular payments required	4	4	—	—	—

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
175	166	9	18	14	4	7	7	—	151	145	6
12	12	—	—	—	—	—	—	—	12	12	—
8	8	—	—	—	—	—	—	—	8	8	—
18	18	—	—	—	—	2	2	—	16	16	—
16	16	—	—	—	—	2	2	—	15	15	—
41	41	—	1	1	—	4	4	—	36	36	—
39	36	4	6	3	4	—	—	—	33	33	—
12	9	4	—	—	—	—	—	—	12	9	4
2	2	—	2	2	—	—	—	—	—	—	—
17	15	2	8	8	—	—	—	—	10	7	2
9	9	—	—	—	—	—	—	—	9	9	—
77	76	...	...	...	...	...	...	...	76	75	...
24	21	3	—	—	—	—	—	—	24	21	3
63	52	11	8	4	4	—	—	—	56	48	7
20	19	1	—	—	—	2	2	—	19	18	1
26	26	—	—	—	—	—	—	—	26	26	—
22	21	—	2	2	—	2	2	—	18	18	—
23	23	—	1	1	—	—	—	—	22	22	—
19	19	—	—	—	—	4	4	—	16	16	—
7	7	—	—	—	—	—	—	—	7	7	—
1	1	—	—	—	—	—	—	—	1	1	—
1	1	—	—	—	—	—	—	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
17	17	—	6	6	—	—	—	—	10	10	—
33	35	...	...	...	...	...	...	...	33	35	...
56	52	4	8	4	4	—	—	—	48	48	—
22	19	2	—	—	—	2	2	—	20	18	2
26	26	—	—	—	—	—	—	—	26	26	—
21	21	—	2	2	—	2	2	—	18	18	—
29	23	6	2	1	—	—	—	—	28	22	6
19	19	—	—	—	—	4	4	—	16	16	—
7	7	—	—	—	—	—	—	—	7	7	—
1	1	—	—	—	—	—	—	—	1	1	—
1	1	—	—	—	—	—	—	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
17	17	—	6	6	—	—	—	—	10	10	—
35	35	...	...	...	...	...	...	...	35	35	...
195	183	12	18	14	4	7	7	—	171	163	8
193	181	12	18	14	4	7	7	—	169	160	8
186	175	11	18	14	4	7	7	—	162	154	7
7	6	1	—	—	—	—	—	—	7	6	1
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
2	2	—	—	—	—	—	—	—	2	2	—
4	4	—	—	—	—	—	—	—	4	4	—
193	181	12	18	14	4	7	7	—	169	160	8
78	73	5	11	7	4	7	7	—	61	60	1
48	45	4	4	—	4	5	5	—	40	40	—
30	29	1	7	7	—	2	2	—	21	20	1
36	36	1	3	3	—	—	—	—	33	33	1
4	4	—	—	—	—	—	—	—	4	4	—
75	68	7	4	4	—	—	—	—	71	64	7
6	6	—	—	—	—	—	—	—	6	6	—
195	183	12	18	14	4	7	7	—	171	163	8
25	20	5	8	4	4	2	2	—	15	14	1
27	26	1	2	2	—	2	2	—	24	23	1
19	17	3	—	—	—	—	—	—	19	17	3
27	23	4	1	1	—	—	—	—	26	22	4
16	16	—	4	4	—	—	—	—	12	12	—
21	21	—	—	—	—	—	—	—	21	21	—
15	15	—	—	—	—	—	—	—	15	15	—
19	19	—	—	—	—	4	4	—	15	15	—
16	16	—	—	—	—	—	—	—	16	16	—
—	—	—	—	—	—	—	—	—	—	—	—
4	4	—	—	—	—	—	—	—	4	4	—
—	—	—	—	—	—	—	—	—	—	—	—
6	6	—	3	3	—	—	—	—	4	4	—
\$149	\$168	...	...	...	...	...	...	...	\$158	\$175	...
\$329	\$344	...	...	...	...	...	...	...	\$213	\$218	...
4	4	—	—	—	—	—	—	—	4	4	—

Table 2j. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	195	183	12	18	14	4	7	7	—	171	163	8
Less than \$60	20	20	—	4	4	—	2	2	—	14	14	—
\$60 to \$79	30	27	4	5	2	4	2	2	—	23	23	—
\$80 to \$99	17	16	—	—	—	—	—	—	—	17	17	—
\$100 to \$149	24	23	1	1	1	—	—	—	—	23	22	1
\$150 to \$199	16	16	—	4	4	—	—	—	—	13	12	1
\$200 to \$249	22	21	1	—	—	—	—	—	—	22	21	1
\$250 to \$299	15	15	—	—	—	—	—	—	—	15	15	—
\$300 to \$399	19	19	—	—	—	—	4	4	—	15	15	—
\$400 to \$499	18	16	2	—	—	—	—	—	—	18	16	2
\$500 to \$599	—	—	—	—	—	—	—	—	—	—	—	—
\$600 to \$699	8	4	4	—	—	—	—	—	—	8	4	4
\$700 to \$799	—	—	—	—	—	—	—	—	—	—	—	—
\$800 or more	6	6	—	3	3	—	—	—	—	4	4	—
Median	\$172	\$168	...	...	...	...	...	...	...	\$186	\$175	...
Mean	\$343	\$344	...	...	...	...	...	...	...	\$229	\$218	...
No regular payments required	4	4	—	—	—	—	—	—	—	4	4	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	195	183	12	18	14	4	7	7	—	171	163	8
Current or ahead of schedule	181	170	11	18	14	4	5	5	—	159	151	7
Delinquent (30 days or more)	9	9	—	—	—	—	2	2	—	8	8	—
1 to 3 payments	9	9	—	—	—	—	2	2	—	7	7	—
4 or more payments	1	1	—	—	—	—	—	—	—	1	1	—
Foreclosure in process	1	1	—	—	—	—	—	—	—	1	1	—
Foreclosure not in process	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	5	4	1	—	—	—	—	—	—	5	4	1
No regular payments required	4	4	—	—	—	—	—	—	—	4	4	—

Real Estate Tax Per Housing Unit

Acquired before 1980	179	167	12	18	14	4	3	3	—	158	150	8
Less than \$100	6	6	—	—	—	—	—	—	—	6	6	—
\$100 to \$199	17	17	1	—	—	—	—	—	—	17	17	1
\$200 to \$299	29	26	3	4	4	—	—	—	—	25	22	3
\$300 to \$399	12	12	—	2	2	—	2	2	—	8	8	—
\$400 to \$499	29	25	4	4	—	4	—	—	—	25	25	—
\$500 to \$599	20	20	—	1	1	—	—	—	—	18	18	—
\$600 to \$699	14	14	—	—	—	—	2	2	—	12	12	—
\$700 to \$799	9	9	—	—	—	—	—	—	—	9	9	—
\$800 to \$899	8	8	—	—	—	—	—	—	—	8	8	—
\$900 to \$999	16	13	4	4	4	—	—	—	—	13	9	4
\$1,000 to \$1,499	12	11	1	—	—	—	—	—	—	12	11	1
\$1,500 or more	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	5	5	—	3	3	—	—	—	—	2	2	—
Median	\$482	\$486	...	...	...	...	...	...	...	\$489	\$489	...
Acquired 1980 and 1981 (part)	20	20	—	—	—	—	4	4	—	17	17	—

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	160	148	12	18	14	4	3	3	—	139	131	8
Less than 20 percent	3	3	—	—	—	—	—	—	—	2	2	—
20 to 29 percent	12	9	4	4	—	4	2	2	—	7	7	—
30 to 39 percent	20	14	5	1	1	—	—	—	—	18	13	5
40 to 49 percent	12	11	2	—	—	—	—	—	—	12	11	2
50 to 59 percent	17	16	1	4	4	—	—	—	—	13	13	1
60 to 69 percent	10	10	—	—	—	—	—	—	—	10	10	—
70 to 79 percent	17	17	—	—	—	—	—	—	—	17	17	—
80 to 89 percent	4	4	—	1	1	—	—	—	—	3	3	—
90 to 99 percent	8	8	—	3	3	—	—	—	—	5	5	—
100 percent or more	29	29	—	5	5	—	—	—	—	25	24	—
Not reported or not computed	27	27	—	—	—	—	2	2	—	26	26	—
Median	63	68	...	...	...	...	...	...	...	63	67	...
Other properties	39	39	—	—	—	—	4	4	—	36	36	—

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	160	148	12	18	14	4	3	3	—	139	131	8
Less than 20 percent	3	3	—	—	—	—	—	—	—	2	2	—
20 to 29 percent	9	9	—	—	—	—	2	2	—	7	7	—
30 to 39 percent	18	14	4	5	1	4	—	—	—	13	13	—
40 to 49 percent	11	11	—	—	—	—	—	—	—	11	11	—
50 to 59 percent	16	16	—	4	4	—	—	—	—	13	13	—
60 to 69 percent	10	10	—	—	—	—	—	—	—	10	10	—
70 to 79 percent	18	17	1	—	—	—	—	—	—	18	17	1
80 to 89 percent	5	4	1	1	1	—	—	—	—	4	3	1
90 to 99 percent	8	8	—	3	3	—	—	—	—	5	5	—
100 percent or more	36	29	7	5	5	—	—	—	—	31	24	7
Not reported or not computed	27	27	—	—	—	—	2	2	—	26	26	—
Median	70	68	...	...	...	...	...	...	...	70	67	...
Other properties	39	39	—	—	—	—	4	4	—	36	36	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties

Table 2j. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	179	167	12	18	14	4	3	3	—	158	150	8
Less than \$10	66	58	8	—	—	—	—	—	—	66	58	8
\$10 to \$14	26	22	4	4	—	4	—	—	—	22	22	—
\$15 to \$19	26	26	—	1	1	—	2	2	—	23	23	—
\$20 to \$24	16	16	—	3	3	—	—	—	—	13	13	—
\$25 to \$29	9	9	—	—	—	—	—	—	—	9	9	—
\$30 to \$39	8	8	—	3	3	—	—	—	—	5	5	—
\$40 to \$49	6	5	1	—	—	—	2	2	—	4	3	1
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported or not computed	19	19	—	6	6	—	—	—	—	13	13	—
Median	\$13	\$13	...	...	...	...	...	...	...	\$11	\$12	...
Acquired 1980 and 1981 (part)	20	20	—	—	—	—	4	4	—	17	17	—

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	163	151	12	18	14	4	3	3	—	142	134	8
Less than 5 percent	4	4	—	—	—	—	—	—	—	4	4	—
5 to 9 percent	23	20	3	—	—	—	—	—	—	23	20	3
10 to 14 percent	24	23	1	—	—	—	—	—	—	24	23	1
15 to 19 percent	25	19	7	5	1	4	—	—	—	20	16	4
20 to 24 percent	9	9	—	—	—	—	2	2	—	7	7	—
25 to 29 percent	13	13	—	5	5	—	—	—	—	8	8	—
30 to 34 percent	10	10	—	—	—	—	—	—	—	10	10	—
35 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	23	22	1	5	5	—	—	—	—	19	18	1
Not reported or not computed	32	32	—	3	3	—	2	2	—	27	27	—
Median	18	18	...	...	...	...	...	...	...	17	17	...
Other properties	36	36	—	—	—	—	4	4	—	32	32	—

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	163	151	12	18	14	4	3	3	—	142	134	8
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	5	5	—	—	—	—	—	—	—	5	5	—
40 to 49 percent	3	3	—	—	—	—	—	—	—	3	3	—
50 to 59 percent	10	7	4	4	—	4	—	—	—	6	6	—
60 to 69 percent	8	8	—	—	—	—	—	—	—	8	8	—
70 to 79 percent	10	10	—	1	1	—	—	—	—	9	9	—
80 to 89 percent	12	12	—	4	4	—	—	—	—	8	8	—
90 to 99 percent	16	15	1	—	—	—	2	2	—	15	14	1
100 to 109 percent	9	8	1	—	—	—	—	—	—	9	8	1
110 percent or more	59	52	7	6	6	—	—	—	—	53	46	7
Not reported or not computed	32	32	—	3	3	—	2	2	—	27	27	—
Median	102	101	...	...	...	...	...	...	...	105	101	...
Other properties	36	36	—	—	—	—	4	4	—	32	32	—

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	199	187	12	18	14	4	7	7	—	175	166	8
1,000,000 or more	199	187	12	18	14	4	7	7	—	175	166	8
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit	128	121	7	13	9	4	4	4	—	112	109	4
2 housing units	41	39	2	3	3	—	3	3	—	35	33	2
3 housing units	13	13	—	1	1	—	—	—	—	12	12	—
4 housing units	16	13	3	—	—	—	—	—	—	16	13	3

Number of Buildings

1 building	181	171	9	18	14	4	5	5	—	158	152	6
2 to 4 buildings	12	10	2	—	—	—	2	2	—	10	8	2
Not reported	7	6	1	—	—	—	—	—	—	7	6	1

Manner of Acquisition

By purchase	197	187	10	18	14	4	7	7	—	173	166	7
Placed one new mortgage	154	148	7	10	10	—	—	—	—	145	138	7
Placed two or more new mortgages	3	3	—	—	—	—	—	—	—	3	3	—
Assumed mortgage(s) already on property	29	25	4	8	4	4	7	7	—	14	14	—
Assumed mortgage already on property and placed new mortgage	7	7	—	—	—	—	—	—	—	7	7	—
All cash	2	2	—	—	—	—	—	—	—	2	2	—
Borrowed other than with mortgage	2	2	—	—	—	—	—	—	—	2	2	—
Inheritance or gift	2	—	2	—	—	—	—	—	—	2	—	2
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Land and Building Acquisition

During some 12-month period -----	189	178	11	18	14	4	7	7	-	164	157	7
Acquired land previously -----	2	1	1	-	-	-	-	-	-	2	1	1
Land not owned by building owner -----	4	4	-	-	-	-	-	-	-	4	4	-
Not reported -----	4	4	-	-	-	-	-	-	-	4	4	-

Year Property Acquired

1979 to 1981 (part) -----	41	41	—	—	—	—	7	7	—	34	34	—
1977 and 1978 -----	49	48	1	—	—	—	—	—	—	49	48	1
1975 and 1976 -----	25	24	1	—	—	—	—	—	—	25	24	1
1970 to 1974 -----	42	37	5	12	8	4	—	—	—	31	29	2
1965 to 1969 -----	16	15	—	3	3	—	—	—	—	13	12	—
1960 to 1964 -----	19	15	4	—	—	—	—	—	—	19	15	4
1959 or earlier -----	6	6	—	3	3	—	—	—	—	4	4	—

Year Structure Built

1979 to March 1980	-	-	-	-	-	-	-	-	-
1977 and 1978	9	9	-	-	-	-	-	9	9
1975 and 1976	3	3	-	-	-	-	-	3	3
1970 to 1974	11	11	-	4	4	-	-	8	8
1960 to 1969	20	17	4	-	-	-	-	20	17
1950 to 1959	46	41	5	6	3	4	-	40	39
1940 to 1949	28	28	-	-	-	-	-	24	24
1939 or earlier	75	75	4	8	8	3	3	67	64
Not reported	3	3	-	-	-	-	-	3	3

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part) ----	90	89	1	—	—	—	7	7	—	84	83	1
Less than \$5,000 -----	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999 -----	5	5	—	—	—	—	2	2	—	4	4	—
\$10,000 to \$14,999 -----	10	9	1	—	—	—	2	2	—	8	7	1
\$15,000 to \$19,999 -----	12	12	—	—	—	—	—	—	—	12	12	—
\$20,000 to \$24,999 -----	—	—	—	—	—	—	—	—	—	—	—	—
\$25,000 to \$29,999 -----	6	6	—	—	—	—	—	—	—	6	6	—
\$30,000 to \$34,999 -----	8	8	—	—	—	—	—	—	—	8	8	—
\$35,000 to \$39,999 -----	1	1	—	—	—	—	—	—	—	1	1	—
\$40,000 to \$49,999 -----	15	15	—	—	—	—	—	—	—	15	15	—
\$50,000 to \$59,999 -----	7	7	—	—	—	—	—	—	—	7	7	—
\$60,000 to \$79,999 -----	14	14	—	—	—	—	4	4	—	10	10	—
\$80,000 to \$99,999 -----	4	4	—	—	—	—	—	—	—	4	4	—
\$100,000 to \$149,999 -----	4	4	—	—	—	—	—	—	—	4	4	—
\$150,000 or more -----	—	—	—	—	—	—	—	—	—	—	—	—
Not reported -----	6	6	—	—	—	—	—	—	—	6	6	—
Median -----	\$40400	\$40800	...	...	...	...	...	...	...	\$40300	\$40600	...
Other properties -----	108	97	11	18	14	4	—	—	—	91	83	—

Valve

Less than \$5,000	-	-	-	-	-	-	-	-	-
\$5,000 to \$9,999	3	3	-	3	3	-	-	-	-
\$10,000 to \$14,999	3	3	-	-	-	-	-	3	3
\$15,000 to \$19,999	5	5	-	-	-	-	-	5	5
\$20,000 to \$24,999	7	7	-	-	-	-	-	7	7
\$25,000 to \$29,999	10	10	-	2	2	-	-	9	9
\$30,000 to \$34,999	8	8	-	-	-	2	2	6	6
\$35,000 to \$39,999	9	6	4	5	1	4	-	4	4
\$40,000 to \$49,999	17	17	-	-	-	2	2	16	16
\$50,000 to \$59,999	22	22	-	2	2	-	-	21	21
\$60,000 to \$79,999	42	42	-	-	-	4	4	39	39
\$80,000 to \$99,999	12	12	-	-	-	-	-	12	12
\$100,000 to \$149,999	29	21	8	-	-	-	-	29	21
\$150,000 to \$199,999	6	6	-	-	-	-	-	6	6
\$200,000 or more	8	8	-	-	-	-	-	8	8
Not reported	17	17	-	6	6	-	-	10	10
Median	\$62900	\$61700	...	...	...	...	...	\$65900	\$63800
Mean	\$73500	\$71500	...	...	...	...	...	\$77100	\$74300

Value Per Housing Unit

	-	-	-	-	-	-	-	-	-	-	-	-	-
\$5,000 to \$9,999	6	6	-	3	3	-	-	-	-	3	3	-	-
\$10,000 to \$14,999	14	14	-	3	3	-	-	-	-	11	11	-	-
\$15,000 to \$19,999	8	8	-	-	-	2	2	-	-	7	7	-	-
\$20,000 to \$24,999	14	14	-	-	-	2	2	-	-	12	12	-	-
\$25,000 to \$29,999	17	16	1	1	1	-	-	-	-	15	14	1	-
\$30,000 to \$34,999	16	14	2	-	-	-	-	-	-	16	14	2	-
\$35,000 to \$39,999	14	10	4	4	-	4	-	-	-	10	10	-	-
\$40,000 to \$49,999	10	10	-	-	-	-	-	-	-	10	10	-	-
\$50,000 to \$59,999	15	15	-	-	-	-	-	-	-	15	15	-	-
\$60,000 to \$79,999	33	31	2	-	-	4	4	-	-	29	27	2	-
\$80,000 to \$99,999	11	11	-	-	-	-	-	-	-	11	11	-	-
\$100,000 to \$149,999	17	13	4	-	-	-	-	-	-	17	13	4	-
\$150,000 or more	7	7	-	-	-	-	-	-	-	7	7	-	-
Not reported	17	17	-	6	6	-	-	-	-	10	10	-	-
Median	\$42000	\$42300	...	...	...	...	...	...	...	\$47200	\$45700	...	...
Mean	\$56800	\$56400	...	...	...	...	...	...	...	\$59700	\$58800	...	...

Table 2j. Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Acquired before 1980 ²	163	151	12	18	14	4	3	3	—	142	134	8
Less than \$60	3	3	—	3	3	—	—	—	—	—	—	—
\$60 to \$79	7	7	—	2	2	—	—	—	—	6	5	—
\$80 to \$99	2	2	—	—	—	—	—	—	—	2	2	—
\$100 to \$119	15	15	—	1	1	—	—	—	—	14	14	—
\$120 to \$149	3	2	1	—	—	—	—	—	—	3	2	1
\$150 to \$199	23	22	1	1	1	—	—	—	—	22	21	1
\$200 to \$249	26	20	6	4	—	4	2	2	—	21	18	3
\$250 to \$299	15	15	—	3	3	—	—	—	—	11	11	—
\$300 to \$349	7	7	—	4	4	—	—	—	—	4	4	—
\$350 to \$399	11	11	—	—	—	—	—	—	—	11	11	—
\$400 to \$449	7	3	4	—	—	—	—	—	—	7	3	4
\$450 to \$499	8	8	—	—	—	—	—	—	—	8	8	—
\$500 or more	9	9	—	—	—	—	—	—	—	9	9	—
No rental receipts	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	23	23	—	—	—	—	2	2	—	21	21	—
Median	\$228	\$227	...	...	...	...	...	...	...	\$229	\$227	...
Mean	\$326	\$333	...	...	...	...	...	...	...	\$335	\$339	...
Other properties	36	36	—	—	—	—	4	4	—	32	32	—

Purchase Price as Percent of Value

Acquired by purchase	197	187	10	18	14	4	7	7	—	173	166	7
Purchased 1977 to 1981 (part)	90	89	1	—	—	—	7	7	—	84	83	1
Less than 80 percent	52	51	1	—	—	—	3	3	—	49	48	1
80 to 89 percent	18	18	—	—	—	—	4	4	—	15	15	—
90 to 94 percent	4	4	—	—	—	—	—	—	—	4	4	—
95 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
Median	80—	80—	...	...	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976	65	61	4	12	8	4	—	—	—	54	53	1
Less than 60 percent	27	22	4	5	2	4	—	—	—	22	21	1
60 to 79 percent	20	20	—	2	2	—	—	—	—	18	18	—
80 to 89 percent	7	7	—	1	1	—	—	—	—	6	6	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	8	8	—	4	4	—	—	—	—	4	4	—
Median	...	...	...	...	...	...	...	...	...	...	...	...
Purchased 1969 or earlier	41	37	5	6	6	—	—	—	—	36	31	5
Less than 40 percent	17	16	1	—	—	—	—	—	—	17	16	1
40 to 59 percent	13	13	—	—	—	—	—	—	—	13	13	—
60 to 79 percent	6	3	4	3	3	—	—	—	—	4	—	4
80 to 99 percent	2	2	—	—	—	—	—	—	—	2	2	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	3	3	—	3	3	—	—	—	—	—	—	—
Median	...	...	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase	2	—	2	—	—	—	—	—	—	2	—	2

Rental Receipts as Percent of Value

Acquired before 1980 ²	163	151	12	18	14	4	3	3	—	142	134	8
Less than 5 percent	30	24	6	—	—	—	—	—	—	30	24	6
5 to 9 percent	62	56	6	10	6	4	—	—	—	53	50	3
10 to 14 percent	19	19	—	1	1	—	—	—	—	18	18	—
15 to 19 percent	7	7	—	—	—	—	2	2	—	6	6	—
20 to 24 percent	3	3	—	—	—	—	—	—	—	3	3	—
25 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	41	41	—	6	6	—	2	2	—	33	33	—
Median	8	8	...	...	...	...	...	...	...	7	8	...
Other properties	36	36	—	—	—	—	4	4	—	32	32	—

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	163	151	12	18	14	4	3	3	—	142	134	8
Less than 1.0 percent	83	82	1	3	3	—	2	2	—	78	77	1
1.0 to 2.9 percent	1	1	—	—	—	—	—	—	—	1	1	—
3.0 to 4.9 percent	3	3	—	—	—	—	—	—	—	3	3	—
5.0 to 6.9 percent	1	1	—	—	—	—	—	—	—	1	1	—
7.0 to 8.9 percent	8	4	4	4	—	4	—	—	—	4	4	—
9.0 to 10.9 percent	6	1	4	—	—	—	—	—	—	6	1	4
11.0 to 12.9 percent	2	2	—	—	—	—	—	—	—	2	2	—
13.0 to 14.9 percent	2	1	1	—	—	—	—	—	—	2	1	1
15.0 percent or more	24	22	2	8	8	—	—	—	—	16	14	2
Not reported or not computed	35	34	—	3	3	—	2	2	—	30	29	—
Median	1.0—	1.0—	...	...	...	...	...	...	...	1.0—	1.0—	...
Other properties	36	36	—	—	—	—	4	4	—	32	32	—

OWNER CHARACTERISTICS

Type of Owner

Individual	184	173	11	16	12	4	2	2	—	167	159	7
Partnership	11	10	1	—	—	—	4	4	—	8	7	1
Real estate corporation	3	3	—	2	2	—	2	2	—	—	—	—
Real estate investment trust	—	—	—	—	—	—	—	—	—	—	—	—
Financial institution	—	—	—	—	—	—	—	—	—	—	—	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	—	—	—	—	—	—	—	—	—	—	—	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1k. Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, Places of 250,000 to 999,999

1-to-4-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	1 059	559	500
1,000,000 or more	1 059	559	500
250,000 to 999,999	1 059	559	500
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

1 housing unit	735	399	336
2 housing units	222	106	116
3 housing units	49	23	26
4 housing units	53	31	22

Number of Buildings

1 building	982	524	458
2 to 4 buildings	57	29	29
Not reported	20	7	13

Manner of Acquisition

By purchase	931	435	496
Placed one new mortgage	484	181	303
Placed two or more new mortgages	14	1	13
Assumed mortgage(s) already on property	198	37	161
Assumed mortgage already on property and placed new mortgage	12	—	2
All cash	204	201	12
Borrowed other than with mortgage	19	16	4
Inheritance or gift	110	106	4
Other	11	11	—
Not reported	8	7	—

Land and Building Acquisition

During same 12-month period	980	500	480
Acquired land previously	35	29	6
Land not owned by building owner	27	22	5
Not reported	16	8	9

Year Property Acquired

1979 to 1981 (part)	275	94	181
1977 and 1978	151	46	105
1975 and 1976	86	42	44
1970 to 1974	158	62	96
1965 to 1969	91	52	39
1960 to 1964	93	70	23
1959 or earlier	205	194	11

Year Structure Built

1979 to March 1980	11	—	11
1977 and 1978	5	—	5
1975 and 1976	13	—	13
1970 to 1974	43	—	43
1960 to 1969	102	25	78
1950 to 1959	127	62	64
1940 to 1949	120	65	54
1939 or earlier	601	389	212
Not reported	37	18	19

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	384	98	286
Less than \$5,000	35	29	6
\$5,000 to \$9,999	50	21	29
\$10,000 to \$14,999	22	2	21
\$15,000 to \$19,999	24	9	14
\$20,000 to \$24,999	35	12	23
\$25,000 to \$29,999	17	4	13
\$30,000 to \$34,999	30	1	28
\$35,000 to \$39,999	28	4	24
\$40,000 to \$49,999	47	—	47
\$50,000 to \$59,999	24	—	24
\$60,000 to \$79,999	28	3	25
\$80,000 to \$99,999	11	—	11
\$100,000 to \$149,999	11	—	11
\$150,000 or more	4	—	4
Not reported	20	12	7
Median	\$29800	\$8200	\$36200
Other properties	674	461	213

Value

Less than \$5,000	17	13	4
\$5,000 to \$9,999	51	51	—
\$10,000 to \$14,999	62	45	17
\$15,000 to \$19,999	79	73	6
\$20,000 to \$24,999	102	71	31
\$25,000 to \$29,999	62	39	24

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Value—Con.

\$30,000 to \$34,999	78	38	40
\$35,000 to \$39,999	58	33	25
\$40,000 to \$49,999	93	17	76
\$50,000 to \$59,999	84	23	61
\$60,000 to \$79,999	101	38	63
\$80,000 to \$99,999	60	17	43
\$100,000 to \$149,999	64	14	50
\$150,000 to \$199,999	20	7	13
\$200,000 or more	25	7	18
Not reported	102	72	30
Median	\$37300	\$24400	\$52000
Mean	\$51700	\$35100	\$68900

Value Per Housing Unit

Less than \$5,000	33	27	6
\$5,000 to \$9,999	79	72	7
\$10,000 to \$14,999	112	73	39
\$15,000 to \$19,999	108	78	30
\$20,000 to \$24,999	94	56	39
\$25,000 to \$29,999	60	26	34
\$30,000 to \$34,999	62	36	25
\$35,000 to \$39,999	53	26	27
\$40,000 to \$49,999	94	13	81
\$50,000 to \$59,999	78	19	59
\$60,000 to \$79,999	74	29	44
\$80,000 to \$99,999	39	13	26
\$100,000 to \$149,999	38	7	31
\$150,000 or more	33	11	22
Not reported	102	72	30
Median	\$29400	\$19500	\$43600
Mean	\$40700	\$28900	\$52900

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ¹	743	403	340
Less than \$60	41	33	8
\$60 to \$79	50	40	10
\$80 to \$99	57	41	16
\$100 to \$119	44	30	13
\$120 to \$149	65	34	31
\$150 to \$199	98	62	36
\$200 to \$249	54	24	30
\$250 to \$299	42	13	29
\$300 to \$349	39	—	39
\$350 to \$399	27	—	27
\$400 to \$449	25	11	14
\$450 to \$499	9	4	6
\$500 or more	21	6	14
No rental receipts	40	34	6
Not reported	133	72	60
Median	\$165	\$124	\$237
Mean	\$257	\$193	\$326
Other properties	315	156	159

Purchase Price as Percent of Value

Acquired by purchase	931	435	496
Purchased 1977 to 1981 (part)	384	98	286
Less than 80 percent	187	45	142
80 to 89 percent	55	8	48
90 to 94 percent	32	7	25
95 to 99 percent	19	4	16
100 percent or more	65	23	43
Not reported	26	12	14
Median	80—	80—	80—
Purchased 1970 to 1976	220	82	138
Less than 60 percent	149	65	85
60 to 79 percent	21	7	14
80 to 89 percent	3	—	3
90 to 99 percent	8	—	8
100 percent or more	38	11	27
Not reported	60—	60—	60—
Median	60—	60—	60—
Purchased 1969 or earlier	326	255	72
Less than 40 percent	147	110	37
40 to 59 percent	70	51	19
60 to 79 percent	20	17	3
80 to 99 percent	8	8	—
100 percent or more	4	—	—
Not reported	78	65	13
Median	40—	40—	—
Not acquired by purchase	128	124	4

Rental Receipts as Percent of Value

Acquired before 1980 ¹	743	403	340
Less than 5 percent	107	62	45
5 to 9 percent	258	91	167
10 to 14 percent	86	52	34
15 to 19 percent	30	20	10
20 to 24 percent	6	4	2
25 to 29 percent	11	10	1
30 to 39 percent	4	4	—
40 percent or more	14	14	—
Not reported or not computed	228	148	81
Median	8	9	8
Other properties	315	156	159

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1k. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	Total properties	Nonmortgaged properties	Mortgaged properties
Less than 1.0 percent	743	403	340
1.0 to 2.9 percent	357	202	155
3.0 to 4.9 percent	6	2	4
5.0 to 6.9 percent	14	4	10
7.0 to 8.9 percent	8	2	6
9.0 to 10.9 percent	35	12	23
11.0 to 12.9 percent	10	4	6
13.0 to 14.9 percent	9	1	8
15.0 percent or more	100	51	49
Not reported or not computed	198	118	79
Median	1.0—	1.0—	1.0—
Other properties	315	156	159

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	Total properties	Nonmortgaged properties	Mortgaged properties
Less than \$100	862	487	376
\$100 to \$199	84	72	12
\$200 to \$299	178	130	48
\$300 to \$399	170	90	79
\$400 to \$499	113	61	52
\$500 to \$599	58	26	32
\$600 to \$699	72	26	46
\$700 to \$799	45	15	29
\$800 to \$899	30	3	27
\$900 to \$999	8	—	8
\$1,000 to \$1,499	17	1	16
\$1,500 or more	23	10	14
Not reported	15	11	4
Median	\$285	\$222	\$387
Acquired 1980 and 1981 (part)	196	72	124

Real Estate Tax Per \$1,000 Value

Acquired before 1980	Total properties	Nonmortgaged properties	Mortgaged properties
Less than \$10	862	487	376
\$10 to \$14	359	183	176
\$15 to \$19	157	67	90
\$20 to \$24	62	29	33
\$25 to \$29	68	49	18
\$30 to \$39	23	16	8
\$40 to \$49	27	23	5
\$50 to \$59	9	5	4
\$60 or more	16	9	6
Not reported or not computed	142	106	35
Median	\$10	\$11	10—
Acquired 1980 and 1981 (part)	196	72	124

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ¹	Total properties	Nonmortgaged properties	Mortgaged properties
Less than 5 percent	743	403	340
5 to 9 percent	29	25	4
10 to 14 percent	147	67	79
15 to 19 percent	131	58	73
20 to 24 percent	84	39	45
25 to 29 percent	68	40	28
30 to 34 percent	37	24	13
35 to 39 percent	19	14	6
40 percent or more	7	5	2
Not reported or not computed	34	13	21
Median	189	118	70
Other properties	14	14	14
Other properties	315	156	159

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ¹	Total properties	Nonmortgaged properties	Mortgaged properties
Less than 20 percent	743	403	340
20 to 29 percent	97	97	—
30 to 39 percent	68	68	—
40 to 49 percent	56	44	12
50 to 59 percent	15	9	5
60 to 69 percent	51	22	30
70 to 79 percent	23	8	15
80 to 89 percent	35	10	24
90 to 99 percent	34	3	31
100 to 109 percent	25	1	24
110 percent or more	23	4	18
Not reported or not computed	117	17	100
Median	199	118	81
Other properties	57	27	95
Other properties	315	156	159

OWNER CHARACTERISTICS

Type of Owner

Type of Owner	Total properties	Nonmortgaged properties	Mortgaged properties
Individual	943	493	450
Partnership	51	24	27
Real estate corporation	23	18	4
Real estate investment trust	—	—	—
Financial institution	11	7	4
Housing cooperative organization	—	—	—
Church or church-related institution	10	7	3
Other	10	8	1
Not reported	12	2	10

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 250,000 to 999,999

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	451	451	—	87	87	—	85	85	—	279	279	—
2 mortgages	49	—	49	9	—	9	4	—	4	35	—	35
3 or more mortgages	—	—	—	—	—	—	—	—	—	—	—	—

Form of Debt of First Mortgage

Mortgage or deed of trust	468	421	47	96	87	9	89	85	4	283	249	34
Contract to purchase	28	26	2	—	—	—	—	—	—	28	26	2
Wrap-around mortgage	4	4	—	—	—	—	—	—	—	4	4	—

Origin of First Mortgage

Mortgage made at time property acquired	291	274	17	38	35	3	39	38	1	214	201	13
Mortgage assumed at time property acquired	161	142	19	54	49	5	50	47	3	57	46	11
Mortgage placed later than acquisition of property	48	35	13	4	3	1	—	—	—	44	32	12
Refinanced mortgage:												
Same lender	27	22	5	3	3	—	—	—	—	24	19	5
Different lender	14	7	8	1	—	1	—	—	—	13	7	6
Mortgage placed on property owned free and clear of debt	6	6	—	—	—	—	—	—	—	6	6	—

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	48	35	13	4	3	1	—	—	—	44	32	12
Renew or extend loan that had fallen due, without increasing the outstanding balance	5	3	2	—	—	—	—	—	—	5	3	2
Secure better terms	3	3	—	—	—	—	—	—	—	3	3	—
Provide funds for additions, improvements, or repairs to this property	13	6	8	1	—	1	—	—	—	12	6	6
Provide funds for investment in other real estate	16	16	—	3	3	—	—	—	—	13	13	—
Provide funds for other types of investments	4	—	4	—	—	—	—	—	—	4	—	4
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	8	8	—	—	—	—	—	—	—	8	8	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Other properties	452	416	36	92	84	8	89	85	4	271	247	24

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	28	—	28	8	—	8	3	—	3	17	—	17
Provide funds for additions, improvements or repairs to this property	5	—	5	—	—	—	—	—	—	4	—	4
Provide funds for investment in other real estate	7	—	7	3	—	3	3	—	3	1	—	1
Provide funds for other types of investments	4	—	4	—	—	—	—	—	—	4	—	4
Provide funds for educational or medical expenses	1	—	1	1	—	1	—	—	—	—	—	—
Other reasons	8	—	8	—	—	—	—	—	—	8	—	8
Not reported	4	—	4	4	—	4	—	—	—	—	—	—
Other properties	21	—	21	2	—	2	1	—	1	18	—	18

Year First Mortgage Made or Assumed

1979 to 1981 (part)	194	165	29	30	25	5	29	26	3	135	114	21
1977 and 1978	112	99	13	21	18	3	18	17	1	73	64	9
1975 and 1976	49	43	5	3	3	—	16	16	—	29	24	5
1970 to 1974	91	91	—	29	29	—	17	17	—	45	45	—
1965 to 1969	29	29	—	5	5	—	6	6	—	18	18	—
1960 to 1964	17	15	2	8	6	1	—	—	—	9	9	—
1959 or earlier	7	7	—	1	1	—	3	3	—	4	4	—

First Mortgage Loan

Less than \$5,000	13	13	—	3	3	—	—	—	—	10	10	—
\$5,000 to \$9,999	60	58	2	13	13	—	9	9	—	38	36	2
\$10,000 to \$14,999	86	78	8	27	24	3	13	13	—	46	41	5
\$15,000 to \$19,999	50	50	—	13	13	—	13	12	—	24	24	—
\$20,000 to \$24,999	56	49	6	10	10	—	15	12	3	30	27	4
\$25,000 to \$29,999	31	31	—	1	1	—	7	7	—	22	22	—
\$30,000 to \$34,999	59	46	14	18	12	6	13	13	—	29	21	7
\$35,000 to \$39,999	30	27	4	4	4	—	8	8	—	19	15	4
\$40,000 to \$49,999	39	35	4	4	4	—	8	8	1	28	24	3
\$50,000 to \$59,999	39	36	4	4	4	—	2	2	—	34	31	4
\$60,000 to \$79,999	22	16	6	—	—	—	1	1	—	20	15	6
\$80,000 to \$99,999	2	1	1	—	—	—	—	—	—	2	1	1
\$100,000 to \$149,999	9	8	1	—	—	—	—	—	—	9	8	1
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	1	1	—	—	—	—	—	—	—	1	1	—
Median	\$23700	\$22600	...	\$17000	\$16300	...	\$23200	\$23300	...	\$27000	\$25200	...
Mean	\$29500	\$28700	...	\$21100	\$20500	...	\$25300	\$25200	...	\$33200	\$32300	...

First Mortgage Outstanding Debt

Less than \$5,000	61	60	—	19	19	—	10	9	—	33	33	—
\$5,000 to \$9,999	68	63	5	16	13	3	9	9	—	43	41	2
\$10,000 to \$14,999	55	50	5	10	10	—	7	7	—	38	33	5
\$15,000 to \$19,999	49	49	—	12	12	—	11	11	—	25	25	—
\$20,000 to \$24,999	42	36	6	10	10	—	12	9	3	19	16	4
\$25,000 to \$29,999	33	33	—	1	1	—	6	6	—	26	26	—
\$30,000 to \$34,999	55	40	15	18	12	6	17	17	—	20	11	9
\$35,000 to \$39,999	30	27	4	4	4	—	6	6	—	20	17	4
\$40,000 to \$49,999	33	31	3	4	4	—	8	8	1	22	20	2
\$50,000 to \$59,999	39	36	4	4	4	—	1	1	—	34	31	4

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$60,000 to \$79,999	21	16	6	—	—	—	—	—	—	21	16	6
\$80,000 to \$99,999	6	5	1	—	—	—	—	—	—	6	5	1
\$100,000 to \$149,999	5	4	1	—	—	—	—	—	—	5	4	1
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	1	1	—	—	—	—	—	—	—	1	1	—
Median	\$22100	\$20400	...	\$16800	\$16100	...	\$22800	\$22800	...	\$24800	\$22200	...
Mean	\$27000	\$26200	...	\$19000	\$18400	...	\$23100	\$23000	...	\$30600	\$29600	...

Total Mortgage Outstanding Debt

Less than \$5,000	60	60	—	19	19	—	9	9	—	33	33	—
\$5,000 to \$9,999	63	63	—	13	13	—	9	9	—	41	41	—
\$10,000 to \$14,999	54	50	4	11	10	2	8	7	—	35	33	2
\$15,000 to \$19,999	50	49	1	13	12	1	11	11	—	25	25	—
\$20,000 to \$24,999	37	36	1	10	10	—	9	9	—	17	16	1
\$25,000 to \$29,999	33	33	—	1	1	—	6	6	—	26	26	—
\$30,000 to \$34,999	46	40	6	12	12	—	20	17	3	15	11	4
\$35,000 to \$39,999	33	27	6	6	4	3	6	6	—	20	17	4
\$40,000 to \$49,999	39	31	8	4	4	—	8	8	—	28	20	8
\$50,000 to \$59,999	43	36	7	4	4	—	2	1	1	37	31	6
\$60,000 to \$79,999	24	16	9	—	—	—	—	—	—	24	16	9
\$80,000 to \$99,999	9	5	5	4	—	4	—	—	—	6	5	1
\$100,000 to \$149,999	4	4	—	—	—	—	—	—	—	4	4	—
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	2	1	1	—	—	—	—	—	—	2	1	1
Median	\$23000	\$20400	...	\$17100	\$16100	...	\$23700	\$22800	...	\$26200	\$22200	...
Mean	\$28800	\$26200	...	\$21200	\$18400	...	\$23600	\$23000	...	\$32700	\$29600	...

Current Interest Rate on First Mortgage

Less than 5.0 percent	9	9	—	3	3	—	6	6	—	—	—	—
5.0 percent	3	3	—	—	—	—	—	—	—	3	3	—
5.1 to 5.9 percent	36	34	2	11	10	1	10	10	—	14	14	—
6.0 percent	18	18	—	2	2	—	3	3	—	13	13	—
6.1 to 6.9 percent	18	18	—	2	2	—	—	—	—	17	17	—
7.0 percent	20	16	4	7	7	—	12	8	4	—	—	—
7.1 to 7.4 percent	8	8	—	—	—	—	—	—	—	8	8	—
7.5 to 7.9 percent	21	17	4	8	8	—	3	3	—	10	6	4
8.0 percent	45	44	2	14	14	—	15	15	—	16	15	2
8.1 to 8.4 percent	2	2	—	2	2	—	—	—	—	—	—	—
8.5 to 8.9 percent	80	70	10	32	26	6	23	23	—	25	21	4
9.0 percent	36	31	5	2	—	2	9	9	—	25	22	3
9.1 to 9.9 percent	67	62	5	6	6	—	2	2	—	59	54	5
10.0 percent	11	11	—	—	—	—	3	3	—	8	8	—
10.1 to 11.9 percent	45	35	9	4	4	—	4	4	—	37	28	9
12.0 percent	18	17	1	—	—	—	—	—	—	18	17	1
12.1 to 13.9 percent	36	33	3	4	4	—	—	—	—	32	30	3
14.0 percent or more	29	23	5	—	—	—	—	—	—	29	23	5
Median	8.9	8.9	...	8.3	8.0	...	8.0	8.0	...	9.4	9.4	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	138	115	24	—	—	—	—	—	—	138	115	24
Rate higher now than when mortgage made	26	23	2	—	—	—	—	—	—	26	23	2
Rate lower now than when mortgage made	4	4	—	—	—	—	—	—	—	4	4	—
Rate unchanged or same now as when mortgage made	103	81	22	—	—	—	—	—	—	103	81	22
Not reported	6	6	—	—	—	—	—	—	—	6	6	—
No, interest rate cannot be changed	358	333	25	96	87	9	89	85	4	173	162	12
Not reported	3	3	—	—	—	—	—	—	—	3	3	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	138	115	24	—	—	—	—	—	—	138	115	24
Rate renegotiated periodically	8	6	2	—	—	—	—	—	—	8	6	2
Rate changes tied to market index	19	17	2	—	—	—	—	—	—	19	17	2
When mortgage is assumed	89	71	18	—	—	—	—	—	—	89	71	18
When payments became delinquent	21	21	—	—	—	—	—	—	—	21	21	—
Other reason	21	16	5	—	—	—	—	—	—	21	16	5
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Interest rate cannot be changed	358	333	25	96	87	9	89	85	4	173	162	12

Term of First Mortgage

Less than 8 years	35	32	3	—	—	—	—	—	—	35	32	3
9 to 12 years	38	33	5	—	—	—	—	—	—	38	33	5
13 to 17 years	23	20	3	3	3	—	3	3	—	17	14	3
18 to 22 years	43	42	—	—	—	—	—	—	—	42	42	—
23 to 27 years	67	65	2	13	12	1	6	6	—	48	47	1
28 to 32 years	280	245	35	80	71	8	80	76	4	121	98	23
33 to 37 years	4	4	—	—	—	—	—	—	—	4	4	—
38 or more years	6	5	—	—	—	—	—	—	—	6	5	—
No stated term	4	4	—	—	—	—	—	—	—	4	4	—
Median	28.8	28.6	...	30.0	30.0	...	30.2	30.2	...	25.4	24.7	...

Unexpired Term of First Mortgage

Less than 4 years	28	28	—	1	1	—	—	—	—	27	27	—
5 to 7 years	34	31	3	—	—	—	3	3	—	31	28	3
8 to 12 years	59	51	8	9	8	1	3	3	—	47	40	7
13 to 17 years	37	37	—	3	3	—	2	2	—	32	32	—
18 to 22 years	52	52	—	14	14	—	11	11	—	27	27	—
23 to 27 years	77	62	15	14	11	3	13	13	1	49	38	11
28 to 32 years	45	41	4	—	—	—	6	6	—	38	35	4
33 or more years	2	2	—	—	—	—	—	—	—	2	2	—
No stated term or not computed	165	146	19	54	49	5	50	47	3	61	50	11
Median	18.9	18.5	...	...	...	...	...	...	...	16.4	16.0	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)

Payments increase yearly for first five years of mortgage

Payments increase yearly for first ten years of mortgage

Payments change in some other way

Not reported

No, monthly payments cannot change

Not reported

Holder of First Mortgage

Commercial bank or trust company

Mutual savings bank

Savings and loan association

Life insurance company

Mortgage company

Federal agency

Federally-secured pool

Federal National Mortgage Association

Real estate or construction company

Individual or individual's estate

Other

Location of First Mortgage Holder

Property in Northeast Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in North Central Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in South Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in West Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Servicing of First Mortgage

Holder

Agent

Holder's Acquisition of First Mortgage

Originated by holder

Purchased from present servicer

Purchased from someone else

Not reported

Mortgage Assumption

Lender's permission needed for assumption

Lender's permission not needed for assumption

Not reported

Prepayment Penalties

Yes

No

Not reported

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent

40 to 49 percent

50 to 59 percent

60 to 69 percent

70 to 79 percent

80 to 89 percent

90 to 94 percent

95 to 99 percent

100 percent or more

Not reported

Median

Other properties

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
26	26	—	—	—	—	—	—	—	26	26	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
21	21	—	—	—	—	—	—	—	21	21	—
5	5	—	—	—	—	—	—	—	5	5	—
465	416	49	95	85	9	86	82	4	284	248	35
9	9	—	1	1	—	3	3	—	4	4	—
Holder of First Mortgage											
47	42	5	7	2	4	6	6	—	34	33	1
21	21	—	1	1	—	14	14	—	6	6	—
210	183	27	21	21	—	11	8	3	178	154	24
12	12	—	—	—	—	6	6	—	6	6	—
30	28	2	22	20	2	7	7	—	1	1	—
15	15	—	5	5	—	5	5	—	5	5	—
41	36	5	16	16	—	20	20	—	5	5	—
36	35	1	21	21	—	13	12	1	1	1	—
6	2	4	4	—	4	—	—	—	2	2	—
61	55	5	—	—	—	—	—	—	61	55	5
21	21	—	—	—	—	7	7	—	14	14	—
Location of First Mortgage Holder											
17	16	—	1	1	—	1	1	—	14	14	—
17	16	—	1	1	—	1	1	—	14	14	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
93	89	4	19	19	—	26	26	—	49	44	4
3	3	—	—	—	—	3	3	—	—	—	—
76	72	4	9	9	—	18	18	—	49	44	4
14	14	—	10	10	—	4	4	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
187	171	16	32	27	5	52	49	3	103	95	8
29	26	3	6	3	3	9	9	—	14	14	—
5	5	—	4	4	—	2	2	—	—	—	—
153	140	13	23	21	2	41	38	3	89	81	8
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
202	174	28	44	39	5	9	9	1	149	126	23
15	12	4	11	7	4	—	—	—	—	—	—
40	34	6	21	21	—	8	7	1	5	5	—
146	128	19	12	11	1	1	1	—	133	116	17
—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage											
333	299	33	35	29	6	34	34	—	263	237	27
167	151	15	61	58	3	55	51	4	51	42	9
Holder's Acquisition of First Mortgage											
334	296	38	42	32	9	34	34	—	259	230	29
76	73	3	21	21	—	24	21	3	31	31	—
63	59	4	25	25	—	26	25	—	12	9	4
26	22	4	8	8	—	5	5	1	12	9	3
Mortgage Assumption											
211	181	30	5	5	—	—	—	—	206	176	30
236	220	16	80	70	9	79	74	—	78	75	2
53	50	3	11	11	—	10	10	—	31	28	3
Prepayment Penalties											
94	87	7	—	—	—	4	4	—	90	82	7
392	354	38	95	85	9	85	80	4	213	188	25
13	10	3	1	1	—	—	—	—	11	8	3
First Mortgage Loan as Percent of Purchase Price											
452	416	36	92	84	8	89	85	4	271	247	24
18	15	4	5	2	4	—	—	—	13	13	—
17	17	—	12	12	—	3	3	—	2	2	—
28	23	5	6	4	2	10	10	—	13	9	4
47	43	4	4	4	—	16	13	3	27	26	1
84	72	11	17	17	—	11	10	1	55	45	10
78	73	5	10	10	—	6	6	—	61	56	5
40	40	—	1	1	—	9	9	—	30	30	—
45	42	3	20	17	3	4	4	—	21	21	—
64	63	1	6	6	—	26	25	—	32	31	—
30	27	4	10	10	—	5	5	—	16	12	4
82	83	—	78	79	—	83	86	—	83	84	—
48	35	13	4	3	1	—	—	—	44	32	12

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase		
Less than 40 percent	452	416
40 to 49 percent	15	15
50 to 59 percent	17	17
60 to 69 percent	23	23
70 to 79 percent	45	43
80 to 89 percent	77	72
90 to 94 percent	83	73
95 to 99 percent	42	40
100 percent or more	46	42
Not reported	74	63
Median	30	27
Other properties	84	83

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	102	100
20 to 29 percent	58	50
30 to 39 percent	48	40
40 to 49 percent	68	53
50 to 59 percent	66	55
60 to 69 percent	44	44
70 to 79 percent	35	31
80 to 89 percent	35	35
90 to 99 percent	4	4
100 percent or more	10	9
Not reported	30	30
Median	44	44

Total Outstanding Debt as Percent of Value

Less than 20 percent	100	100
20 to 29 percent	53	50
30 to 39 percent	42	40
40 to 49 percent	56	53
50 to 59 percent	64	55
60 to 69 percent	54	44
70 to 79 percent	40	31
80 to 89 percent	42	35
90 to 99 percent	4	4
100 percent or more	14	9
Not reported	30	30
Median	47	44

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	500	451	49
Interest and principal	491	445	46
Fully amortized	461	415	46
Partially amortized	31	31	—
Principal only	—	—	—
Fully amortized	—	—	—
Partially amortized	—	—	—
Interest only	8	6	3
No regular payments required	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	491	445	46
Real estate taxes and property insurance	304	273	31
With no other items	199	172	27
With other items	104	100	4
Real estate taxes only	49	47	1
Property insurance only	5	2	4
Other combinations or no other items	134	123	10
No regular payments of interest and principal	8	6	3

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	500	451	49
Less than \$60	81	75	6
\$60 to \$79	49	49	—
\$80 to \$99	41	40	1
\$100 to \$149	59	58	1
\$150 to \$199	69	54	15
\$200 to \$249	48	42	5
\$250 to \$299	50	38	12
\$300 to \$399	43	41	2
\$400 to \$499	19	15	4
\$500 to \$599	23	19	4
\$600 to \$699	4	4	—
\$700 to \$799	5	5	—
\$800 or more	10	10	—
Median	\$164	\$153	...
Mean	\$212	\$209	...
No regular payments required	—	—	—

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
452	416	36	92	84	8	89	85	4	271	247	24
15	15	—	2	2	—	—	—	—	13	13	—
17	17	—	12	12	—	3	3	—	2	2	—
23	23	—	4	4	—	10	10	—	9	9	—
45	43	2	4	4	—	13	13	—	28	26	2
77	72	4	21	17	4	10	10	—	46	45	1
83	73	10	12	10	2	7	6	1	63	56	7
42	40	2	1	1	—	9	9	—	32	30	2
46	42	4	17	17	—	7	4	3	22	21	1
74	63	11	9	6	3	26	25	—	39	31	8
30	27	4	10	10	—	5	5	—	16	12	4
84	83	...	80	79	...	88	86	...	85	84	...
48	35	13	4	3	1	—	—	—	44	32	12
102	100	2	20	18	1	16	16	—	66	66	—
58	50	8	10	6	4	1	1	—	47	42	5
48	40	8	11	10	2	10	10	—	26	20	6
68	53	15	24	24	—	11	10	1	33	19	14
66	55	12	10	7	3	12	9	3	45	39	6
44	44	—	5	5	—	8	8	—	30	30	—
35	31	4	8	8	—	10	10	—	17	13	4
35	35	—	—	—	—	10	10	—	25	25	—
4	4	—	—	—	—	4	4	—	—	—	—
10	9	1	—	—	—	—	—	—	10	9	1
30	30	—	8	8	—	7	7	—	15	15	—
44	44	...	41	42	...	53	52	...	43	42	...
100	100	—	18	18	—	16	16	—	66	66	—
53	50	3	8	6	1	2	1	—	44	42	2
42	40	2	10	10	—	10	10	—	22	20	2
56	53	4	24	24	—	10	10	—	22	19	4
64	55	10	9	7	2	10	9	1	46	39	7
54	44	10	8	5	3	8	8	—	38	30	7
40	31	9	11	8	4	10	10	—	18	13	5
42	35	7	—	—	—	13	10	3	29	25	4
4	4	—	—	—	—	4	4	—	—	—	—
14	9	4	—	—	—	—	—	—	14	9	4
30	30	—	8	8	—	7	7	—	15	15	—
47	44	...	43	42	...	54	52	...	48	42	...
491	445	46	96	87	9	89	85	4	306	273	33
304	273	31	81	73	8	84	80	4	139	120	20
199	172	27	15	11	4	72	68	4	113	93	20
104	100	4	66	62	4	12	12	—	27	27	—
49	47	1	12	12	—	5	5	—	31	30	1
5	2	4	2	—	2	—	—	—	4	2	2
134	123	10	2	2	—	—	—	—	132	122	10
8	6	3	—	—	—	—	—	—	8	6	3
500	451	49	96	87	9	89	85	4	314	279	35
81	75	6	18	16	3	10	10	—	52	49	3
49	49	—	14	14	—	11	11	—	24	24	—
41	40	1	6	6	—	6	6	1	28	28	—
59	58	1	13	13	—	11	11	—	34	33	1
69	54	15	17	17	—	17	14	3	34	23	12
48	42	5	7	4	4	16	16	—	25	23	2
50	38	12	9	6	3	9	9	—	31	22	9
43	41	2	11	11	—	4	4	—	28	27	2
19	15	4	—	—	—	4	4	—	15	12	4
23	19	4	—	—	—	—	—	—	23	19	4
4	4	—	—	—	—	—	—	—	4	4	—
5	5	—	—	—	—	—	—	—	5	5	—
10	10	—	—	—	—	—	—	—	10	10	—
\$164	\$153	...	\$136	\$129	...	\$165	\$165	...	\$177	\$160	...
\$212	\$209	...	\$151	\$147	...	\$175	\$177	...	\$242	\$238	...
—	—	—	—	—	—	—	—	—	—	—	—

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	500	451	49	96	87	9	89	85	4	314	279	35
Less than \$60	75	75	—	16	16	—	10	10	—	49	49	—
\$60 to \$79	51	49	2	14	14	—	11	11	—	26	24	2
\$80 to \$99	43	40	3	8	6	2	6	6	—	29	28	1
\$100 to \$149	60	58	2	15	13	1	12	11	1	33	33	—
\$150 to \$199	55	54	1	17	17	—	14	14	—	23	23	1
\$200 to \$249	47	42	5	4	4	—	16	16	—	28	23	5
\$250 to \$299	42	38	5	6	6	—	9	9	—	26	22	4
\$300 to \$399	54	41	13	13	11	3	7	4	3	34	27	7
\$400 to \$499	17	15	2	—	—	—	4	4	—	14	12	2
\$500 to \$599	22	19	3	—	—	—	—	—	—	22	19	3
\$600 to \$699	7	4	4	—	—	—	—	—	—	7	4	4
\$700 to \$799	8	5	4	—	—	—	—	—	—	8	5	4
\$800 or more	17	10	7	4	—	4	—	—	—	14	10	4
Median	\$169	\$153	...	\$137	\$129	...	\$168	\$165	...	\$191	\$160	...
Mean	\$232	\$209	...	\$186	\$147	...	\$182	\$177	...	\$261	\$238	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	500	451	49	96	87	9	89	85	4	314	279	35
Current or ahead of schedule	429	390	38	83	77	6	77	73	4	269	241	28
Delinquent (30 days or more)	62	52	11	9	5	4	12	12	—	42	35	7
1 to 3 payments	42	34	9	9	5	4	5	5	—	29	23	5
4 or more payments	20	18	2	—	—	—	7	7	—	13	11	2
Foreclosure in process	5	4	1	—	—	—	3	3	—	2	1	1
Foreclosure not in process	15	14	1	—	—	—	3	3	—	11	10	1
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	9	9	—	5	5	—	—	—	—	4	4	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per Housing Unit

Acquired before 1980	376	338	38	75	66	9	63	62	1	238	210	27
Less than \$100	12	11	1	4	3	1	—	—	—	8	8	—
\$100 to \$199	48	44	4	12	10	2	7	6	1	29	28	1
\$200 to \$299	79	71	9	20	20	—	15	15	—	44	36	9
\$300 to \$399	52	43	8	18	15	3	7	7	—	27	22	5
\$400 to \$499	32	27	6	—	—	—	—	—	—	32	27	6
\$500 to \$599	46	42	4	16	13	4	7	7	—	23	23	—
\$600 to \$699	29	29	—	—	—	—	15	15	—	14	14	—
\$700 to \$799	27	20	7	—	—	—	2	2	—	26	18	7
\$800 to \$899	8	8	—	5	5	—	—	—	—	3	3	—
\$900 to \$999	16	16	—	—	—	—	7	7	—	9	9	—
\$1,000 to \$1,499	14	14	—	—	—	—	3	3	—	10	10	—
\$1,500 or more	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	8	8	—	—	—	—	—	—	—	8	8	—
Median	\$387	\$391	...	\$308	...	...	...	...	...	\$422	\$430	...
Acquired 1980 and 1981 (part)	124	113	11	21	21	—	26	23	3	77	69	8

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	340	303	37	62	53	9	60	58	1	218	192	26
Less than 20 percent	8	6	1	1	—	1	—	—	—	6	6	—
20 to 29 percent	36	33	4	6	6	—	10	9	—	20	17	3
30 to 39 percent	27	27	—	2	2	—	4	4	—	21	21	—
40 to 49 percent	16	13	4	10	6	4	1	1	—	5	5	—
50 to 59 percent	37	36	2	6	6	—	1	—	1	30	29	1
60 to 69 percent	41	31	10	5	5	—	6	6	—	29	19	10
70 to 79 percent	23	22	—	6	6	—	6	6	—	10	10	—
80 to 89 percent	18	18	—	4	4	—	9	9	—	6	6	—
90 to 99 percent	3	3	—	—	—	—	1	1	—	2	2	—
100 percent or more	65	55	10	8	5	3	3	3	—	54	47	7
Not reported or not computed	67	60	6	14	13	2	18	18	—	34	30	5
Median	63	62	...	...	...	...	...	...	...	63	61	...
Other properties	159	148	12	34	34	—	29	26	3	96	87	9

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	340	303	37	62	53	9	60	58	1	218	192	26
Less than 20 percent	6	6	—	—	—	—	—	—	—	6	6	—
20 to 29 percent	34	33	2	6	6	—	9	9	—	19	17	2
30 to 39 percent	28	27	2	2	2	—	4	4	—	23	21	2
40 to 49 percent	13	13	—	6	6	—	1	1	—	5	5	—
50 to 59 percent	36	36	—	6	6	—	—	—	—	29	29	—
60 to 69 percent	32	31	1	5	5	—	7	6	—	20	19	1
70 to 79 percent	24	22	2	7	6	1	7	6	1	10	10	—
80 to 89 percent	19	18	—	4	4	—	9	9	—	6	6	—
90 to 99 percent	6	3	4	—	—	—	1	1	—	5	2	4
100 percent or more	75	55	20	11	5	6	3	3	—	60	47	13
Not reported or not computed	67	60	6	14	13	2	18	18	—	34	30	5
Median	66	62	...	...	...	...	...	...	...	65	61	...
Other properties	159	148	12	34	34	—	29	26	3	96	87	9

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

Acquired before 1980²	376	338	38
Less than \$10	176	147	29
\$10 to \$14	90	83	6
\$15 to \$19	33	33	—
\$20 to \$24	18	18	1
\$25 to \$29	8	8	—
\$30 to \$39	5	3	2
\$40 to \$49	4	4	—
\$50 to \$59	—	—	—
\$60 or more	6	6	—
Not reported or not computed	35	35	—
Median	10	\$10	...
Acquired 1980 and 1981 (part)	124	113	11

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	340	303	37
Less than 5 percent	4	3	1
5 to 9 percent	79	59	20
10 to 14 percent	73	70	2
15 to 19 percent	45	41	3
20 to 24 percent	28	28	—
25 to 29 percent	13	9	3
30 to 34 percent	6	6	—
35 to 39 percent	2	2	—
40 percent or more	21	21	—
Not reported or not computed	70	64	6
Median	14	14	...
Other properties	159	148	12

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	340	303	37
Less than 20 percent	—	—	—
20 to 29 percent	—	—	—
30 to 39 percent	12	12	—
40 to 49 percent	5	4	2
50 to 59 percent	30	30	—
60 to 69 percent	15	13	2
70 to 79 percent	24	24	—
80 to 89 percent	31	28	3
90 to 99 percent	24	24	—
100 to 109 percent	18	18	—
110 percent or more	100	80	20
Not reported or not computed	81	71	10
Median	95	92	...
Other properties	159	148	12

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	500	451	49
1,000,000 or more	—	—	—
250,000 to 999,999	500	451	49
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

1 housing unit	336	306	30
2 housing units	116	103	12
3 housing units	26	22	3
4 housing units	22	19	3

Number of Buildings

1 building	458	414	44
2 to 4 buildings	29	25	3
Not reported	13	11	1

Manner of Acquisition

By purchase	496	447	49
Placed one new mortgage	303	284	19
Placed two or more new mortgages	13	9	4
Assumed mortgage(s) already on property	161	145	16
Assumed mortgage already on property and placed new mortgage	12	5	7
All cash	3	—	3
Borrowed other than with mortgage	4	4	—
Inheritance or gift	4	4	—
Other	—	—	—
Not reported	—	—	—

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
376	338	38	75	66	9	63	62	1	238	210	27
176	147	29	44	34	9	18	17	1	115	96	19
90	83	6	15	15	—	19	19	—	56	50	6
33	33	—	6	6	—	11	11	—	16	16	—
18	18	1	2	2	—	6	6	—	10	10	1
8	8	—	—	—	—	—	—	—	8	8	—
5	3	2	—	—	—	2	2	—	3	1	2
4	4	—	—	—	—	1	1	—	3	3	—
—	—	—	—	—	—	—	—	—	—	—	—
6	6	—	—	—	—	—	—	—	6	6	—
35	35	—	8	8	—	7	7	—	21	21	—
10—	\$10	...	10—	...	...	...	...	...	10—	10—	...
124	113	11	21	21	—	26	23	3	77	69	8
340	303	37	62	53	9	60	58	1	218	192	26
4	3	1	1	—	1	—	—	—	3	3	—
79	59	20	7	4	4	11	11	1	61	45	16
73	70	2	14	14	—	12	12	—	46	44	2
45	41	3	10	10	—	5	5	—	30	27	3
28	28	—	7	7	—	7	7	—	14	14	—
13	9	3	6	3	3	3	3	—	4	4	—
6	6	—	3	3	—	1	1	—	2	2	—
2	2	—	—	—	—	—	—	—	2	2	—
21	21	—	—	—	—	2	2	—	19	19	—
70	64	6	14	13	2	18	18	—	38	33	5
14	14	...	...	...	...	...	...	...	13	14	...
159	148	12	34	34	—	29	26	3	96	87	9
340	303	37	62	53	9	60	58	1	218	192	26
—	—	—	—	—	—	—	—	—	—	—	—
12	12	—	—	—	—	3	3	—	9	9	—
5	4	2	—	—	—	—	—	—	5	4	2
30	30	—	6	6	—	8	8	—	15	15	—
15	13	2	—	—	—	3	3	—	12	10	2
24	24	—	4	4	—	—	—	—	20	20	—
31	28	3	10	9	1	5	4	1	16	15	1
24	24	—	6	6	—	5	5	—	12	12	—
18	18	—	3	3	—	9	9	—	6	6	—
100	80	20	18	12	6	7	6	—	75	62	13
81	71	10	14	13	2	21	21	—	46	38	8
95	92	...	...	...	...	...	...	...	96	93	...
159	148	12	34	34	—	29	26	3	96	87	9
500	451	49	96	87	9	89	85	4	314	279	35
500	451	49	96	87	9	89	85	4	314	279	35
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
336	306	30	79	73	6	76	73	3	181	160	21
116	103	12	15	13	2	8	8	—	92	82	10
26	22	3	1	—	1	3	3	—	21	19	2
22	19	3	1	1	—	1	—	1	20	18	2
458	414	44	93	85	8	84	80	4	280	248	32
29	25	3	3	2	1	3	3	—	23	21	2
13	11	1	—	—	—	2	1	—	11	10	1
496	447	49	96	87	9	89	85	4	310	275	35
303	284	19	38	35	3	39	38	1	226	212	14
13	9	4	—	—	—	—	—	—	13	9	4
161	145	16	55	52	3	50	47	3	57	46	11
12	5	7	4	—	4	—	—	—	8	5	4
3	—	3	—	—	—	—	—	—	3	—	3
4	4	—	—	—	—	—	—	—	4	4	—
4	4	—	—	—	—	—	—	—	4	4	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999**PROPERTY CHARACTERISTICS—Con.****Land and Building Acquisition**

During same 12-month period	480	431	49	90	80	9	86	82	4	304	269	35
Acquired land previously	6	6	—	3	3	—	—	—	—	3	3	—
Land not owned by building owner	5	5	—	—	—	—	—	—	—	5	5	—
Not reported	9	9	—	4	4	—	3	3	—	2	2	—

Year Property Acquired

1979 to 1981 (part)	181	157	24	30	25	5	29	26	3	122	107	16
1977 and 1978	105	86	19	18	15	3	18	17	1	69	54	15
1975 and 1976	44	43	1	3	3	—	16	16	—	25	24	1
1970 to 1974	96	93	3	26	26	—	17	17	—	53	50	3
1965 to 1969	39	39	—	8	8	—	6	6	—	25	25	—
1960 to 1964	23	23	—	9	9	—	—	—	—	13	13	—
1959 or earlier	11	10	1	2	1	1	3	3	—	6	6	—

Year Structure Built

1979 to March 1980	11	11	—	—	—	—	4	4	—	7	7	—
1977 and 1978	5	5	—	—	—	—	—	—	—	5	5	—
1975 and 1976	13	10	4	4	4	—	6	6	—	4	—	4
1970 to 1974	43	35	7	11	7	4	19	16	3	13	12	1
1960 to 1969	78	65	13	13	10	3	17	16	1	48	39	9
1950 to 1959	64	61	4	14	14	—	13	13	—	37	34	4
1940 to 1949	54	50	4	19	18	1	5	5	—	31	28	3
1939 or earlier	212	194	18	28	27	2	23	23	—	161	145	16
Not reported	19	19	—	7	7	—	3	3	—	9	9	—

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	286	243	43	48	40	8	47	43	4	191	160	31
Less than \$5,000	6	6	—	—	—	—	—	—	—	6	6	—
\$5,000 to \$9,999	29	22	6	3	2	—	1	1	—	24	20	5
\$10,000 to \$14,999	21	20	1	1	1	2	3	3	—	16	15	1
\$15,000 to \$19,999	14	13	1	2	2	—	—	—	1	8	8	—
\$20,000 to \$24,999	23	21	2	7	7	—	4	3	—	16	14	2
\$25,000 to \$29,999	13	10	3	—	—	—	—	—	—	13	10	3
\$30,000 to \$34,999	28	24	4	3	3	—	13	13	—	13	8	4
\$35,000 to \$39,999	24	18	6	6	4	3	9	6	3	8	8	—
\$40,000 to \$49,999	47	45	2	11	11	—	6	6	—	31	29	2
\$50,000 to \$59,999	24	20	4	4	4	—	4	4	—	17	13	4
\$60,000 to \$79,999	25	22	4	4	4	—	7	7	—	14	11	4
\$80,000 to \$99,999	11	7	4	—	—	—	—	—	—	11	7	4
\$100,000 to \$149,999	11	7	4	4	—	4	—	—	—	7	7	—
\$150,000 or more	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	7	4	4	4	4	—	—	—	—	4	—	4
Median	\$36200	\$36000	...	...	...	...	...	...	...	\$34200	\$34500	...
Other properties	213	207	6	48	47	1	42	42	—	123	119	5

Value

Less than \$5,000	4	4	—	—	—	—	—	—	—	4	4	—
\$5,000 to \$9,999	—	—	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$14,999	17	17	—	3	3	—	6	6	—	7	7	—
\$15,000 to \$19,999	6	6	—	—	—	—	—	—	—	6	6	—
\$20,000 to \$24,999	31	29	2	—	—	—	2	2	—	29	28	2
\$25,000 to \$29,999	24	19	5	11	9	2	3	3	—	10	6	4
\$30,000 to \$34,999	40	40	—	16	16	—	11	11	—	13	13	—
\$35,000 to \$39,999	25	24	1	4	4	—	12	12	—	9	8	1
\$40,000 to \$49,999	76	73	3	16	16	—	24	20	3	37	37	—
\$50,000 to \$59,999	61	54	6	17	14	3	12	12	—	31	28	4
\$60,000 to \$79,999	63	54	9	6	5	1	7	7	—	50	42	7
\$80,000 to \$99,999	43	35	8	5	5	—	1	1	—	36	28	8
\$100,000 to \$149,999	50	40	10	9	5	4	2	1	1	39	34	5
\$150,000 to \$199,999	13	11	2	—	—	—	—	—	—	13	11	2
\$200,000 or more	18	15	3	—	—	—	3	3	—	15	12	3
Not reported	30	30	—	8	8	—	7	7	—	15	15	—
Median	\$52000	\$49900	...	\$45900	\$44100	...	\$43400	\$42900	...	\$61200	\$58200	...
Mean	\$68900	\$66800	...	\$51200	\$48300	...	\$55800	\$55900	...	\$77700	\$75500	...

Value Per Housing Unit

Less than \$5,000	6	6	—	—	—	—	—	—	—	6	6	—
\$5,000 to \$9,999	7	7	—	1	1	—	—	—	—	6	6	—
\$10,000 to \$14,999	39	34	5	5	3	2	10	10	—	23	21	3
\$15,000 to \$19,999	30	29	1	7	7	—	2	2	—	21	20	1
\$20,000 to \$24,999	39	36	2	1	—	1	2	2	—	36	35	1
\$25,000 to \$29,999	34	30	4	9	9	—	6	5	1	20	16	4
\$30,000 to \$34,999	25	25	—	10	10	—	9	9	—	13	7	—
\$35,000 to \$39,999	27	23	4	5	5	—	10	10	—	13	9	—
\$40,000 to \$49,999	81	78	3	18	18	—	24	21	3	39	39	—
\$50,000 to \$59,999	59	53	6	17	14	3	11	11	—	32	28	4
\$60,000 to \$79,999	44	38	6	5	5	—	7	7	—	32	26	6
\$80,000 to \$99,999	26	19	7	4	4	—	—	—	—	22	15	7
\$100,000 to \$149,999	31	22	9	7	4	4	—	—	—	24	19	5
\$150,000 or more	22	21	1	—	—	—	3	3	—	19	18	1
Not reported	30	30	—	8	8	—	7	7	—	15	15	—
Median	\$43600	\$42600	...	\$43700	\$42700	...	\$41400	\$41200	...	\$44800	\$43400	...
Mean	\$52900	\$51900	...	\$46100	\$43600	...	\$50800	\$51700	...	\$55500	\$54500	...

Table 2k. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	340	303	37	62	53	9	60	58	1	218	192	26
Less than \$60	8	8	—	—	—	—	—	—	—	8	8	—
\$60 to \$79	10	10	—	1	1	—	2	2	—	8	8	—
\$80 to \$99	16	16	—	8	8	—	6	6	—	2	2	—
\$100 to \$119	13	10	3	3	—	3	—	—	—	10	10	—
\$120 to \$149	31	31	—	13	13	—	1	1	—	17	17	—
\$150 to \$199	36	32	4	6	4	1	9	8	1	22	20	2
\$200 to \$249	30	28	2	—	—	—	9	9	—	21	19	2
\$250 to \$299	29	22	7	—	—	—	3	3	—	26	19	7
\$300 to \$349	39	36	3	4	4	—	12	12	—	23	20	3
\$350 to \$399	27	27	—	11	11	—	—	—	—	17	17	—
\$400 to \$449	14	7	6	—	—	—	—	—	—	14	7	6
\$450 to \$499	6	4	2	—	—	—	—	—	—	6	4	2
\$500 or more	14	11	4	4	—	4	—	—	—	11	11	—
No rental receipts	6	6	—	—	—	—	3	3	—	3	3	—
Not reported	60	54	6	14	13	2	15	15	—	31	27	5
Median	\$237	\$225	...	...	...	...	...	...	...	\$258	\$242	...
Mean	\$326	\$313	...	...	...	...	...	...	...	\$324	\$306	...
Other properties	159	148	12	34	34	—	29	26	3	96	87	9

Purchase Price as Percent of Value

Acquired by purchase	496	447	49	96	87	9	89	85	4	310	275	35
Purchased 1977 to 1981 (part)	286	243	43	48	40	8	47	43	4	191	160	31
Less than 80 percent	142	115	27	24	19	5	7	6	1	111	90	21
80 to 89 percent	48	45	3	9	9	—	15	12	3	24	24	—
90 to 94 percent	25	20	5	4	—	4	6	6	—	16	14	2
95 to 99 percent	16	16	—	4	4	—	4	4	—	8	8	—
100 percent or more	43	38	4	5	5	—	12	12	—	26	21	4
Not reported	14	10	4	4	4	—	3	3	—	7	3	4
Median	80—	80—	...	...	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976	138	133	5	29	29	—	33	33	—	76	71	5
Less than 60 percent	85	80	5	17	17	—	16	16	—	52	47	5
60 to 79 percent	14	14	—	3	3	—	6	6	—	5	5	—
80 to 89 percent	3	3	—	—	—	—	3	3	—	—	—	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	8	8	—	—	—	—	3	3	—	5	5	—
Not reported	27	27	—	8	8	—	5	5	—	14	14	—
Median	60—	60—	...	...	...	...	...	...	...	...	...	...
Purchased 1969 or earlier	72	70	2	19	18	1	9	9	—	43	43	—
Less than 40 percent	37	35	2	8	6	1	6	6	—	23	23	—
40 to 59 percent	19	19	—	6	6	—	3	3	—	10	10	—
60 to 79 percent	3	3	—	—	—	—	—	—	—	3	3	—
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	13	13	—	6	6	—	—	—	—	7	7	—
Median	...	...	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase	4	4	—	—	—	—	—	—	—	4	4	—

Rental Receipts as Percent of Value

Acquired before 1980²	340	303	37	62	53	9	60	58	1	218	192	26
Less than 5 percent	45	40	5	11	8	3	3	3	—	31	29	2
5 to 9 percent	167	148	20	29	24	5	34	33	1	105	91	14
10 to 14 percent	34	30	4	1	1	—	5	4	—	28	25	4
15 to 19 percent	10	9	1	—	—	—	—	—	—	10	9	1
20 to 24 percent	2	—	2	—	—	—	—	—	—	2	—	2
25 to 29 percent	1	1	—	—	—	—	—	—	—	1	1	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	81	74	6	21	19	2	18	18	—	42	37	5
Median	8	8	...	...	...	...	...	...	...	8	8	...
Other properties	159	148	12	34	34	—	29	26	3	96	87	9

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	340	303	37	62	53	9	60	58	1	218	192	26
Less than 1.0 percent	155	144	11	30	26	4	26	26	—	99	92	7
1.0 to 2.9 percent	4	4	—	—	—	—	—	—	—	4	4	—
3.0 to 4.9 percent	10	10	—	—	—	—	4	4	—	6	6	—
5.0 to 6.9 percent	6	4	2	—	—	—	—	—	—	6	4	2
7.0 to 8.9 percent	23	22	1	5	5	—	3	3	—	15	14	1
9.0 to 10.9 percent	6	6	—	—	—	—	—	—	—	6	6	—
11.0 to 12.9 percent	8	8	—	3	3	—	—	—	—	5	5	—
13.0 to 14.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
15.0 percent or more	49	36	13	10	6	4	2	1	1	37	29	9
Not reported or not computed	79	69	10	14	13	2	24	24	—	41	33	8
Median	1.0—	1.0—	...	...	...	...	...	...	...	1.0—	1.0—	...
Other properties	159	148	12	34	34	—	29	26	3	96	87	9

OWNER CHARACTERISTICS

Type of Owner

Individual	450	410	40	85	77	8	86	82	4	280	252	28
Partnership	27	22	5	9	7	2	—	—	—	18	15	3
Real estate corporation	4	4	—	—	—	—	—	—	—	4	4	—
Real estate investment trust	—	—	—	—	—	—	—	—	—	—	—	—
Financial institution	4	4	—	—	—	—	—	—	—	4	4	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	3	3	—	3	3	—	—	—	—	—	—	—
Other	1	1	—	—	—	—	—	—	—	1	1	—
Not reported	10	6	4	—	—	—	3	3	—	6	3	4

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 50,000 to 249,999

1-to-4-housing-unit properties -----

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's -----

1,000,000 or more -----

250,000 to 999,999 -----

50,000 to 249,999 -----

10,000 to 49,999 -----

Less than 10,000 and rural -----

Outside SMSA's -----

10,000 or more -----

2,500 to 9,999 -----

Less than 2,500 and rural -----

Number of Housing Units

1 housing unit -----

2 housing units -----

3 housing units -----

4 housing units -----

Number of Buildings

1 building -----

2 to 4 buildings -----

Not reported -----

Manner of Acquisition

By purchase -----

Placed one new mortgage -----

Placed two or more new mortgages -----

Assumed mortgage(s) already on property -----

Assumed mortgage already on property and placed new mortgage -----

All cash -----

Borrowed other than with mortgage -----

Inheritance or gift -----

Other -----

Not reported -----

Land and Building Acquisition

During same 12-month period -----

Acquired land previously -----

Land not owned by building owner -----

Not reported -----

Year Property Acquired

1979 to 1981 (part) -----

1977 and 1978 -----

1975 and 1976 -----

1970 to 1974 -----

1965 to 1969 -----

1960 to 1964 -----

1959 or earlier -----

Year Structure Built

1979 to March 1980 -----

1977 and 1978 -----

1975 and 1976 -----

1970 to 1974 -----

1960 to 1969 -----

1950 to 1959 -----

1940 to 1949 -----

1939 or earlier -----

Not reported -----

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part) -----

Less than \$5,000 -----

\$5,000 to \$9,999 -----

\$10,000 to \$14,999 -----

\$15,000 to \$19,999 -----

\$20,000 to \$24,999 -----

\$25,000 to \$29,999 -----

\$30,000 to \$34,999 -----

\$35,000 to \$39,999 -----

\$40,000 to \$49,999 -----

\$50,000 to \$59,999 -----

\$60,000 to \$79,999 -----

\$80,000 to \$99,999 -----

\$100,000 to \$149,999 -----

\$150,000 or more -----

Not reported -----

Median -----

Other properties -----

Value

Less than \$5,000 -----

\$5,000 to \$9,999 -----

\$10,000 to \$14,999 -----

\$15,000 to \$19,999 -----

\$20,000 to \$24,999 -----

\$25,000 to \$29,999 -----

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Value—Con.

\$30,000 to \$34,999 -----

\$35,000 to \$39,999 -----

\$40,000 to \$49,999 -----

\$50,000 to \$59,999 -----

\$60,000 to \$79,999 -----

\$80,000 to \$99,999 -----

\$100,000 to \$149,999 -----

\$150,000 to \$199,999 -----

\$200,000 or more -----

Not reported -----

Median -----

Mean -----

Value Per Housing Unit

Less than \$5,000 -----

\$5,000 to \$9,999 -----

\$10,000 to \$14,999 -----

\$15,000 to \$19,999 -----

\$20,000 to \$24,999 -----

\$25,000 to \$29,999 -----

\$30,000 to \$34,999 -----

\$35,000 to \$39,999 -----

\$40,000 to \$49,999 -----

\$50,000 to \$59,999 -----

\$60,000 to \$79,999 -----

\$80,000 to \$99,999 -----

\$100,000 to \$149,999 -----

\$150,000 or more -----

Not reported -----

Median -----

Mean -----

Monthly Rental Receipts Per Housing Unit

Acquired before 1980¹ -----

Less than \$60 -----

\$60 to \$79 -----

\$80 to \$99 -----

\$100 to \$119 -----

\$120 to \$149 -----

\$150 to \$199 -----

\$200 to \$249 -----

\$250 to \$299 -----

\$300 to \$349 -----

\$350 to \$399 -----

\$400 to \$449 -----

\$450 to \$499 -----

\$500 or more -----

No rental receipts -----

Not reported -----

Median -----

Mean -----

Other properties -----

Purchase Price as Percent of Value

Acquired by purchase -----

Purchased 1977 to 1981 (part) -----

Less than 80 percent -----

80 to 89 percent -----

90 to 94 percent -----

95 to 99 percent -----

100 percent or more -----

Not reported -----

Median -----

Purchased 1970 to 1976 -----

Less than 60 percent -----

60 to 79 percent -----

80 to 89 percent -----

90 to 99 percent -----

100 percent or more -----

Not reported -----

Median -----

Purchased 1969 or earlier -----

Less than 40 percent -----

40 to 59 percent -----

60 to 79 percent -----

80 to 99 percent -----

100 percent or more -----

Not reported -----

Median -----

Not acquired by purchase -----

Rental Receipts as Percent of Value

Acquired before 1980¹ -----

Less than 5 percent -----

5 to 9 percent -----

10 to 14 percent -----

15 to 19 percent -----

20 to 24 percent -----

25 to 29 percent -----

30 to 39 percent -----

40 percent or more -----

Not reported or not computed -----

Median -----

Other properties -----

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999**PROPERTY CHARACTERISTICS—Con.****Rental Vacancy Losses as Percent of Potential Receipts**

Acquired before 1980 ¹	1 267	608	659
Less than 1.0 percent	632	282	350
1.0 to 2.9 percent	12	—	12
3.0 to 4.9 percent	22	11	11
5.0 to 6.9 percent	13	1	12
7.0 to 8.9 percent	52	10	42
9.0 to 10.9 percent	22	6	16
11.0 to 12.9 percent	12	5	7
13.0 to 14.9 percent	15	7	8
15.0 percent or more	152	68	84
Not reported or not computed	335	218	117
Median	1.0—	1.0—	1.0—

Other properties**MORTGAGE PAYMENTS AND OTHER EXPENSES****Real Estate Tax Per Housing Unit**

Acquired before 1980	1 433	714	719
Less than \$100	151	111	40
\$100 to \$199	194	121	73
\$200 to \$299	230	122	108
\$300 to \$399	182	74	108
\$400 to \$499	152	62	89
\$500 to \$599	105	47	58
\$600 to \$699	102	32	70
\$700 to \$799	61	14	47
\$800 to \$899	47	17	30
\$900 to \$999	38	17	22
\$1,000 to \$1,499	77	31	46
\$1,500 or more	29	10	20
Not reported	64	57	8
Median	\$360	\$280	\$429

Acquired 1980 and 1981 (part)**Real Estate Tax Per \$1,000 Value**

Acquired before 1980	1 433	714	719
Less than \$10	554	239	314
\$10 to \$14	273	109	164
\$15 to \$19	138	52	86
\$20 to \$24	106	60	46
\$25 to \$29	59	31	28
\$30 to \$39	38	15	22
\$40 to \$49	39	26	13
\$50 to \$59	20	14	6
\$60 or more	25	20	5
Not reported or not computed	181	147	34
Median	\$11	\$12	\$11

Acquired 1980 and 1981 (part)**Inside SMSA's, Places of 50,000 to 249,999****MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax as Percent of Rental Receipts**

Acquired before 1980 ¹	1 267	608	659
Less than 5 percent	48	19	29
5 to 9 percent	224	98	127
10 to 14 percent	211	70	141
15 to 19 percent	162	78	84
20 to 24 percent	128	49	79
25 to 29 percent	90	46	44
30 to 34 percent	36	15	20
35 to 39 percent	34	23	12
40 percent or more	73	37	36
Not reported or not computed	262	173	88
Median	16	17	15

Other properties**Selected Owner Expenses as Percent of Rental Receipts**

Acquired before 1980 ¹	1 267	608	659
Less than 20 percent	148	146	1
20 to 29 percent	112	109	3
30 to 39 percent	93	56	37
40 to 49 percent	65	33	32
50 to 59 percent	61	24	37
60 to 69 percent	70	18	51
70 to 79 percent	72	13	59
80 to 89 percent	60	13	47
90 to 99 percent	56	7	49
100 to 109 percent	53	4	48
110 percent or more	208	12	196
Not reported or not computed	271	173	98
Median	63	27	93

Other properties**OWNER CHARACTERISTICS****Type of Owner**

Individual	1 481	715	766
Partnership	81	23	58
Real estate corporation	24	15	9
Real estate investment trust	3	1	2
Financial institution	3	3	—
Housing cooperative organization	—	—	—
Church or church-related institution	21	15	6
Other	18	11	7
Not reported	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 21. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1 mortgage	762	762	—	150	150	—	72	72	—	540	540	—
2 mortgages	80	—	80	9	—	9	10	—	10	60	—	60
3 or more mortgages	7	—	7	—	—	—	3	—	3	4	—	4

Form of Debt of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Mortgage or deed of trust	778	699	79	159	150	9	86	72	14	533	477	56
Contract to purchase	68	60	8	—	—	—	—	—	—	68	60	8
Wrap-around mortgage	3	3	—	—	—	—	—	—	—	3	3	—

Origin of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Mortgage made at time property acquired	509	486	22	68	68	—	20	20	—	420	398	22
Mortgage assumed at time property acquired	252	191	61	90	81	9	66	52	14	97	59	38
Mortgage placed later than acquisition of property	88	84	4	1	1	—	—	—	—	87	83	4
Refinanced mortgage:												
Same lender	40	38	2	—	—	—	—	—	—	40	38	2
Different lender	17	15	1	—	—	—	—	—	—	17	15	1
Mortgage placed on property owned free and clear of debt	31	31	—	1	1	—	—	—	—	30	30	—

Purpose of First Mortgage Placed Later Than Acquisition of Property

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Mortgages placed later than acquisition of property	88	84	4	1	1	—	—	—	—	87	83	4
Renew or extend loan that had fallen due, without increasing the outstanding balance	3	2	1	—	—	—	—	—	—	3	2	1
Secure better terms	11	10	2	—	—	—	—	—	—	11	10	2
Provide funds for additions, improvements, or repairs to this property	22	22	—	1	1	—	—	—	—	22	22	—
Provide funds for investment in other real estate	25	24	1	—	—	—	—	—	—	25	24	1
Provide funds for other types of investments	3	3	—	—	—	—	—	—	—	3	3	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	11	11	—	—	—	—	—	—	—	11	11	—
Not reported	12	12	—	—	—	—	—	—	—	12	12	—
Other properties	761	678	83	158	149	9	86	72	14	517	457	60

Purpose of Second Mortgage Placed Later Than Acquisition of Property

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Second mortgages placed later than acquisition of property	28	—	28	7	—	7	3	—	3	17	—	17
Provide funds for additions, improvements or repairs to this property	9	—	9	—	—	—	—	—	—	9	—	9
Provide funds for investment in other real estate	6	—	6	4	—	4	—	—	—	2	—	2
Provide funds for other types of investments	3	—	3	—	—	—	3	—	3	—	—	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	8	—	8	4	—	4	—	—	—	4	—	4
Not reported	1	—	1	—	—	—	—	—	—	1	—	1
Other properties	59	—	59	2	—	2	10	—	10	47	—	47

Year First Mortgage Made or Assumed

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1979 to 1981 (part)	277	229	49	46	45	1	34	24	10	197	160	37
1977 and 1978	179	158	21	15	14	1	6	3	3	157	140	17
1975 and 1976	78	75	3	14	14	—	7	7	—	57	54	3
1970 to 1974	190	177	13	40	33	7	19	19	—	131	125	5
1965 to 1969	73	71	1	17	17	—	15	15	—	40	39	1
1960 to 1964	39	39	—	17	17	—	—	—	—	22	22	—
1959 or earlier	13	13	—	10	10	—	4	4	—	—	—	—

First Mortgage Loan

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	25	24	1	—	—	—	3	3	—	22	21	1
\$5,000 to \$9,999	92	76	16	14	11	4	14	10	4	64	55	9
\$10,000 to \$14,999	157	147	10	63	58	5	14	11	3	80	79	2
\$15,000 to \$19,999	117	107	10	17	17	—	21	21	—	78	69	10
\$20,000 to \$24,999	97	92	5	27	27	—	11	8	3	59	58	1
\$25,000 to \$29,999	73	64	8	8	8	—	11	11	—	54	45	8
\$30,000 to \$34,999	41	37	4	4	4	—	—	—	—	37	33	4
\$35,000 to \$39,999	35	33	2	1	—	1	1	1	—	32	32	—
\$40,000 to \$49,999	71	62	9	7	7	—	1	1	—	63	54	9
\$50,000 to \$59,999	59	57	2	12	12	—	1	1	—	47	45	2
\$60,000 to \$79,999	53	41	12	7	7	—	7	4	3	38	30	8
\$80,000 to \$99,999	14	11	2	—	—	—	—	—	—	14	11	2
\$100,000 to \$149,999	14	9	5	—	—	—	—	—	—	14	9	5
\$150,000 to \$199,999	1	1	—	—	—	—	—	—	—	1	1	—
\$200,000 or more	1	—	1	—	—	—	—	—	—	1	—	1
Median	\$21700	\$21500	\$26100	\$15800	\$16900	...	\$17800	\$17800	...	\$24900	\$24100	...
Mean	\$30500	\$27800	\$53700	\$22700	\$23300	...	\$21600	\$20900	...	\$33800	\$30000	...

First Mortgage Outstanding Debt

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	117	107	10	25	22	4	13	13	—	79	72	7
\$5,000 to \$9,999	131	117	13	22	22	—	14	7	7	94	88	6
\$10,000 to \$14,999	112	107	5	41	36	5	8	8	—	63	63	—
\$15,000 to \$19,999	99	89	10	23	23	—	20	20	—	56	46	10
\$20,000 to \$24,999	66	62	3	9	9	—	8	5	3	48	48	—
\$25,000 to \$29,999	73	63	9	8	8	—	11	11	—	54	44	9
\$30,000 to \$34,999	32	28	4	5	4	1	—	—	—	27	24	3
\$35,000 to \$39,999	31	30	1	—	—	—	1	1	—	30	29	1
\$40,000 to \$49,999	64	55	9	4	4	—	2	2	—	58	49	9
\$50,000 to \$59,999	51	47	4	15	15	—	—	—	—	36	32	4

Table 2I. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

\$60,000 to \$79,999	48	38	10
\$80,000 to \$99,999	13	11	2
\$100,000 to \$149,999	11	6	5
\$150,000 to \$199,999	1	1	—
\$200,000 or more	1	—	1
Median	\$18300	\$17800	\$26000
Mean	\$27000	\$24100	\$52000

Total Mortgage Outstanding Debt

Less than \$5,000	107	107	—
\$5,000 to \$9,999	124	117	6
\$10,000 to \$14,999	111	107	4
\$15,000 to \$19,999	90	89	1
\$20,000 to \$24,999	69	62	7
\$25,000 to \$29,999	74	63	10
\$30,000 to \$34,999	34	28	6
\$35,000 to \$39,999	34	30	3
\$40,000 to \$49,999	68	55	13
\$50,000 to \$59,999	51	47	3
\$60,000 to \$79,999	49	38	11
\$80,000 to \$99,999	21	11	10
\$100,000 to \$149,999	17	6	11
\$150,000 to \$199,999	1	1	—
\$200,000 or more	1	—	1
Median	\$19600	\$17800	\$44700
Mean	\$29200	\$24100	\$73800

Current Interest Rate on First Mortgage

Less than 5.0 percent	25	25	1
5.0 percent	4	4	—
5.1 to 5.9 percent	72	61	11
6.0 percent	44	40	3
6.1 to 6.9 percent	27	23	4
7.0 percent	54	52	3
7.1 to 7.4 percent	13	13	—
7.5 to 7.9 percent	59	57	2
8.0 percent	56	52	4
8.1 to 8.4 percent	13	12	2
8.5 to 8.9 percent	95	88	8
9.0 percent	54	44	10
9.1 to 9.9 percent	114	106	8
10.0 percent	50	47	4
10.1 to 11.9 percent	97	78	18
12.0 percent	19	16	3
12.1 to 13.9 percent	28	25	3
14.0 percent or more	22	19	3
Median	8.8	8.7	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	199	178	21
Rate higher now than when mortgage made	32	23	10
Rate lower now than when mortgage made	2	2	—
Rate unchanged or same now as when mortgage made	156	144	11
Not reported	9	9	—
No, interest rate cannot be changed	637	571	66
Not reported	13	13	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	199	178	21
Rate renegotiated periodically	13	9	4
Rate changes tied to market index	12	8	3
When mortgage is assumed	147	132	14
When payments become delinquent	29	28	1
Other reason	27	26	1
Not reported	3	3	—
Interest rate cannot be changed	637	571	66

Term of First Mortgage

Less than 8 years	57	48	8
8 to 12 years	68	67	1
13 to 17 years	76	71	5
18 to 22 years	105	93	11
23 to 27 years	114	97	17
28 to 32 years	403	360	44
33 to 37 years	—	—	—
38 or more years	2	2	—
No stated term	24	24	—
Median	27.7	27.6	28.0

Unexpired Term of First Mortgage

Less than 4 years	88	83	6
4 to 7 years	87	85	2
8 to 12 years	80	80	—
13 to 17 years	75	73	2
18 to 22 years	87	85	2
23 to 27 years	99	87	11
28 to 32 years	52	49	4
33 or more years	2	2	—
No stated term or not computed	20	219	61
Median	15.0	14.7	...

All mortgaged properties	Properties with government-insured first mortgage						Properties with conventional first mortgage		
	FHA first mortgage			VA first mortgage					
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
7	7	—	—	7	4	3	33	27	6
—	—	—	—	—	—	—	13	11	2
—	—	—	—	—	—	—	11	6	5
—	—	—	—	—	—	—	1	1	—
—	—	—	—	—	—	—	1	—	1
\$13900	\$14300	...	...	\$16800	\$16900	...	\$21000	\$20100	...
\$19700	\$20300	...	...	\$19400	\$18400	...	\$29900	\$25900	...
22	22	—	—	13	13	—	72	72	—
26	22	4	—	7	7	—	91	88	3
36	36	—	—	8	8	—	67	63	4
23	23	—	—	20	20	—	47	46	1
9	9	—	—	8	5	4	51	48	3
12	8	4	—	11	11	—	51	44	6
4	4	—	—	—	—	—	29	24	5
—	—	—	—	1	1	—	32	29	3
5	4	1	—	5	2	3	58	49	9
15	15	—	—	—	—	—	35	32	3
7	7	—	—	7	4	3	35	27	8
—	—	—	—	3	—	3	17	11	6
—	—	—	—	—	—	—	17	6	11
—	—	—	—	—	—	—	1	1	—
—	—	—	—	—	—	—	1	—	1
\$14400	\$14300	...	...	\$18600	\$16900	...	\$22500	\$20100	...
\$20500	\$20300	...	...	\$25000	\$18400	...	\$32100	\$25900	...
7	6	1	—	7	7	—	11	11	—
—	—	—	—	—	—	—	4	4	—
42	38	4	—	16	9	7	14	14	—
7	7	—	—	8	8	—	28	25	3
7	4	4	—	—	—	—	20	20	—
24	24	1	—	10	10	—	20	19	2
3	3	—	—	—	—	—	10	10	—
9	9	—	—	7	7	—	43	41	2
8	8	—	—	7	7	—	41	36	4
—	—	—	—	—	—	—	13	12	2
23	23	—	—	18	14	3	55	51	4
—	—	—	—	3	—	3	51	44	7
7	7	—	—	4	4	—	103	95	8
8	8	—	—	—	—	—	42	38	4
8	8	—	—	1	1	—	88	69	18
—	—	—	—	—	—	—	19	16	3
4	4	—	—	3	3	—	21	18	3
—	—	—	—	1	1	—	21	17	3
7.0	7.0	...	...	7.6	7.6	...	9.0	9.0	...
—	—	—	—	—	—	—	199	178	21
—	—	—	—	—	—	—	32	23	10
—	—	—	—	—	—	—	2	2	—
—	—	—	—	—	—	—	156	144	11
—	—	—	—	—	—	—	9	9	—
159	150	9	—	84	70	14	394	351	43
—	—	—	—	1	1	—	11	11	—
—	—	—	—	—	—	—	199	178	21
—	—	—	—	—	—	—	13	9	4
—	—	—	—	—	—	—	12	8	3
—	—	—	—	—	—	—	147	132	14
—	—	—	—	—	—	—	29	28	1
—	—	—	—	—	—	—	27	26	1
—	—	—	—	—	—	—	3	3	—
159	150	9	—	84	70	14	394	351	43
—	—	—	—	—	—	—	57	48	8
1	1	—	—	—	—	—	67	66	1
—	—	—	—	3	3	—	73	68	5
11	7	4	—	1	1	—	92	85	7
18	18	—	—	—	—	—	96	78	17
129	124	5	—	81	67	14	193	169	25
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	2	2	—
—	—	—	—	—	—	—	24	24	—
29.9	30.0	...	...	30.4	30.3	...	23.0	22.4	...
9	9	—	—	—	—	—	79	73	6
10	10	—	—	4	4	—	74	72	2
8	8	—	—	—	—	—	72	72	—
6	6	—	—	2	2	—	67	65	2
10	10	—	—	6	6	—	71	70	2
9	9	—	—	6	6	—	84	72	11
18	18	—	—	3	3	—	32	28	4
—	—	—	—	—	—	—	2	2	—
90	81	9	—	66	52	14	124	86	38
19.0	19.0	...	...	...	...	...	14.2	13.8	...

¹Detail does not add to total because lenders reported more than one reason.

Table 21. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	56	51	5
Payments increase yearly for first five years of mortgage	8	8	—
Payments increase yearly for first ten years of mortgage	—	—	—
Payments change in some other way	33	28	5
Not reported	15	15	—
No, monthly payments cannot change	774	696	79
Not reported	18	15	3

Holder of First Mortgage

Commercial bank or trust company	103	91	12
Mutual savings bank	76	68	8
Savings and loan association	322	283	39
Life insurance company	25	23	2
Mortgage company	29	29	—
Federal agency	12	12	—
Federally-secured pool	39	35	3
Federal National Mortgage Association	86	76	10
Real estate or construction company	14	14	—
Individual or individual's estate	114	100	13
Other	30	30	—

Location of First Mortgage Holder

Property in Northeast Region	104	101	3
Lender in Northeast	100	97	3
Lender in North Central	—	—	—
Lender in South	4	4	—
Lender in West	—	—	—
Lender outside United States	—	—	—
Not reported	—	—	—
Property in North Central Region	217	201	16
Lender in Northeast	5	5	—
Lender in North Central	183	167	16
Lender in South	25	25	—
Lender in West	5	5	—
Lender outside United States	—	—	—
Not reported	—	—	—
Property in South Region	249	221	29
Lender in Northeast	33	25	8
Lender in North Central	6	6	—
Lender in South	201	180	21
Lender in West	4	4	—
Lender outside United States	—	—	—
Not reported	5	5	—
Property in West Region	278	239	39
Lender in Northeast	15	12	3
Lender in North Central	—	—	—
Lender in South	81	71	10
Lender in West	182	156	26
Lender outside United States	—	—	—
Not reported	—	—	—

Servicing of First Mortgage

Holder	612	558	54
Agent	236	204	33

Holder's Acquisition of First Mortgage

Originated by holder	586	525	61
Purchased from present servicer	157	137	20
Purchased from someone else	91	85	6
Not reported	14	14	—

Mortgage Assumption

Lender's permission needed for assumption	375	338	37
Lender's permission not needed for assumption	382	334	48
Not reported	92	90	3

Prepayment Penalties

Yes	166	148	19
No	653	588	65
Not reported	29	26	3

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	761	678	83
Less than 40 percent	30	13	17
40 to 49 percent	28	18	9
50 to 59 percent	41	26	15
60 to 69 percent	80	71	10
70 to 79 percent	158	148	10
80 to 89 percent	177	156	21
90 to 94 percent	57	57	—
95 to 99 percent	64	62	1
100 percent or more	91	91	—
Not reported	36	36	—
Median	81	83	60
Other properties	88	84	4

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
			Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
56	51	5	10	10	—	—	—	—	46	41	5
8	8	—	7	7	—	—	—	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
33	28	5	—	—	—	—	—	—	33	28	5
15	15	—	3	3	—	—	—	—	12	12	—
774	696	79	149	140	9	80	70	10	545	486	59
18	15	3	—	—	—	5	2	3	13	13	—
103	91	12	6	6	—	11	8	3	85	77	9
76	68	8	30	26	4	12	8	4	35	35	—
322	283	39	9	8	1	7	7	—	306	268	38
25	23	2	10	10	—	10	10	—	5	3	2
29	29	—	14	14	—	10	10	—	6	6	—
12	12	—	8	8	—	4	4	—	—	—	—
39	35	3	25	25	—	10	7	3	3	3	—
86	76	10	51	46	4	22	19	3	14	11	2
14	14	—	—	—	—	—	—	—	14	14	—
114	100	13	—	—	—	—	—	—	114	100	13
30	30	—	6	6	—	—	—	—	24	24	—
104	101	3	13	13	—	4	4	—	87	84	3
100	97	3	12	12	—	4	4	—	84	81	3
—	—	—	—	—	—	—	—	—	—	—	—
4	4	—	1	1	—	—	—	—	3	3	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
217	201	16	21	21	—	8	8	—	188	172	16
5	5	—	3	3	—	—	—	—	1	1	—
183	167	16	8	8	—	—	—	—	175	159	16
25	25	—	9	9	—	5	5	—	10	10	—
5	5	—	—	—	—	3	3	—	1	1	—
—	—	—	—	—	—	—	—	—	—	—	—
249	221	29	65	60	5	27	20	7	158	141	17
33	25	8	14	10	4	13	9	4	6	6	—
6	6	—	—	—	—	—	—	—	6	6	—
201	180	21	43	43	1	14	11	3	144	127	17
4	4	—	4	4	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
5	5	—	3	3	—	—	—	—	2	2	—
278	239	39	61	57	4	46	39	7	171	144	28
15	12	3	1	1	—	11	7	3	4	4	—
—	—	—	—	—	—	—	—	—	—	—	—
81	71	10	48	45	4	23	20	3	9	7	2
182	156	26	11	11	1	12	12	—	159	134	25
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
612	558	54	51	50	1	29	29	—	532	478	54
236	204	33	108	100	8	56	42	14	72	62	11
586	525	61	42	41	1	19	16	3	524	468	56
157	137	20	87	83	4	31	21	10	39	34	5
91	85	6	27	23	4	34	34	—	31	28	3
14	14	—	3	3	—	1	1	—	10	10	—
375	338	37	11	11	1	6	6	—	357	321	36
382	334	48	135	128	7	78	64	14	169	142	27
92	90	3	12	12	1	1	1	—	78	77	2
166	148	19	8	8	—	—	—	—	159	140	19
653	588	65	151	142	9	84	70	14	418	376	42
29	26	3	—	—	—	1	1	—	28	24	3
761	678	83	158	149	9	86	72	14	517	457	60
30	13	17	5	4	1	3	—	3	22	9	13
28	18	9	7	7	—	4	—	4	17	11	6
41	26	15	4	3	1	7	—	7	30	16	14
80	71	10	9	5	4	10	7	3	61	59	2
158	148	10	27	27	—	13	13	—	117	108	10
177	156	21	45	41	4	12	8	3	120	106	14
57	57	—	12	12	—	6	6	—	39	39	—
64	62	1	20	20	—	9	6	—	35	34	1
91	91	—	25	25	—	15	15	—	50	50	—
36	36	—	5	5	—	6	6	—	25	25	—
81	83	60	86	86	—	82	—	—	80	81	—
88	84	4	1	1	—	—	—	—	87	83	4

Table 21. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	761	678	83	158	149	9	86	72	14	517	457	60
Less than 40 percent	15	13	2	4	4	—	—	—	—	11	9	2
40 to 49 percent	21	18	3	7	7	—	—	—	—	14	11	3
50 to 59 percent	29	26	3	3	3	—	7	7	—	19	16	3
60 to 69 percent	74	71	4	5	5	—	7	7	—	63	59	4
70 to 79 percent	152	148	3	27	27	—	13	13	—	111	108	3
80 to 89 percent	177	156	21	43	41	2	8	8	—	126	106	20
90 to 94 percent	65	57	9	12	12	—	6	6	—	48	39	9
95 to 99 percent	75	62	13	20	20	—	12	9	3	43	34	9
100 percent or more	117	91	26	33	25	7	26	15	10	59	50	9
Not reported	36	36	—	5	5	—	6	6	—	25	25	—
Median	84	83	93	87	86	...	94	...	...	82	81	...
Other properties	88	84	4	1	1	—	—	—	—	87	83	4
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	199	175	25	45	40	4	18	11	7	137	124	13
20 to 29 percent	112	100	12	27	22	5	8	8	—	77	69	7
30 to 39 percent	108	101	7	28	28	—	13	13	—	66	60	7
40 to 49 percent	121	101	20	16	16	—	8	8	—	97	77	20
50 to 59 percent	89	83	6	10	10	—	15	11	3	65	62	3
60 to 69 percent	89	79	10	18	18	—	5	1	3	66	60	7
70 to 79 percent	53	49	4	8	8	—	4	4	—	42	37	4
80 to 89 percent	36	35	1	8	8	—	3	3	—	25	24	1
90 to 99 percent	13	13	—	—	—	—	1	1	—	11	11	—
100 percent or more	8	6	2	—	—	—	—	—	—	8	6	2
Not reported	20	20	—	—	—	—	10	10	—	10	10	—
Median	40	40	40	33	34	...	39	...	...	42	42	...
Total Outstanding Debt as Percent of Value												
Less than 20 percent	176	175	1	40	40	—	11	11	—	125	124	1
20 to 29 percent	105	100	5	22	22	—	8	8	—	75	69	5
30 to 39 percent	110	101	8	32	28	4	13	13	—	64	60	4
40 to 49 percent	115	101	14	16	16	—	8	8	—	91	77	14
50 to 59 percent	93	83	10	11	10	1	15	11	4	68	62	6
60 to 69 percent	88	79	9	22	18	4	1	1	—	65	60	5
70 to 79 percent	63	49	15	8	8	—	7	4	3	48	37	11
80 to 89 percent	50	35	15	8	8	—	7	3	3	35	24	11
90 to 99 percent	14	13	1	—	—	—	1	1	—	13	11	1
100 percent or more	14	6	8	—	—	—	3	—	3	11	6	5
Not reported	20	20	—	—	—	—	10	10	—	10	10	—
Median	42	40	65	35	34	...	47	...	...	44	42	...
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	843	756	87	159	150	9	86	72	14	598	534	64
Interest and principal	814	731	83	159	150	9	86	72	14	570	509	60
Fully amortized	751	669	82	159	150	9	86	72	14	506	447	59
Partially amortized	63	62	2	—	—	—	—	—	—	63	62	2
Principal only	3	3	—	—	—	—	—	—	—	3	3	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	3	3	—	—	—	—	—	—	—	3	3	—
Interest only	25	22	4	—	—	—	—	—	—	25	22	4
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	814	731	83	159	150	9	86	72	14	570	509	60
Real estate taxes and property insurance	396	364	32	153	144	9	70	56	14	173	164	9
With no other items	200	180	21	24	23	2	59	48	10	118	109	9
With other items	196	184	11	129	121	7	12	8	4	55	55	—
Real estate taxes only	106	91	15	—	—	—	12	12	—	95	79	15
Property insurance only	3	3	—	—	—	—	—	—	—	3	3	—
Other combinations or no other items	309	272	36	6	6	—	3	3	—	299	263	36
No regular payments of interest and principal	35	31	4	—	—	—	—	—	—	35	31	4
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	843	756	87	159	150	9	86	72	14	598	534	64
Less than \$60	101	95	6	21	20	1	11	11	—	69	64	5
\$60 to \$79	98	83	15	29	20	8	14	11	4	55	52	3
\$80 to \$99	100	89	12	31	31	—	4	1	3	65	57	8
\$100 to \$149	157	153	4	29	29	—	26	26	—	102	98	4
\$150 to \$199	89	78	11	13	13	—	12	8	3	64	57	7
\$200 to \$249	93	73	20	10	10	—	6	6	—	76	56	20
\$250 to \$299	42	39	2	—	—	—	5	5	—	37	34	2
\$300 to \$399	67	63	4	3	3	—	—	—	—	63	59	4
\$400 to \$499	59	46	13	19	19	—	3	—	3	36	27	9
\$500 to \$599	11	11	—	—	—	—	—	—	—	11	11	—
\$600 to \$699	8	8	—	—	—	—	—	—	—	8	8	—
\$700 to \$799	18	18	—	4	4	—	3	3	—	11	11	—
\$800 or more	1	—	1	—	—	—	—	—	—	1	—	1
Median	\$139	\$136	\$182	\$99	\$106	...	\$125	\$126	...	\$157	\$148	...
Mean	\$197	\$190	\$257	\$167	\$173	...	\$162	\$153	...	\$210	\$200	...
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Table 21. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	843	756	87	159	150	9	86	72	14	598	534	64
Less than \$60	97	95	1	20	20	—	11	11	—	65	64	1
\$60 to \$79	83	83	—	20	20	—	11	11	—	52	52	—
\$80 to \$99	91	89	2	32	31	1	1	1	—	58	57	1
\$100 to \$149	157	153	5	30	29	1	26	26	—	102	98	4
\$150 to \$199	89	78	11	16	13	4	8	8	—	64	57	7
\$200 to \$249	80	73	8	10	10	—	6	6	—	64	56	8
\$250 to \$299	49	39	9	—	—	—	9	5	4	40	34	6
\$300 to \$399	75	63	12	3	3	—	—	—	—	72	59	12
\$400 to \$499	63	46	17	23	19	4	3	—	3	37	27	10
\$500 to \$599	20	11	9	—	—	—	3	—	3	16	11	5
\$600 to \$699	15	8	7	—	—	—	3	—	3	12	8	3
\$700 to \$799	19	18	2	4	4	—	3	3	—	12	11	2
\$800 or more	5	—	5	—	—	—	—	—	—	5	—	5
Median	\$148	\$136	\$361	\$112	\$106	...	\$139	\$126	...	\$168	\$148	...
Mean	\$215	\$190	\$428	\$180	\$173	...	\$205	\$153	...	\$226	\$200	...
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	843	756	87	159	150	9	86	72	14	598	534	64
Current or ahead of schedule	777	692	84	146	137	9	80	66	14	551	490	61
Delinquent (30 days or more)	48	45	3	10	10	—	5	5	—	34	31	3
1 to 3 payments	40	37	3	10	10	—	5	5	—	26	23	3
4 or more payments	8	8	—	—	—	—	—	—	—	8	8	—
Foreclosure in process	1	1	—	—	—	—	—	—	—	1	1	—
Foreclosure not in process	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	18	18	—	3	3	—	1	1	—	13	13	—
No regular payments required	6	6	—	—	—	—	—	—	—	6	6	—

Real Estate Tax Per Housing Unit

Acquired before 1980	719	666	53	138	129	9	66	59	7	514	478	37
Less than \$100	40	40	1	4	4	1	—	—	—	36	36	—
\$100 to \$199	73	67	6	10	10	—	3	3	—	61	55	6
\$200 to \$299	108	103	6	17	13	4	17	17	—	74	72	2
\$300 to \$399	108	98	10	28	23	4	7	7	—	73	67	6
\$400 to \$499	89	88	2	23	23	—	10	10	—	56	55	2
\$500 to \$599	58	50	8	12	12	—	7	7	4	39	34	5
\$600 to \$699	70	64	6	16	16	—	7	7	—	47	41	6
\$700 to \$799	47	43	4	—	—	—	3	3	—	43	39	4
\$800 to \$899	30	28	1	14	14	—	—	—	—	16	15	1
\$900 to \$999	22	18	4	3	3	—	5	5	—	14	10	4
\$1,000 to \$1,499	46	42	3	11	11	—	7	3	3	29	29	—
\$1,500 or more	20	18	2	—	—	—	—	—	—	8	8	—
Not reported	8	8	—	—	—	—	—	—	—	20	18	2
Median	\$429	\$425	...	\$443	\$462	...	...	...	...	\$417	\$409	...
Acquired 1980 and 1981 (part)	130	96	34	21	21	—	19	13	7	90	63	27

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage	653	604	49	130	121	9	59	52	7	464	431	33
Less than 20 percent	20	19	1	2	1	1	—	—	—	18	18	—
20 to 29 percent	70	60	10	28	24	4	3	3	—	38	32	6
30 to 39 percent	60	52	8	4	3	1	9	5	4	46	43	3
40 to 49 percent	84	81	3	27	27	—	11	11	—	47	44	3
50 to 59 percent	55	51	4	17	17	—	1	1	—	37	33	4
60 to 69 percent	52	50	2	3	3	—	6	6	—	42	41	2
70 to 79 percent	54	51	4	12	12	—	7	7	—	35	31	4
80 to 89 percent	43	43	—	4	4	—	—	—	—	39	39	—
90 to 99 percent	24	23	1	—	—	—	—	—	—	24	23	1
100 percent or more	104	97	7	7	7	—	11	7	3	87	83	4
Not reported or not computed	87	77	9	27	23	4	10	10	—	50	44	6
Median	59	60	...	46	47	...	...	...	...	65	66	...
Other properties	195	157	38	28	28	—	27	20	7	140	109	31

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage	653	604	49	130	121	9	59	52	7	464	431	33
Less than 20 percent	19	19	—	1	1	—	—	—	—	18	18	—
20 to 29 percent	60	60	—	24	24	—	3	3	—	32	32	—
30 to 39 percent	53	52	1	3	3	—	5	5	—	44	43	1
40 to 49 percent	85	81	4	27	27	—	11	11	—	48	44	4
50 to 59 percent	53	51	3	17	17	1	1	1	—	35	33	2
60 to 69 percent	53	50	3	4	3	1	6	6	—	43	41	2
70 to 79 percent	51	51	—	12	12	—	7	7	—	31	31	—
80 to 89 percent	44	43	2	4	4	—	—	—	—	41	39	2
90 to 99 percent	28	23	5	—	—	—	—	—	—	28	23	5
100 percent or more	119	97	22	11	7	4	15	7	7	94	83	11
Not reported or not computed	87	77	9	27	23	4	10	10	—	50	44	6
Median	62	60	...	48	47	...	...	...	...	67	66	...
Other properties	195	157	38	28	28	—	27	20	7	140	109	31

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 21. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax Per \$1,000 Value**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	719	666	53	138	129	9	66	59	7	514	478	37
Less than \$10	314	294	20	70	65	5	23	23	—	221	206	15
\$10 to \$14	164	142	22	28	24	4	20	13	7	116	106	10
\$15 to \$19	86	78	8	24	24	—	8	8	—	53	46	8
\$20 to \$24	46	42	4	4	4	—	—	—	—	42	38	4
\$25 to \$29	28	28	—	1	1	—	3	3	—	23	23	—
\$30 to \$39	22	22	—	6	6	—	1	1	—	15	15	—
\$40 to \$49	13	13	—	4	4	—	—	—	—	9	9	—
\$50 to \$59	6	6	—	—	—	—	—	—	—	6	6	—
\$60 or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported or not computed	34	34	—	—	—	—	10	10	—	24	24	—
Median	\$11	\$11	...	10—	10—	...	...	...	...	\$11	\$11	...
Acquired 1980 and 1981 (part)	130	96	34	21	21	—	19	13	7	90	63	27

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	659	610	49	130	121	9	59	52	7	470	437	33
Less than 5 percent	29	26	2	4	4	1	—	—	—	24	22	2
5 to 9 percent	127	119	7	26	22	4	2	2	—	99	96	3
10 to 14 percent	141	128	13	37	37	—	11	11	—	93	80	13
15 to 19 percent	84	80	4	11	10	1	3	3	—	70	67	3
20 to 24 percent	79	71	9	13	13	—	18	11	7	48	47	1
25 to 29 percent	44	42	2	3	3	—	11	11	—	29	27	2
30 to 34 percent	20	20	—	—	—	—	—	—	—	20	20	—
35 to 39 percent	12	9	3	3	3	—	—	—	—	9	6	3
40 percent or more	36	36	—	6	6	—	3	3	—	27	27	—
Not reported or not computed	88	79	9	27	23	4	10	10	—	51	46	6
Median	15	15	...	13	13	...	...	...	...	15	15	...
Other properties	189	151	38	28	28	—	27	20	7	134	103	31

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	659	610	49	130	121	9	59	52	7	470	437	33
Less than 20 percent	1	1	—	—	—	—	—	—	—	1	1	—
20 to 29 percent	3	3	—	—	—	—	—	—	—	3	3	—
30 to 39 percent	37	37	—	11	11	—	—	—	—	20	27	—
40 to 49 percent	32	32	—	6	6	—	5	5	—	20	20	—
50 to 59 percent	37	37	—	9	9	—	—	—	—	28	28	—
60 to 69 percent	51	50	1	11	10	1	3	3	—	38	37	1
70 to 79 percent	59	57	2	22	22	—	7	7	—	31	29	2
80 to 89 percent	47	41	6	7	7	—	8	8	—	32	27	6
90 to 99 percent	49	48	1	11	10	1	1	1	—	35	37	1
100 to 109 percent	48	47	1	12	12	—	1	1	—	35	34	1
110 percent or more	196	168	28	15	11	4	21	14	7	160	143	17
Not reported or not computed	98	89	9	27	23	4	13	13	—	58	52	6
Median	93	90	...	77	76	...	...	...	...	97	96	...
Other properties	189	151	38	28	28	—	27	20	7	134	103	31

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's	849	762	87	159	150	9	86	72	14	604	540	64
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	849	762	87	159	150	9	86	72	14	604	540	64
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit	600	549	51	146	138	7	79	65	14	376	346	30
2 housing units	149	130	19	8	8	—	5	5	—	137	118	19
3 housing units	49	42	8	3	3	—	1	1	—	45	37	8
4 housing units	50	40	10	2	1	2	1	1	—	46	38	8

Number of Buildings

1 building	781	708	73	159	150	9	84	70	14	538	488	50
2 to 4 buildings	40	33	6	—	—	—	1	1	—	38	32	6
Not reported	28	20	7	—	—	—	—	—	—	28	20	7

Manner of Acquisition

By purchase	844	756	87	159	150	9	86	72	14	599	535	64
Placed one new mortgage	551	536	16	68	68	—	20	20	—	463	447	16
Placed two or more new mortgages	19	8	10	—	—	—	—	—	—	19	8	10
Assumed mortgage(s) already on property	205	189	16	86	77	8	55	52	3	64	60	4
Assumed mortgage already on property and placed new mortgage	52	7	45	4	3	1	10	—	10	38	4	34
All cash	13	13	—	1	1	—	—	—	—	12	12	—
Borrowed other than with mortgage	4	4	—	—	—	—	—	—	—	4	4	—
Inheritance or gift	5	5	—	—	—	—	—	—	—	5	5	—
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 21. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Land and Building Acquisition

During some 12-month period	827	740	87	156	147	9	86	72	14	585	521	64
Acquired land previously	17	17	—	—	—	—	—	—	—	17	17	—
Land not owned by building owner	1	1	—	—	—	—	—	—	—	1	1	—
Not reported	4	4	—	3	3	—	—	—	—	2	2	—

Year Property Acquired

1979 to 1981 (part)	259	213	46	46	45	1	34	24	10	179	144	35
1977 and 1978	159	141	18	12	11	1	10	7	3	137	123	14
1975 and 1976	87	82	5	21	21	—	3	3	—	63	58	5
1970 to 1974	180	166	14	37	29	7	19	19	—	124	117	7
1965 to 1969	68	67	1	17	17	—	15	15	—	36	34	1
1960 to 1964	54	52	2	17	17	—	—	—	—	37	36	2
1959 or earlier	42	42	—	10	10	—	4	4	—	29	29	—

Year Structure Built

1979 to March 1980	29	24	6	8	8	—	—	—	—	21	16	6
1977 and 1978	26	26	—	7	7	—	3	3	—	15	15	—
1975 and 1976	30	28	2	4	4	—	—	—	—	26	25	2
1970 to 1974	49	43	6	11	11	—	—	—	—	38	33	6
1960 to 1969	139	117	22	22	18	4	21	14	7	96	84	11
1950 to 1959	211	193	18	58	57	1	45	38	7	109	98	11
1940 to 1949	100	96	5	24	24	—	9	9	—	67	63	5
1939 or earlier	248	224	24	21	17	4	8	8	—	219	199	20
Not reported	17	12	5	4	4	—	—	—	—	13	8	5

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	417	352	65	58	56	2	44	30	14	315	266	49
Less than \$5,000	11	11	—	2	2	—	—	—	—	9	9	—
\$5,000 to \$9,999	25	21	4	—	—	—	3	3	—	22	18	4
\$10,000 to \$14,999	39	37	1	1	—	1	4	4	—	34	33	1
\$15,000 to \$19,999	22	21	1	2	1	1	5	5	—	14	14	—
\$20,000 to \$24,999	34	29	5	3	3	—	9	5	4	22	21	2
\$25,000 to \$29,999	33	31	2	3	3	—	—	—	—	30	28	2
\$30,000 to \$34,999	44	30	13	7	7	—	7	4	3	30	20	10
\$35,000 to \$39,999	34	30	4	3	3	—	3	3	—	28	24	4
\$40,000 to \$49,999	29	23	5	3	3	—	—	—	—	26	20	5
\$50,000 to \$59,999	50	40	10	11	11	—	—	—	—	39	29	10
\$60,000 to \$79,999	48	41	7	19	19	—	7	3	3	23	19	4
\$80,000 to \$99,999	23	14	9	—	—	—	3	—	3	19	14	5
\$100,000 to \$149,999	3	3	—	—	—	—	—	—	—	3	3	—
\$150,000 or more	3	—	3	—	—	—	—	—	—	3	—	3
Not reported	20	20	—	4	4	—	3	3	—	13	13	—
Median	\$34100	\$32600	...	...	...	...	...	...	...	\$33300	\$30700	...
Other properties	432	410	22	101	94	7	41	41	—	289	274	15

Value

Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	9	9	—	—	—	—	—	—	—	9	9	—
\$10,000 to \$14,999	10	10	—	—	—	—	4	4	—	6	6	—
\$15,000 to \$19,999	32	32	—	3	3	—	3	3	—	26	26	—
\$20,000 to \$24,999	39	35	4	12	9	4	—	—	—	27	27	—
\$25,000 to \$29,999	65	65	—	11	11	—	3	3	—	51	51	—
\$30,000 to \$34,999	37	35	1	11	11	—	—	—	—	26	24	1
\$35,000 to \$39,999	93	85	8	30	30	—	14	14	—	49	40	8
\$40,000 to \$49,999	115	96	19	16	12	4	31	24	7	68	60	8
\$50,000 to \$59,999	81	75	6	18	18	—	6	6	—	57	51	6
\$60,000 to \$79,999	136	125	11	39	38	1	6	6	—	91	81	10
\$80,000 to \$99,999	76	69	7	14	14	—	4	1	3	58	54	3
\$100,000 to \$149,999	85	64	21	6	5	1	3	—	3	76	59	17
\$150,000 or more	20	15	5	—	—	—	—	—	—	20	15	5
Not reported	29	23	5	—	—	—	—	—	—	28	23	5
Median	20	20	—	—	—	—	10	10	—	10	10	—
Mean	\$51600	\$50100	\$70800	\$47800	\$49400	...	\$44500	...	...	\$55800	\$53600	...
	\$69500	\$62000	\$132800	\$52700	\$53000	...	\$50400	...	...	\$76400	\$66500	...

Value Per Housing Unit

Less than \$5,000	3	3	—	—	—	—	—	—	—	3	3	—
\$5,000 to \$9,999	26	26	—	—	—	—	—	—	—	26	26	—
\$10,000 to \$14,999	38	38	1	3	3	—	4	4	—	31	30	1
\$15,000 to \$19,999	57	53	5	9	8	1	3	3	—	46	42	4
\$20,000 to \$24,999	60	55	5	14	10	4	5	5	—	42	40	2
\$25,000 to \$29,999	85	82	3	10	10	—	3	3	—	72	69	3
\$30,000 to \$34,999	38	34	4	10	10	—	2	2	—	27	23	4
\$35,000 to \$39,999	97	86	11	26	25	1	14	14	—	56	47	10
\$40,000 to \$49,999	114	92	22	15	11	4	28	21	7	72	60	11
\$50,000 to \$59,999	70	63	7	18	18	—	6	6	—	47	39	7
\$60,000 to \$79,999	102	92	10	37	37	—	4	4	—	61	51	10
\$80,000 to \$99,999	63	58	5	14	14	—	3	—	3	45	44	2
\$100,000 to \$149,999	59	46	13	4	4	—	3	—	3	52	43	10
\$150,000 or more	14	13	1	—	—	—	—	—	—	14	13	1
Not reported	20	20	—	—	—	—	—	—	—	10	10	—
Median	\$40800	\$39700	\$46700	\$45100	\$47600	...	\$42700	...	...	\$39500	\$38500	...
Mean	\$51400	\$49500	\$67200	\$49900	\$50900	...	\$46600	...	...	\$52300	\$50100	...

Table 2I. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²		
Less than \$60	659	610
\$60 to \$79	21	20
\$80 to \$99	5	5
\$100 to \$119	14	13
\$120 to \$149	20	20
\$150 to \$199	31	31
\$200 to \$249	107	102
\$250 to \$299	96	88
\$300 to \$349	98	94
\$350 to \$399	60	52
\$400 to \$449	37	33
\$450 to \$499	28	24
\$500 or more	18	17
No rental receipts	35	35
Not reported	10	10
Median	77	67
Mean	\$246	\$243
	\$308	\$293

Other properties	189	151
-------------------------	------------	------------

Purchase Price as Percent of Value

Acquired by purchase		
Purchased 1977 to 1981 (part)	844	756
Less than 80 percent	417	352
80 to 89 percent	215	183
90 to 94 percent	102	89
95 to 99 percent	26	22
100 percent or more	18	10
Not reported	37	29
Median	20	20
	80—	80—
Purchased 1970 to 1976	265	246
Less than 60 percent	180	162
60 to 79 percent	34	32
80 to 89 percent	18	18
90 to 99 percent	—	—
100 percent or more	10	10
Not reported	24	24
Median	60—	60—
Purchased 1969 or earlier	161	158
Less than 40 percent	84	83
40 to 59 percent	56	54
60 to 79 percent	5	5
80 to 99 percent	—	—
100 percent or more	—	—
Not reported	16	16
Median	40—	40—
Not acquired by purchase	5	5

Rental Receipts as Percent of Value

Acquired before 1980²		
Less than 5 percent	659	610
5 to 9 percent	98	96
10 to 14 percent	323	301
15 to 19 percent	93	78
20 to 24 percent	24	23
25 to 29 percent	8	8
30 to 39 percent	1	1
40 percent or more	7	7
Not reported or not computed	3	3
Median	103	93
	8	8
Other properties	189	151

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²		
Less than 1.0 percent	659	610
1.0 to 2.9 percent	350	324
3.0 to 4.9 percent	12	11
5.0 to 6.9 percent	11	11
7.0 to 8.9 percent	12	11
9.0 to 10.9 percent	42	34
11.0 to 12.9 percent	16	16
13.0 to 14.9 percent	7	7
15.0 percent or more	8	8
Not reported or not computed	84	81
Median	117	108
	1.0—	1.0—
Other properties	189	151

OWNER CHARACTERISTICS

Type of Owner		
Individual	766	688
Partnership	58	49
Real estate corporation	9	9
Real estate investment trust	2	2
Financial institution	—	—
Housing cooperative organization	—	—
Church or church-related institution	6	6
Other	7	7
Not reported	—	—

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
659	610	49	130	121	9	59	52	7	470	437	33
21	20	1	3	3	—	—	—	—	18	17	1
5	5	—	—	—	—	—	—	—	5	5	—
14	13	1	—	—	—	—	—	—	14	13	1
20	20	—	—	—	—	5	5	—	16	16	—
31	31	—	3	3	—	—	—	—	28	28	—
107	102	5	20	18	2	12	12	—	76	72	3
96	88	8	18	18	—	11	7	4	67	62	5
98	94	5	24	24	—	7	7	—	68	63	5
60	52	9	11	7	4	11	11	—	39	34	5
37	33	5	4	4	—	—	—	—	33	29	5
28	24	3	7	7	—	3	—	3	17	17	—
18	17	2	4	4	—	—	—	—	15	13	2
35	35	—	11	11	—	—	—	—	24	24	—
10	10	—	3	3	—	—	—	—	7	7	—
77	67	9	24	20	4	10	10	—	43	37	6
\$246	\$243	...	\$267	\$264	...	...	...	...	\$240	\$237	...
\$308	\$293	...	\$320	\$316	...	...	...	...	\$300	\$287	...
189	151	38	28	28	—	27	20	7	134	103	31
844	756	87	159	150	9	86	72	14	599	535	64
417	352	65	58	56	2	44	30	14	315	266	49
215	183	32	24	23	2	33	22	11	158	138	20
102	89	13	23	23	—	7	3	3	71	62	9
26	22	4	3	3	—	—	—	—	23	19	4
18	10	8	3	3	—	—	—	—	15	7	8
37	29	8	—	—	—	1	1	—	36	27	8
20	20	—	4	4	—	3	3	—	13	13	—
80—	80—	...	...	...	...	...	...	...	80—	80—	...
265	246	19	57	50	7	23	23	—	185	173	12
180	162	18	46	38	7	9	9	—	125	115	10
34	32	1	8	8	—	4	4	—	22	20	1
18	18	—	4	4	—	—	—	—	14	14	—
—	—	—	—	—	—	—	—	—	—	—	—
10	10	—	—	—	—	—	—	—	10	10	—
24	24	—	—	—	—	10	10	—	14	14	—
60—	60—	...	...	...	...	...	...	...	60—	60—	...
161	158	3	44	44	—	19	19	—	99	96	3
84	83	2	26	26	—	5	5	—	53	51	2
56	54	1	14	14	—	10	10	—	32	31	1
5	5	—	3	3	—	—	—	—	3	3	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
16	16	—	1	1	—	4	4	—	12	12	—
40—	40—	...	...	...	...	...	...	...	40—	40—	...
5	5	—	—	—	—	—	—	—	5	5	—
659	610	49	130	121	9	59	52	7	470	437	33
98	96	2	24	24	—	7	7	—	67	65	2
323	301	22	70	65	5	34	27	7	219	209	10
93	78	15	8	8	1	1	1	—	83	69	14
24	23	1	1	1	—	—	—	—	23	22	1
8	8	—	—	—	—	—	—	—	8	8	—
1	1	—	—	—	—	—	—	—	1	1	—
7	7	—	—	—	—	—	—	—	7	7	—
3	3	—	—	—	—	—	—	—	3	3	—
103	93	9	27	23	4	17	17	—	59	53	6
8	8	...	7	7	...	...	...	...	8	8	...
189	151	38	28	28	—	27	20	7	134	103	31
659	610	49	130	121	9	59	52	7	470	437	33
350	324	26	74	74	—	28	21	7	248	229	19
12	11	1	4	4	—	—	—	—	8	7	1
11	11	—	—	—	—	—	—	—	11	11	—
12	11	1	1	—	1	—	—	—	11	11	—
42	34	8	12	7	5	3	3	—	27	24	3
16	16	—	—	—	—	2	2	—	14	14	—
7	7	—	—	—	—	—	—	—	7	7	—
8	8	—	—	—	—	3	3	—	5	5	—
84	81	3	13	13	—	12	12	—	59	56	3
117	108	9	27	23	4	11	11	—	79	74	6
1.0—	1.0—	...	1.0—	1.0—	...	...	...	...	1.0—	1.0—	...
189	151	38	28	28	—	27	20	7	134	103	31
766	688	78	141	133	8	73	63	10	552	493	59
58	49	9	15	14	1	9	5	4	34	29	5
9	9	—	3	3	—	—	—	—	6	6	—
2	2	—	—	—	—	—	—	—	2	2	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
6	6	—	—	—	—	—	—	—	6	6	—
7	7	—	—	—	—	4	4	—	3	3	—
—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1m. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of Less Than 50,000 and Rural

1-to-4-housing-unit properties -----

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	3 127	1 576	1 551
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	1 433	573	860
Less than 10,000 and rural	1 694	1 003	690

Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

1 housing unit	2 570	1 359	1 211
2 housing units	403	161	242
3 housing units	72	31	41
4 housing units	82	26	56

Number of Buildings

1 building	2 954	1 493	1 462
2 to 4 buildings	130	71	59
Not reported	42	12	30

Manner of Acquisition

By purchase	2 627	1 101	1 526
Placed one new mortgage	1 439	380	1 059
Placed two or more new mortgages	43	12	30
Assumed mortgage(s) already on property	399	46	352
Assumed mortgage already on property and placed new mortgage	50	2	48
All cash	578	552	27
Borrowed other than with mortgage	119	109	10
Inheritance or gift	416	399	17
Other	31	24	7
Not reported	54	53	1

Land and Building Acquisition

During same 12-month period	2 842	1 383	1 460
Acquired land previously	220	153	68
Land not owned by building owner	21	9	12
Not reported	44	32	11

Year Property Acquired

1979 to 1981 (part)	770	259	511
1977 and 1978	475	103	372
1975 and 1976	312	128	185
1970 to 1974	543	262	281
1965 to 1969	293	180	114
1960 to 1964	214	158	55
1959 or earlier	520	486	34

Year Structure Built

1979 to March 1980	81	7	75
1977 and 1978	132	23	109
1975 and 1976	72	11	61
1970 to 1974	271	50	220
1960 to 1969	440	146	294
1950 to 1959	493	257	236
1940 to 1949	406	253	153
1939 or earlier	1 137	787	351
Not reported	95	43	52

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	1 094	215	879
Less than \$5,000	28	24	4
\$5,000 to \$9,999	52	20	32
\$10,000 to \$14,999	70	22	48
\$15,000 to \$19,999	67	22	45
\$20,000 to \$24,999	85	18	67
\$25,000 to \$29,999	67	21	46
\$30,000 to \$34,999	128	22	106
\$35,000 to \$39,999	82	8	74
\$40,000 to \$49,999	139	13	126
\$50,000 to \$59,999	110	7	103
\$60,000 to \$79,999	130	3	127
\$80,000 to \$99,999	29	3	26
\$100,000 to \$149,999	27	13	14
\$150,000 or more	21	3	18
Not reported	57	15	43
Median	\$36200	\$23400	\$39700
Other properties	2 033	1 362	672

Value

Less than \$5,000	49	49	—
\$5,000 to \$9,999	104	101	4
\$10,000 to \$14,999	103	78	25
\$15,000 to \$19,999	161	133	28
\$20,000 to \$24,999	168	124	43
\$25,000 to \$29,999	203	151	53

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Value—Con.

\$30,000 to \$34,999	202	100	101
\$35,000 to \$39,999	223	115	108
\$40,000 to \$49,999	334	119	215
\$50,000 to \$59,999	320	108	212
\$60,000 to \$79,999	438	144	293
\$80,000 to \$99,999	227	59	168
\$100,000 to \$149,999	226	75	151
\$150,000 to \$199,999	72	18	53
\$200,000 or more	59	25	34
Not reported	238	176	62
Median	\$46900	\$33200	\$57900
Mean	\$56400	\$43700	\$68200

Value Per Housing Unit

Less than \$5,000	56	56	—
\$5,000 to \$9,999	141	128	13
\$10,000 to \$14,999	140	95	45
\$15,000 to \$19,999	211	148	62
\$20,000 to \$24,999	222	130	93
\$25,000 to \$29,999	235	150	86
\$30,000 to \$34,999	242	110	132
\$35,000 to \$39,999	226	108	119
\$40,000 to \$49,999	344	129	215
\$50,000 to \$59,999	293	97	196
\$60,000 to \$79,999	353	114	238
\$80,000 to \$99,999	160	39	121
\$100,000 to \$149,999	180	66	114
\$150,000 or more	87	32	55
Not reported	238	176	62
Median	\$39400	\$29800	\$49100
Mean	\$48800	\$39100	\$57900

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ¹	2 276	1 177	1 099
Less than \$60	142	107	35
\$60 to \$79	98	80	18
\$80 to \$99	51	30	21
\$100 to \$119	130	84	45
\$120 to \$149	161	107	54
\$150 to \$199	270	148	121
\$200 to \$249	256	118	138
\$250 to \$299	195	71	124
\$300 to \$349	143	26	117
\$350 to \$399	102	13	89
\$400 to \$449	56	13	43
\$450 to \$499	46	3	42
\$500 or more	88	27	61
No rental receipts	156	113	42
Not reported	382	235	147
Median	\$203	\$152	\$259
Mean	\$289	\$215	\$356
Other properties	851	400	452

Purchase Price as Percent of Value

Acquired by purchase	2 627	1 101	1 526
Purchased 1977 to 1981 (part)	1 094	215	879
Less than 80 percent	540	110	430
80 to 89 percent	223	22	201
90 to 94 percent	80	20	60
95 to 99 percent	39	1	38
100 percent or more	139	42	97
Not reported	74	20	54
Median	80—	80—	80—
Purchased 1969 or earlier	713	261	452
Less than 60 percent	451	148	303
60 to 79 percent	122	40	82
80 to 89 percent	26	11	15
90 to 99 percent	7	3	4
100 percent or more	17	16	1
Not reported	90	43	48
Median	60—	60—	60—
Purchased 1969 or earlier	820	625	195
Less than 40 percent	457	350	106
40 to 59 percent	99	62	37
60 to 79 percent	54	30	24
80 to 99 percent	11	11	—
100 percent or more	20	17	3
Not reported	179	154	25
Median	40—	40—	40—
Not acquired by purchase	500	476	24

Rental Receipts as Percent of Value

Acquired before 1980 ¹	2 276	1 177	1 099
Less than 5 percent	466	233	232
5 to 9 percent	814	305	508
10 to 14 percent	247	130	116
15 to 19 percent	54	35	20
20 to 24 percent	28	21	7
25 to 29 percent	8	7	1
30 to 39 percent	1	1	—
40 percent or more	17	14	2
Not reported or not computed	642	429	212
Median	7	7	7
Other properties	851	400	452

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1m. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ¹	2 276	1 177	1 099
Less than 1.0 percent	1 026	494	533
1.0 to 2.9 percent	23	11	12
3.0 to 4.9 percent	44	5	39
5.0 to 6.9 percent	15	4	12
7.0 to 8.9 percent	55	13	41
9.0 to 10.9 percent	34	12	22
11.0 to 12.9 percent	21	9	12
13.0 to 14.9 percent	24	13	11
15.0 percent or more	305	142	163
Not reported or not computed	729	475	254
Median	1.0—	1.0—	1.0—
Other properties	851	400	452

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	2 654	1 419	1 235
Less than \$100	307	239	68
\$100 to \$199	332	243	89
\$200 to \$299	360	177	183
\$300 to \$399	276	145	130
\$400 to \$499	227	90	137
\$500 to \$599	144	47	97
\$600 to \$699	174	92	82
\$700 to \$799	136	47	89
\$800 to \$899	115	41	75
\$900 to \$999	69	23	46
\$1,000 to \$1,499	188	59	129
\$1,500 or more	123	51	71
Not reported	203	164	39
Median	\$382	\$282	\$493
Acquired 1980 and 1981 (part)	473	157	315

Real Estate Tax Per \$1,000 Value

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	2 654	1 419	1 235
Less than \$10	995	454	540
\$10 to \$14	527	231	296
\$15 to \$19	271	153	118
\$20 to \$24	138	85	53
\$25 to \$29	86	46	41
\$30 to \$39	90	40	49
\$40 to \$49	53	30	23
\$50 to \$59	21	17	4
\$60 or more	41	30	11
Not reported or not computed	433	334	99
Median	\$11	\$12	\$10
Acquired 1980 and 1981 (part)	473	157	315

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ¹	2 276	1 177	1 099
Less than 5 percent	98	53	45
5 to 9 percent	304	144	160
10 to 14 percent	332	146	186
15 to 19 percent	245	90	155
20 to 24 percent	173	43	130
25 to 29 percent	136	58	78
30 to 34 percent	78	48	30
35 to 39 percent	27	18	10
40 percent or more	251	149	102
Not reported or not computed	630	428	203
Median	17	17	17
Other properties	851	400	452

Selected Owner Expenses as Percent of Rental Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ¹	2 276	1 177	1 099
Less than 20 percent	259	257	2
20 to 29 percent	108	108	—
30 to 39 percent	90	86	4
40 to 49 percent	120	77	43
50 to 59 percent	96	53	43
60 to 69 percent	99	27	72
70 to 79 percent	116	29	86
80 to 89 percent	91	17	75
90 to 99 percent	96	11	85
100 to 109 percent	86	8	78
110 percent or more	467	75	392
Not reported or not computed	647	428	219
Median	74	31	104
Other properties	851	400	452

OWNER CHARACTERISTICS

	Total properties	Nonmortgaged properties	Mortgaged properties
Type of Owner	2 788	1 410	1 378
Individual	116	35	81
Partnership	72	34	38
Real estate corporation	9	1	9
Real estate investment trust	6	3	3
Financial institution	—	—	—
Housing cooperative organization	38	25	13
Church or church-related institution	74	56	19
Other	22	12	10
Not reported	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

1-to-4-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	1 408	1 408	—
2 mortgages	134	—	134
3 or more mortgages	9	—	9

Form of Debt of First Mortgage

Mortgage or deed of trust	1 480	1 339	141
Contract to purchase	69	69	—
Wrap-around mortgage	1	1	—

Origin of First Mortgage

Mortgage made at time property acquired	998	923	75
Mortgage assumed at time property acquired	385	330	55
Mortgage placed later than acquisition of property	168	156	12
Refinanced mortgage:			
Same lender	77	73	5
Different lender	25	21	3
Mortgage placed on property owned free and clear of debt	65	62	4

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	168	156	12
Renew or extend loan that had fallen due, without increasing the outstanding balance	3	3	—
Secure better terms	3	—	3
Provide funds for additions, improvements, or repairs to this property	39	36	3
Provide funds for investment in other real estate	43	39	4
Provide funds for other types of investments	—	—	—
Provide funds for educational or medical expenses	5	5	—
Other reasons	26	26	—
Not reported	48	46	2
Other properties	1 383	1 253	130

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	63	—	63
Provide funds for additions, improvements or repairs to this property	11	—	11
Provide funds for investment in other real estate	28	—	28
Provide funds for other types of investments	2	—	2
Provide funds for educational or medical expenses	—	—	—
Other reasons	15	—	15
Not reported	7	—	7
Other properties	79	—	79

Year First Mortgage Made or Assumed

1979 to 1981 (part)	567	494	73
1977 and 1978	385	365	20
1975 and 1976	199	180	19
1970 to 1974	269	245	24
1965 to 1969	98	93	5
1960 to 1964	26	25	1
1959 or earlier	7	7	—

First Mortgage Loan

Less than \$5,000	20	20	—
\$5,000 to \$9,999	109	102	7
\$10,000 to \$14,999	153	144	9
\$15,000 to \$19,999	208	193	15
\$20,000 to \$24,999	202	183	19
\$25,000 to \$29,999	147	140	7
\$30,000 to \$34,999	185	170	15
\$35,000 to \$39,999	113	101	12
\$40,000 to \$49,999	167	147	20
\$50,000 to \$59,999	121	109	12
\$60,000 to \$79,999	82	67	15
\$80,000 to \$99,999	19	19	—
\$100,000 to \$149,999	14	4	10
\$150,000 to \$199,999	—	—	—
\$200,000 or more	11	11	—
Median	\$27900	\$27300	\$34500
Mean	\$33000	\$32400	\$39200

First Mortgage Outstanding Debt

Less than \$5,000	138	131	7
\$5,000 to \$9,999	140	136	4
\$10,000 to \$14,999	153	134	20
\$15,000 to \$19,999	185	180	5
\$20,000 to \$24,999	186	163	22
\$25,000 to \$29,999	168	164	3
\$30,000 to \$34,999	122	98	24
\$35,000 to \$39,999	88	84	5
\$40,000 to \$49,999	154	138	16
\$50,000 to \$59,999	100	85	15

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	1 551	1 408	142	185	172	12	184	166	19	1 181	1 070	111
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	1 408	1 408	—	172	172	—	166	166	—	1 070	1 070	—
2 mortgages	134	—	134	12	—	12	15	—	15	106	—	106
3 or more mortgages	9	—	9	—	—	—	4	—	4	5	—	5
Form of Debt of First Mortgage												
Mortgage or deed of trust	1 480	1 339	141	185	172	12	184	166	19	1 111	1 001	110
Contract to purchase	69	69	—	—	—	—	—	—	—	69	69	—
Wrap-around mortgage	1	1	—	—	—	—	—	—	—	1	1	—
Origin of First Mortgage												
Mortgage made at time property acquired	998	923	75	85	80	5	75	71	4	838	772	66
Mortgage assumed at time property acquired	385	330	55	96	88	7	104	89	15	185	152	33
Mortgage placed later than acquisition of property	168	156	12	4	4	—	5	5	—	158	146	12
Refinanced mortgage:												
Same lender	77	73	5	4	4	—	—	—	—	73	68	5
Different lender	25	21	3	—	—	—	5	5	—	19	16	3
Mortgage placed on property owned free and clear of debt	65	62	4	—	—	—	—	—	—	65	62	4
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	168	156	12	4	4	—	5	5	—	158	146	12
Renew or extend loan that had fallen due, without increasing the outstanding balance	3	3	—	—	—	—	—	—	—	3	3	—
Secure better terms	3	—	3	—	—	—	—	—	—	3	—	3
Provide funds for additions, improvements, or repairs to this property	39	36	3	1	1	—	—	—	—	38	35	3
Provide funds for investment in other real estate	43	39	4	—	—	—	4	4	—	39	35	4
Provide funds for other types of investments	—	—	—	—	—	—	—	—	—	—	—	—
Provide funds for educational or medical expenses	5	5	—	—	—	—	—	—	—	5	5	—
Other reasons	26	26	—	—	—	—	2	2	—	25	25	—
Not reported	48	46	2	3	3	—	—	—	—	45	43	2
Other properties	1 383	1 253	130	181	168	12	179	160	19	1 024	924	99
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	63	—	63	5	—	5	4	—	4	54	—	54
Provide funds for additions, improvements or repairs to this property	11	—	11	—	—	—	4	—	4	8	—	8
Provide funds for investment in other real estate	28	—	28	—	—	—	—	—	—	28	—	28
Provide funds for other types of investments	2	—	2	—	—	—	—	—	—	2	—	2
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	15	—	15	3	—	3	—	—	—	12	—	12
Not reported	7	—	7	2	—	2	—	—	—	5	—	5
Other properties	79	—	79	7	—	7	15	—	15	57	—	57
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	567	494	73	66	58	7	68	53	15	434	383	51
1977 and 1978	385	365	20	34	34	—	36	36	—	315	295	20
1975 and 1976	199	180	19	22	17	5	26	26	—	151	137	14
1970 to 1974	269	245	24	38	38	—	20	16	4	211	190	20
1965 to 1969	98	93	5	22	22	—	18	18	—	58	53	5
1960 to 1964	26	25	1	3	3	—	10	10	—	13	12	1
1959 or earlier	7	7	—	—	—	—	7	7	—	—	—	—
First Mortgage Loan												
Less than \$5,000	20	20	—	4	4	—	—	—	—	16	16	—
\$5,000 to \$9,999	109	102	7	13	13	—	3	3	—	93	86	7
\$10,000 to \$14,999	153	144	9	24	24	—	21	21	—	108	98	9
\$15,000 to \$19,999	208	193	15	26	24	3	39	39	—	143	131	12
\$20,000 to \$24,999	202	183	19	32	32	—	30	23	7	140	128	12
\$25,000 to \$29,999	147	140	7	31	31	—	13	13	—	103	96	7
\$30,000 to \$34,999	185	170	15	22	17	5	27	24	3	135	129	6
\$35,000 to \$39,999	113	101	12	2	2	—	14	11	3	97	88	9
\$40,000 to \$49,999	167	147	20	17	13	4	20	15	5	130	119	11
\$50,000 to \$59,999	121	109	12	11	11	—	8	8	—	102	90	12
\$60,000 to \$79,999	82	67	15	3	3	—	8	8	—	71	56	15
\$80,000 to \$99,999	19	19	—	—	—	—	—	—	—	19	19	—
\$100,000 to \$149,999	14	4	10	1	1	—	—	—	—	13	3	10
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	11	11	—	—	—	—	—	—	—	11	11	—
Median	\$27900	\$27300	\$34500	\$24000	\$23500	...	\$24800	\$24200	...	\$29500	\$29000	\$35900
Mean	\$33000	\$32400	\$39200	\$26100	\$25600	...	\$28800	\$28400	...	\$34700	\$34100	\$41000
First Mortgage Outstanding Debt												
Less than \$5,000	138	131	7	10	10	—	7	7	—	121	114	7
\$5,000 to \$9,999	140	136	4	26	26	—	12	12	—	102	97	4
\$10,000 to \$14,999	153	134	20	20	17	3	28	28	—	105	89	16
\$15,000 to \$19,999	185	180	5	30	30	—	27	27	—	127	123	5
\$20,000 to \$24,999	186	163	22	25	25	—	30	23	7	131	116	15
\$25,000 to \$29,999	168	164	3	25	25	—	10	10	—	133	130	3
\$30,000 to \$34,999	122	98	24	15	10	5	24	17	7	83	70	12
\$35,000 to \$39,999	88	84	5	2	2	—	15	15	—	72	68	5
\$40,000 to \$49,999	154	138	16	17	13	4	17	12	5	120	113	7
\$50,000 to \$59,999	100	85	15	7	7	—	9	9	—	84	69	15

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
\$60,000 to \$79,999	80	69	11	6	6	—	7	7	—	68	56	11
\$80,000 to \$99,999	20	16	4	—	—	—	—	—	—	20	16	4
\$100,000 to \$149,999	9	3	6	1	1	—	—	—	—	8	2	6
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	8	8	—	—	—	—	—	—	—	8	8	—
Median	\$24300	\$23800	\$32000	\$21000	\$20500	...	\$23100	\$22100	...	\$25200	\$24900	\$31700
Mean	\$29300	\$28600	\$37100	\$23800	\$23300	...	\$26700	\$26100	...	\$30600	\$29800	\$38600

Total Mortgage Outstanding Debt

Less than \$5,000	131	131	—	10	10	—	7	7	—	114	114	—
\$5,000 to \$9,999	139	136	3	26	26	—	12	12	—	101	97	3
\$10,000 to \$14,999	138	134	4	17	17	—	28	28	—	93	89	4
\$15,000 to \$19,999	182	180	2	30	30	—	27	27	—	124	123	2
\$20,000 to \$24,999	174	163	10	28	25	3	23	23	—	123	116	7
\$25,000 to \$29,999	175	164	11	25	25	—	13	10	3	137	130	8
\$30,000 to \$34,999	104	98	6	12	10	2	17	17	—	75	70	5
\$35,000 to \$39,999	97	84	13	5	2	3	18	15	3	74	68	6
\$40,000 to \$49,999	157	138	18	13	13	—	19	12	7	125	113	11
\$50,000 to \$59,999	107	85	23	12	7	4	9	9	—	87	69	19
\$60,000 to \$79,999	88	69	19	6	6	—	10	7	3	72	56	16
\$80,000 to \$99,999	30	16	13	—	—	—	2	—	2	28	16	12
\$100,000 to \$149,999	17	3	15	1	1	—	—	—	—	17	2	15
\$150,000 to \$199,999	1	—	1	—	—	—	—	—	—	1	—	1
\$200,000 or more	11	8	3	—	—	—	—	—	—	11	8	3
Median	\$25400	\$23800	\$51300	\$21500	\$20500	...	\$24100	\$22100	...	\$26300	\$24900	\$55000
Mean	\$31700	\$28600	\$63300	\$24200	\$23300	...	\$28200	\$26100	...	\$33500	\$29800	\$69000

Current Interest Rate on First Mortgage

Less than 5.0 percent	11	9	2	1	1	—	7	7	—	3	1	2
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	61	58	3	26	26	—	16	16	—	19	16	3
6.0 percent	35	34	2	7	7	—	7	7	—	21	19	2
6.1 to 6.9 percent	53	46	7	10	10	—	3	3	—	40	33	7
7.0 percent	85	81	4	22	22	—	28	24	4	35	35	—
7.1 to 7.4 percent	14	14	—	—	—	—	—	—	—	14	14	—
7.5 to 7.9 percent	121	100	21	14	11	3	10	10	—	97	80	17
8.0 percent	100	89	12	7	7	—	20	17	3	73	65	8
8.1 to 8.4 percent	13	8	5	4	4	—	—	—	—	9	3	5
8.5 to 8.9 percent	262	240	22	46	41	5	52	42	10	163	157	7
9.0 percent	120	115	5	—	—	—	9	9	—	111	107	5
9.1 to 9.9 percent	217	206	12	12	12	—	16	14	2	190	180	10
10.0 percent	82	80	2	3	3	—	7	7	—	72	70	2
10.1 to 11.9 percent	183	146	37	15	11	4	7	7	—	162	129	33
12.0 percent	50	50	—	8	8	—	4	4	—	38	38	—
12.1 to 13.9 percent	78	75	3	7	7	—	—	—	—	71	68	3
14.0 percent or more	65	58	7	2	2	—	—	—	—	63	56	7
Median	9.0	9.0	8.9	8.5	8.2	...	8.5	8.0	...	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	406	373	33	—	—	—	—	—	—	406	373	33
Rate higher now than when mortgage made	56	44	12	—	—	—	—	—	—	56	44	12
Rate lower now than when mortgage made	6	6	—	—	—	—	—	—	—	6	6	—
Rate unchanged or same now as when mortgage made	329	309	21	—	—	—	—	—	—	329	309	21
Not reported	15	15	—	—	—	—	—	—	—	15	15	—
No, interest rate cannot be changed	1 125	1 016	109	185	172	12	184	166	19	756	678	78
Not reported	20	20	—	—	—	—	—	—	—	20	20	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	406	373	33	—	—	—	—	—	—	406	373	33
Rate renegotiated periodically	28	28	—	—	—	—	—	—	—	28	28	—
Rate changes tied to market index	33	29	4	—	—	—	—	—	—	33	29	4
When mortgage is assumed	301	276	25	—	—	—	—	—	—	301	276	25
When payments become delinquent	84	79	5	—	—	—	—	—	—	84	79	5
Other reason	70	64	6	—	—	—	—	—	—	70	64	6
Not reported	5	5	—	—	—	—	—	—	—	5	5	—
Interest rate cannot be changed	1 125	1 016	109	185	172	12	184	166	19	756	678	78

Term of First Mortgage

Less than 8 years	97	87	11	—	—	—	—	—	—	97	87	11
8 to 12 years	94	90	3	—	—	—	—	—	—	94	90	3
13 to 17 years	107	101	6	1	1	—	3	3	—	103	98	6
18 to 22 years	180	171	9	2	2	—	—	—	—	179	170	9
23 to 27 years	235	221	14	11	10	2	7	7	—	216	204	12
28 to 32 years	822	723	99	168	157	11	174	156	19	480	410	70
33 to 37 years	4	4	—	3	3	—	—	—	—	1	1	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	10	10	—	—	—	—	—	—	—	10	10	—
Median	28.3	28.2	29.4	30.3	30.4	...	30.4	30.3	...	25.6	25.1	29.0

Unexpired Term of First Mortgage

Less than 4 years	88	80	7	—	—	—	—	—	—	88	80	7
4 to 7 years	121	113	8	—	—	—	7	7	—	115	106	8
8 to 12 years	159	156	3	3	3	—	10	10	—	146	143	3
13 to 17 years	127	123	3	16	16	—	11	11	—	100	96	3
18 to 22 years	197	178	20	22	21	2	16	12	—	159	145	14
23 to 27 years	324	297	28	25	25	—	26	26	—	273	245	28
28 to 32 years	136	120	16	22	19	3	11	11	—	103	90	13
33 or more years	2	2	—	—	—	—	—	—	—	2	2	—
No stated term or not computed	395	340	56	96	88	7	104	89	15	196	162	33
Median	20.1	19.7	23.2	23.6	23.4	...	22.0	22.5	...	19.4	19.0	23.4

¹Detail does not add to total because lenders reported more than one reason.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of Less Than 50,000 and Rural**MORTGAGE CHARACTERISTICS—Con.****Graduated Interest and Principal Payments on First Mortgage**

Yes, monthly payments can change (other than through change in interest rate).....

Payments increase yearly for first five years of mortgage.....

Payments increase yearly for first ten years of mortgage.....

Payments change in some other way.....

Not reported.....

No, monthly payments cannot change.....

Not reported.....

Holder of First Mortgage.....

Commercial bank or trust company.....

Mutual savings bank.....

Savings and loan association.....

Life insurance company.....

Mortgage company.....

Federal agency.....

Federally-secured pool.....

Federal National Mortgage Association.....

Real estate or construction company.....

Individual or individual's estate.....

Other.....

Location of First Mortgage Holder.....

Property in Northeast Region.....

Lender in Northeast.....

Lender in North Central.....

Lender in South.....

Lender in West.....

Lender outside United States.....

Not reported.....

Property in North Central Region.....

Lender in Northeast.....

Lender in North Central.....

Lender in South.....

Lender in West.....

Lender outside United States.....

Not reported.....

Property in South Region.....

Lender in Northeast.....

Lender in North Central.....

Lender in South.....

Lender in West.....

Lender outside United States.....

Not reported.....

Property in West Region.....

Lender in Northeast.....

Lender in North Central.....

Lender in South.....

Lender in West.....

Lender outside United States.....

Not reported.....

Servicing of First Mortgage

Holder.....

Agent.....

Holder's Acquisition of First Mortgage.....

Originated by holder.....

Purchased from present servicer.....

Purchased from someone else.....

Not reported.....

Mortgage Assumption.....

Lender's permission needed for assumption.....

Lender's permission not needed for assumption.....

Not reported.....

Prepayment Penalties.....

Yes.....

No.....

Not reported.....

First Mortgage Loan as Percent of Purchase Price.....

Properties acquired by purchase with first mortgage made or assumed at time of purchase.....

Less than 40 percent.....

40 to 49 percent.....

50 to 59 percent.....

60 to 69 percent.....

70 to 79 percent.....

80 to 89 percent.....

90 to 94 percent.....

95 to 99 percent.....

100 percent or more.....

Not reported.....

Median.....

Other properties.....

All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
			FHA first mortgage			VA first mortgage					
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
114	104	10	13	13	—	6	6	—	95	85	10
11	11	—	11	11	—	—	—	—	—	—	—
87	81	7	3	3	—	6	6	—	79	72	7
16	13	3	—	—	—	—	—	—	16	13	3
1 397	1 265	132	161	149	12	178	160	19	1 057	956	101
40	40	—	10	10	—	—	—	—	29	29	—
221	202	19	3	—	3	17	14	3	201	189	13
120	111	8	20	20	—	19	19	—	81	73	8
723	644	79	19	17	2	39	35	3	666	592	74
28	28	—	12	12	—	11	11	—	5	5	—
35	35	—	10	10	—	15	15	—	9	9	—
27	22	6	20	15	4	7	5	2	1	1	—
80	70	10	30	26	3	44	37	7	7	7	—
123	116	7	68	68	—	30	26	4	26	22	3
6	6	—	—	—	—	—	—	—	6	6	—
144	137	8	—	—	—	—	—	—	144	137	8
43	38	5	4	4	—	4	4	—	35	30	5
242	229	13	12	12	—	13	13	—	217	204	13
228	214	13	11	11	—	10	10	—	207	194	13
13	13	—	2	2	—	3	3	—	8	8	—
2	2	—	—	—	—	—	—	—	2	2	—
—	—	—	—	—	—	—	—	—	—	—	—
338	325	13	28	26	2	22	20	2	289	279	10
3	3	—	—	—	—	—	—	—	3	3	—
288	276	12	11	9	2	6	6	—	270	260	10
47	46	2	17	17	—	15	14	2	15	15	—
—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
548	497	51	91	83	7	82	79	3	374	334	40
40	40	—	12	12	—	14	14	—	14	14	—
11	11	—	—	—	—	4	4	—	7	7	—
485	435	50	79	72	7	61	58	3	345	306	39
11	11	—	—	—	—	4	4	—	7	7	—
1	—	1	—	—	—	—	—	—	1	—	1
422	357	65	54	50	3	67	54	14	301	253	48
16	16	—	—	—	—	16	16	—	—	—	—
4	4	—	—	—	—	—	—	—	4	4	—
99	85	14	41	41	—	33	22	10	25	21	3
304	253	51	12	9	3	19	16	3	272	228	44
—	—	—	—	—	—	—	—	—	—	—	—
1 159	1 038	121	47	39	8	68	56	12	1 044	943	101
392	370	21	138	134	4	116	109	7	137	127	10
1 180	1 079	101	63	56	7	83	76	7	1 034	947	87
225	200	26	73	73	—	67	58	9	86	69	17
92	78	14	36	33	3	27	24	3	28	21	7
53	52	2	12	11	2	7	7	—	34	34	—
738	669	69	9	9	—	9	9	—	720	651	69
624	574	50	153	142	11	160	145	15	311	287	24
188	165	23	24	22	2	15	11	3	150	132	18
297	259	38	12	12	—	6	6	—	279	241	38
1 170	1 074	96	160	149	11	174	155	19	837	770	67
84	76	8	13	12	2	4	4	—	66	60	6
1 383	1 253	130	181	168	12	179	160	19	1 024	924	99
50	32	18	7	7	—	4	4	—	39	22	18
50	48	2	4	4	—	3	2	2	42	42	—
82	71	11	16	13	3	8	5	3	58	54	4
157	127	30	17	17	—	20	10	10	120	100	20
284	252	33	42	38	4	24	24	—	218	190	29
334	315	20	42	40	2	37	37	—	256	237	18
83	76	7	14	14	—	16	16	—	53	46	7
84	81	3	21	17	3	20	20	—	43	43	—
179	172	7	14	14	—	32	28	4	134	130	3
79	79	—	4	4	—	14	14	—	61	61	—
81	82	71	80	81	—	86	88	—	80	81	73
168	156	12	4	4	—	5	5	—	158	146	12

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase					
Less than 40 percent	1 383	1 253	130	181	168
40 to 49 percent	32	32	—	7	7
50 to 59 percent	48	48	—	4	4
60 to 69 percent	71	71	—	13	13
70 to 79 percent	128	127	1	17	17
80 to 89 percent	276	252	24	38	38
90 to 94 percent	350	315	35	45	40
95 to 99 percent	81	76	5	15	14
100 percent or more	87	81	7	21	17
Not reported	230	172	58	17	14
Median	79	79	—	4	4
Other properties	83	82	95	82	81

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	226	202	24	21	21
20 to 29 percent	188	166	22	28	25
30 to 39 percent	229	201	27	25	25
40 to 49 percent	221	208	13	34	34
50 to 59 percent	212	182	30	18	17
60 to 69 percent	203	192	11	21	18
70 to 79 percent	152	141	11	27	23
80 to 89 percent	25	25	—	7	7
90 to 99 percent	23	23	—	1	1
100 percent or more	10	10	—	—	—
Not reported	62	58	4	2	2
Median	45	45	39	45	44

Total Outstanding Debt as Percent of Value

Less than 20 percent	202	202	—	21	21
20 to 29 percent	176	166	10	25	25
30 to 39 percent	208	201	7	28	25
40 to 49 percent	220	208	12	34	34
50 to 59 percent	221	182	39	18	17
60 to 69 percent	222	192	30	18	18
70 to 79 percent	164	141	23	26	23
80 to 89 percent	36	25	11	11	7
90 to 99 percent	28	23	5	1	1
100 percent or more	11	10	2	—	—
Not reported	62	58	4	2	2
Median	47	45	60	45	44

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	1 551	1 408	142	185	172
Interest and principal	1 536	1 402	135	185	172
Fully amortized	1 438	1 304	134	185	172
Partially amortized	98	98	—	—	—
Principal only	1	1	—	—	—
Fully amortized	1	1	—	—	—
Partially amortized	—	—	—	—	—
Interest only	13	5	8	—	—
No regular payments required	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	1 536	1 402	135	185	172
Real estate taxes and property insurance	658	594	64	180	167
With no other items	370	340	30	27	27
With other items	288	254	34	153	140
Real estate taxes only	234	222	12	4	4
Property insurance only	19	19	—	—	—
Other combinations or no other items	626	567	59	1	1
No regular payments of interest and principal	14	7	8	—	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	1 551	1 408	142	185	172
Less than \$60	114	105	9	20	20
\$60 to \$79	79	75	4	12	12
\$80 to \$99	115	113	2	13	13
\$100 to \$149	250	220	30	30	25
\$150 to \$199	220	205	16	38	38
\$200 to \$249	220	206	14	32	32
\$250 to \$299	133	120	13	12	8
\$300 to \$399	148	141	7	9	9
\$400 to \$499	136	120	16	15	11
\$500 to \$599	59	45	14	4	4
\$600 to \$699	25	22	3	—	—
\$700 to \$799	7	4	3	—	—
\$800 or more	45	34	11	—	—
Median	\$199	\$197	\$240	\$173	\$171
Mean	\$276	\$270	\$340	\$190	\$184
No regular payments required	—	—	—	—	—

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	1 551	1 408	142	185	172	12	184	166	19	1 181	1 070	111
Less than \$60	105	105	—	20	20	—	10	10	—	75	75	—
\$60 to \$79	76	75	1	12	12	—	10	10	—	54	53	1
\$80 to \$99	117	113	4	13	13	—	18	18	—	87	83	4
\$100 to \$149	227	220	6	25	25	—	29	29	—	172	165	6
\$150 to \$199	212	205	8	39	38	2	20	20	—	153	146	6
\$200 to \$249	210	206	4	32	32	—	32	32	—	146	142	4
\$250 to \$299	140	120	20	12	8	3	21	14	7	107	97	10
\$300 to \$399	155	141	15	12	9	3	17	15	2	126	116	10
\$400 to \$499	131	120	11	11	11	—	17	10	7	102	98	4
\$500 to \$599	52	45	7	8	4	4	3	3	—	40	38	3
\$600 to \$699	46	22	24	—	—	—	4	4	—	42	18	24
\$700 to \$799	11	4	7	—	—	—	—	—	—	11	4	7
\$800 or more	69	34	35	—	—	—	4	—	4	65	34	31
Median	\$209	\$197	\$530	\$178	\$171	...	\$208	\$189	...	\$217	\$204	\$630
Mean	\$304	\$270	\$643	\$196	\$184	...	\$237	\$209	...	\$331	\$293	\$701
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	1 551	1 408	142	185	172	12	184	166	19	1 181	1 070	111
Current or ahead of schedule	1 467	1 332	135	176	165	11	173	158	15	1 117	1 008	109
Delinquent (30 days or more)	45	39	5	4	4	—	7	4	4	34	32	2
1 to 3 payments	37	36	2	3	3	—	4	4	—	31	29	2
4 or more payments	8	4	4	1	1	—	4	—	4	3	3	—
Foreclosure in process	7	3	4	—	—	—	4	—	4	3	3	—
Foreclosure not in process	1	1	—	1	1	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	39	37	2	5	3	2	4	4	—	30	30	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per Housing Unit

Acquired before 1980	1 235	1 139	96	146	137	8	144	137	7	945	864	81
Less than \$100	68	65	3	3	3	—	9	9	—	56	53	3
\$100 to \$199	89	77	12	14	14	—	6	6	—	68	57	12
\$200 to \$299	183	169	14	30	27	3	23	19	3	130	122	8
\$300 to \$399	130	119	11	21	17	5	34	30	4	75	73	2
\$400 to \$499	137	133	4	17	17	—	25	25	—	95	91	4
\$500 to \$599	97	95	2	14	14	—	11	11	—	72	70	2
\$600 to \$699	82	76	7	11	11	—	3	3	—	69	62	7
\$700 to \$799	89	83	7	5	5	—	11	11	—	74	67	7
\$800 to \$899	75	69	6	7	7	—	6	6	—	62	56	6
\$900 to \$999	46	43	3	5	5	—	7	7	—	35	31	3
\$1,000 to \$1,499	129	108	21	12	12	—	7	7	—	110	89	21
\$1,500 or more	71	68	4	6	6	—	4	4	—	61	58	4
Not reported	39	35	3	—	—	—	—	—	—	39	35	3
Median	\$493	\$492	\$607	\$422	\$446	...	\$404	\$417	...	\$539	\$527	\$723
Acquired 1980 and 1981 (part)	315	269	46	39	35	4	40	28	12	236	206	30

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage?	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than 20 percent	18	16	2	2	2	—	3	3	—	13	11	2
20 to 29 percent	66	60	5	19	19	—	6	6	—	41	35	5
30 to 39 percent	91	84	7	11	7	3	20	20	—	60	57	4
40 to 49 percent	100	91	9	10	10	—	14	11	4	76	71	5
50 to 59 percent	93	89	3	10	10	—	11	11	—	72	68	3
60 to 69 percent	89	84	4	16	12	3	4	4	—	69	68	1
70 to 79 percent	97	94	3	12	12	—	14	11	3	71	71	—
80 to 89 percent	73	69	4	9	8	2	10	10	—	53	51	2
90 to 99 percent	70	68	2	5	5	—	11	11	—	54	52	2
100 percent or more	214	194	20	14	14	—	16	16	—	184	164	20
Not reported or not computed	189	165	24	22	22	—	20	20	—	146	123	24
Median	70	70	...	61	61	...	61	62	...	72	72	...
Other properties	452	392	60	54	50	4	56	44	12	342	299	44

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage?	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than 20 percent	16	16	—	2	2	—	3	3	—	11	11	—
20 to 29 percent	60	60	—	19	19	—	6	6	—	35	35	—
30 to 39 percent	84	84	—	7	7	—	20	20	—	57	57	—
40 to 49 percent	96	89	4	10	10	—	11	11	—	75	71	4
50 to 59 percent	95	89	6	10	10	—	11	11	—	74	68	6
60 to 69 percent	86	84	2	12	12	—	4	4	—	70	68	2
70 to 79 percent	97	94	3	16	12	3	11	11	—	71	71	—
80 to 89 percent	71	69	2	8	8	—	10	10	—	53	51	2
90 to 99 percent	71	68	3	5	5	3	11	11	—	52	52	—
100 percent or more	233	194	39	15	14	2	23	16	7	195	164	31
Not reported or not computed	189	165	24	22	22	—	20	20	—	146	123	24
Median	72	70	...	64	61	...	70	62	...	73	72	...
Other properties	452	392	60	54	50	4	56	44	12	342	299	44

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	1 235	1 139	96	146	137	8	144	137	7	945	864	81
Less than \$10.....	540	483	57	74	67	7	101	94	7	365	321	44
\$10 to \$14.....	296	281	15	31	29	2	19	19	—	246	233	13
\$15 to \$19.....	118	110	8	21	21	—	7	7	—	90	82	8
\$20 to \$24.....	53	52	2	4	4	—	1	1	—	49	47	2
\$25 to \$29.....	41	37	4	5	5	—	3	3	—	33	29	4
\$30 to \$39.....	49	45	4	1	1	—	—	—	—	48	44	4
\$40 to \$49.....	23	23	—	5	5	—	7	7	—	11	11	—
\$50 to \$59.....	4	4	—	—	—	—	—	—	—	4	4	—
\$60 or more.....	11	11	—	3	3	—	3	3	—	5	5	—
Not reported or not computed.....	99	92	7	2	2	—	4	4	—	94	87	7
Median.....	\$10	\$11	10—	10—	\$10	...	10—	10—	...	\$11	\$11	10—
Acquired 1980 and 1981 (part).....	315	269	46	39	35	4	40	28	12	236	206	30

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than 5 percent.....	45	39	6	7	7	—	10	7	3	28	26	3
5 to 9 percent.....	160	143	17	31	24	7	21	17	4	108	101	6
10 to 14 percent.....	186	178	8	19	19	—	23	23	—	144	136	8
15 to 19 percent.....	155	148	7	25	24	2	24	24	—	106	100	6
20 to 24 percent.....	130	118	12	17	17	—	14	14	—	98	87	12
25 to 29 percent.....	78	73	5	—	—	—	9	9	—	69	64	5
30 to 34 percent.....	30	30	—	1	1	—	—	—	—	29	29	—
35 to 39 percent.....	10	9	1	—	—	—	1	1	—	9	8	1
40 percent or more.....	102	99	3	8	8	—	7	7	—	88	84	3
Not reported or not computed.....	203	179	24	22	22	—	20	20	—	160	137	24
Median.....	17	17	...	14	15	...	15	16	...	18	18	...
Other properties.....	452	392	60	54	50	4	56	44	12	342	299	44

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than 20 percent.....	2	2	—	—	—	—	—	—	—	2	2	—
20 to 29 percent.....	4	4	—	2	2	—	—	—	—	2	2	—
30 to 39 percent.....	4	4	—	—	—	—	7	7	—	25	25	—
40 to 49 percent.....	43	43	—	11	11	—	13	13	—	24	21	3
50 to 59 percent.....	43	40	3	7	6	—	17	17	—	49	47	2
60 to 69 percent.....	72	70	2	12	12	—	13	13	—	61	57	4
70 to 79 percent.....	86	82	4	12	12	—	1	1	—	62	61	1
80 to 89 percent.....	75	70	4	12	12	3	4	4	—	69	69	—
90 to 99 percent.....	85	85	—	12	12	—	14	14	—	56	54	2
100 to 109 percent.....	78	73	5	8	5	3	41	34	7	313	283	30
110 percent or more.....	392	353	39	38	36	2	20	20	—	177	152	25
Not reported or not computed.....	219	194	25	22	22	—	100	93	...	107	105	...
Median.....	104	102	...	93	92	...	56	44	12	342	299	44
Other properties.....	452	392	60	54	50	4	56	44	12	342	299	44

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's.....	1 551	1 408	142	185	172	12	184	166	19	1 181	1 070	111
1,000,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999.....	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999.....	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999.....	860	800	60	143	139	4	115	108	7	601	552	49
Less than 10,000 and rural.....	690	608	82	41	33	8	69	57	12	580	518	62
Outside SMSA's.....	—	—	—	—	—	—	—	—	—	—	—	—
10,000 or more.....	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999.....	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural.....	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit.....	1 211	1 098	113	162	151	11	170	153	17	880	795	85
2 housing units.....	242	224	18	19	18	2	12	10	2	211	196	15
3 housing units.....	41	37	4	1	1	—	1	1	—	39	35	4
4 housing units.....	56	49	7	3	3	—	2	2	—	52	45	7

Number of Buildings

1 building.....	1 462	1 327	135	179	166	12	182	163	19	1 101	997	104
2 to 4 buildings.....	59	55	4	1	1	—	1	1	—	57	53	4
Not reported.....	30	27	3	5	5	—	2	2	—	23	20	3

Manner of Acquisition

By purchase.....	1 526	1 384	142	185	172	12	184	166	19	1 157	1 046	111
Placed one new mortgage.....	1 059	1 003	56	89	84	5	75	71	4	896	848	48
Placed two or more new mortgages.....	30	5	25	—	—	—	—	—	—	30	5	25
Assumed mortgage(s) already on property.....	352	337	15	86	86	—	101	94	7	165	157	8
Assumed mortgage already on property and placed new mortgage.....	48	6	42	10	2	7	8	—	8	30	3	27
All cash.....	27	26	1	—	—	—	—	—	—	27	26	1
Borrowed other than with mortgage.....	10	7	3	—	—	—	—	—	—	10	7	3
Inheritance or gift.....	17	17	—	—	—	—	—	—	—	17	17	—
Other.....	7	7	—	—	—	—	—	—	—	7	7	—
Not reported.....	1	1	—	—	—	—	—	—	—	1	1	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
PROPERTY CHARACTERISTICS—Con.												
Land and Building Acquisition												
During same 12-month period	1 460	1 325	135	182	169	12	181	162	19	1 097	993	104
Acquired land previously	68	61	7	—	—	—	—	—	—	68	61	7
Land not owned by building owner	12	12	—	3	3	—	—	—	—	9	9	—
Not reported	11	11	—	—	—	—	3	3	—	8	8	—
Year Property Acquired												
1979 to 1981 (part)	511	440	71	67	60	7	61	45	15	383	335	48
1977 and 1978	372	353	18	30	30	—	39	39	—	303	284	18
1975 and 1976	185	162	22	22	17	5	25	25	—	138	121	17
1970 to 1974	281	260	21	44	44	—	24	20	4	213	196	17
1965 to 1969	114	110	4	19	19	—	18	18	—	77	73	4
1960 to 1964	55	49	6	3	3	—	10	10	—	42	36	6
1959 or earlier	34	34	—	—	—	—	8	8	—	26	26	—
Year Structure Built												
1979 to March 1980	75	63	12	17	17	—	4	4	—	54	42	12
1977 and 1978	109	92	17	—	—	—	17	7	10	92	85	6
1975 and 1976	61	51	10	14	9	6	11	11	—	36	31	4
1970 to 1974	220	202	19	36	36	—	31	31	—	154	135	19
1960 to 1969	294	263	31	41	38	3	35	34	2	218	191	26
1950 to 1959	236	221	15	34	31	3	53	46	7	149	145	4
1940 to 1949	153	147	6	13	13	—	13	13	—	127	121	6
1939 or earlier	351	324	27	26	26	—	14	14	—	311	284	27
Not reported	52	46	6	3	3	—	7	7	—	42	35	6
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)	879	790	89	97	89	7	100	85	15	682	616	67
Less than \$5,000	4	4	—	—	—	—	—	—	—	4	4	—
\$5,000 to \$9,999	32	31	2	2	2	—	—	—	—	31	29	2
\$10,000 to \$14,999	48	46	2	4	4	—	2	2	—	43	41	2
\$15,000 to \$19,999	45	42	3	3	3	—	6	6	—	36	33	3
\$20,000 to \$24,999	67	60	6	6	6	—	10	10	—	51	45	6
\$25,000 to \$29,999	46	45	1	6	6	—	3	3	—	37	36	1
\$30,000 to \$34,999	106	101	5	25	25	—	7	7	—	75	69	5
\$35,000 to \$39,999	74	67	7	8	5	3	24	20	3	42	42	—
\$40,000 to \$49,999	126	118	8	11	11	—	17	14	3	98	94	5
\$50,000 to \$59,999	103	88	15	19	15	4	7	2	5	78	72	7
\$60,000 to \$79,999	127	101	26	7	7	—	14	11	3	106	83	22
\$80,000 to \$99,999	26	22	4	7	7	—	—	—	—	19	15	4
\$100,000 to \$149,999	14	14	—	—	—	—	—	—	—	14	14	—
\$150,000 or more	18	8	10	—	—	—	4	4	—	14	4	10
Not reported	43	43	—	—	—	—	7	7	—	36	36	—
Median	\$39700	\$38300	\$56800	\$37200	\$34900	...	\$38900	\$37700	...	\$40500	\$38900	\$62500
Other properties	672	619	53	88	83	5	84	81	4	499	455	44
Value												
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	4	4	—	—	—	—	—	—	—	4	4	—
\$10,000 to \$14,999	25	25	—	4	4	—	3	3	—	18	18	—
\$15,000 to \$19,999	28	28	—	4	4	—	—	—	—	23	23	—
\$20,000 to \$24,999	43	40	3	6	6	—	3	3	—	34	31	3
\$25,000 to \$29,999	53	49	3	6	6	—	6	6	—	40	37	3
\$30,000 to \$34,999	101	101	1	19	19	—	20	20	—	62	62	1
\$35,000 to \$39,999	108	108	—	14	14	—	14	14	—	80	80	—
\$40,000 to \$49,999	215	196	19	30	30	—	40	37	3	145	130	15
\$50,000 to \$59,999	212	194	18	58	47	11	21	17	3	134	130	4
\$60,000 to \$79,999	293	270	23	19	18	2	36	29	7	238	223	15
\$80,000 to \$99,999	168	151	17	12	12	—	21	18	3	135	121	14
\$100,000 to \$149,999	151	123	28	10	10	—	8	7	2	132	106	26
\$150,000 to \$199,999	53	39	15	—	—	—	8	8	—	45	30	15
\$200,000 or more	34	22	11	—	—	—	—	—	—	34	22	11
Not reported	62	58	4	2	2	—	4	4	—	57	53	4
Median	\$57900	\$56400	\$82000	\$51300	\$50200	...	\$52000	\$49500	...	\$61900	\$59600	\$97700
Mean	\$68200	\$64800	\$102300	\$51000	\$50600	...	\$60000	\$59100	...	\$72400	\$68000	\$113700
Value Per Housing Unit												
Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	13	12	1	1	1	—	1	1	—	10	10	1
\$10,000 to \$14,999	45	43	2	4	4	—	3	3	—	39	37	2
\$15,000 to \$19,999	62	62	—	6	6	—	3	3	—	54	54	—
\$20,000 to \$24,999	93	88	5	9	9	—	8	8	—	76	71	5
\$25,000 to \$29,999	86	77	9	10	10	—	6	6	—	70	61	9
\$30,000 to \$34,999	132	125	6	23	21	2	18	18	—	91	86	5
\$35,000 to \$39,999	119	116	3	18	18	—	13	13	—	87	85	3
\$40,000 to \$49,999	215	196	18	27	27	—	40	37	3	148	133	15
\$50,000 to \$59,999	196	180	16	56	45	11	21	17	3	119	117	2
\$60,000 to \$79,999	238	218	21	11	11	—	36	27	9	192	180	12
\$80,000 to \$99,999	121	107	14	11	11	—	20	16	3	91	80	10
\$100,000 to \$149,999	114	92	23	8	8	—	7	7	—	100	77	23
\$150,000 or more	55	34	21	—	—	—	7	7	—	48	27	21
Not reported	62	58	4	2	2	—	4	4	—	57	53	4
Median	\$49100	\$47700	\$68900	\$47500	\$45800	...	\$49700	\$48100	...	\$49200	\$48000	\$81100
Mean	\$57900	\$54800	\$89000	\$46800	\$46400	...	\$56700	\$56100	...	\$60000	\$56000	\$97900

Table 2m. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than \$60	35	31	4	—	—	—	3	3	—	33	28	4
\$60 to \$79	18	17	2	—	—	—	—	—	—	18	17	2
\$80 to \$99	21	21	—	4	4	—	—	—	—	17	17	—
\$100 to \$119	45	45	—	3	3	—	10	10	—	32	32	—
\$120 to \$149	54	54	—	7	7	—	5	5	—	42	42	—
\$150 to \$199	121	118	3	14	13	2	4	4	—	104	102	2
\$200 to \$249	138	129	9	13	13	—	26	26	—	99	90	9
\$250 to \$299	124	112	12	21	21	—	14	14	—	90	78	12
\$300 to \$349	117	109	8	18	14	3	10	7	4	89	88	1
\$350 to \$399	89	84	5	14	14	—	17	14	3	58	56	1
\$400 to \$449	43	36	7	8	5	3	7	7	—	28	24	4
\$450 to \$499	42	39	3	—	—	—	9	9	—	33	30	3
\$500 or more	61	56	5	8	8	—	3	3	—	50	45	5
No rental receipts	42	35	7	7	7	—	7	7	—	29	22	7
Not reported	147	130	17	16	16	—	13	13	—	117	101	17
Median	\$259	\$255	...	\$282	\$276	...	\$274	\$262	...	\$251	\$248	...
Mean	\$356	\$347	...	\$386	\$372	...	\$354	\$335	...	\$352	\$345	...
Other properties	452	392	60	54	50	4	56	44	12	342	299	44

Purchase Price as Percent of Value

Acquired by purchase	1 526	1 384	142	185	172	12	184	166	19	1 157	1 046	111
Purchased 1977 to 1981 (part)	879	790	89	97	89	7	100	85	15	682	616	67
Less than 80 percent	430	388	42	45	41	3	43	43	—	342	303	38
80 to 89 percent	201	186	15	12	12	—	18	13	5	170	160	10
90 to 94 percent	60	44	15	7	7	—	14	4	10	39	34	5
95 to 99 percent	38	35	3	9	9	—	11	11	—	18	15	3
100 percent or more	97	83	14	22	18	4	7	7	—	67	58	10
Not reported	54	54	—	2	2	—	7	7	—	46	46	—
Median	80—	80—	82	82	82	...	82	80—	...	80—	80—	80—
Purchased 1970 to 1976	452	409	43	66	61	5	48	45	4	338	304	34
Less than 60 percent	303	272	31	43	40	3	37	33	4	222	198	24
60 to 79 percent	82	74	8	15	13	2	7	7	—	60	53	7
80 to 89 percent	15	15	—	3	3	—	—	—	—	12	12	—
90 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	1	1	—	—	—	—	—	—	—	1	1	—
Not reported	48	44	4	4	4	—	4	4	—	39	36	4
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	195	185	10	22	22	—	36	36	—	137	127	10
Less than 40 percent	106	96	10	9	9	—	17	17	—	79	70	10
40 to 59 percent	37	37	—	3	3	—	9	9	—	25	25	—
60 to 79 percent	24	24	—	10	10	—	4	4	—	10	10	—
80 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	3	3	—	—	—	—	3	3	—	—	—	—
Not reported	25	25	—	—	—	—	3	3	—	22	22	—
Median	40—	40—	...	...	...	...	...	...	...	40—	40—	...
Not acquired by purchase	24	24	—	—	—	—	—	—	—	24	24	—

Rental Receipts as Percent of Value

Acquired before 1980²	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than 5 percent	232	212	20	14	14	—	41	41	—	177	157	20
5 to 9 percent	508	481	28	70	62	8	60	53	7	379	366	12
10 to 14 percent	116	107	9	21	21	—	4	4	—	92	82	9
15 to 19 percent	20	18	2	—	—	—	4	4	—	16	14	2
20 to 24 percent	7	7	—	3	3	—	—	—	—	4	4	—
25 to 29 percent	1	1	—	1	1	—	—	—	—	—	—	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported or not computed	212	189	24	22	22	—	20	20	—	170	146	24
Median	7	7	...	8	8	...	6	6	...	7	7	...
Other properties	452	392	60	54	50	4	56	44	12	342	299	44

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	1 099	1 016	83	131	123	8	129	122	7	839	772	67
Less than 1.0 percent	533	502	30	78	70	8	71	71	—	384	362	22
1.0 to 2.9 percent	12	11	1	—	—	—	—	—	—	12	11	1
3.0 to 4.9 percent	39	36	3	4	4	—	3	3	—	32	29	3
5.0 to 6.9 percent	12	12	—	1	1	—	—	—	—	10	10	—
7.0 to 8.9 percent	41	31	10	8	8	—	3	—	3	30	23	7
9.0 to 10.9 percent	22	22	—	—	—	—	4	4	—	19	19	—
11.0 to 12.9 percent	12	11	1	3	3	—	1	1	—	12	12	—
13.0 to 14.9 percent	11	11	—	6	6	—	15	15	—	142	137	5
15.0 percent or more	163	158	5	31	31	—	32	28	4	191	162	29
Not reported or not computed	254	221	32	—	—	—	—	—	—	—	—	—
Median	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...	1.0—	1.0—	...
Other properties	452	392	60	54	50	4	56	44	12	342	299	44

OWNER CHARACTERISTICS

Type of Owner

Individual	1 378	1 253	125	176	163	12	181	162	19	1 021	927	94
Partnership	81	68	13	6	6	—	3	3	—	72	59	13
Real estate corporation	38	38	—	—	—	—	—	—	—	38	38	—
Real estate investment trust	9	9	—	—	—	—	—	—	—	9	9	—
Financial institution	3	3	—	3	3	—	—	—	—	—	—	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	13	13	—	—	—	—	—	—	—	13	13	—
Other	19	15	4	—	—	—	—	—	—	19	15	4
Not reported	10	10	—	—	—	—	—	—	—	10	10	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1n. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981**

(Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's, Places of 10,000 or More

1-to-4-housing-unit properties -----

PROPERTY CHARACTERISTICS**Location by Size of Place****Inside SMSA's**

1,000,000 or more	---	---	---
250,000 to 999,999	---	---	---
50,000 to 249,999	---	---	---
10,000 to 49,999	---	---	---
Less than 10,000 and rural	---	---	---

Outside SMSA's

10,000 or more	658	374	284
2,500 to 9,999	658	374	284
Less than 2,500 and rural	---	---	---

Number of Housing Units

1 housing unit	511	304	207
2 housing units	95	53	42
3 housing units	23	6	17
4 housing units	29	11	18

Number of Buildings

1 building	603	342	261
2 to 4 buildings	47	30	17
Not reported	8	2	6

Manner of Acquisition

By purchase	540	262	278
Placed one new mortgage	345	113	232
Placed two or more new mortgages	6	2	4
Assumed mortgage(s) already on property	49	11	38
Assumed mortgage already on property and placed new mortgage	2	2	3
All cash	126	123	3
Borrowed other than with mortgage	12	12	---
Inheritance or gift	102	100	2
Other	16	12	4
Not reported	---	---	---

Land and Building Acquisition

During same 12-month period	604	339	266
Acquired land previously	45	28	16
Land not owned by building owner	---	---	---
Not reported	9	7	2

Year Property Acquired

1979 to 1981 (part)	130	47	82
1977 and 1978	101	35	66
1975 and 1976	57	20	37
1970 to 1974	120	55	64
1965 to 1969	58	44	14
1960 to 1964	67	51	16
1959 or earlier	125	121	4

Year Structure Built

1979 to March 1980	4	---	4
1977 and 1978	14	---	14
1975 and 1976	9	---	9
1970 to 1974	18	---	18
1960 to 1969	52	23	29
1950 to 1959	100	49	51
1940 to 1949	114	78	35
1939 or earlier	336	219	117
Not reported	11	5	7

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	194	46	148
Less than \$5,000	23	16	7
\$5,000 to \$9,999	13	3	10
\$10,000 to \$14,999	21	3	18
\$15,000 to \$19,999	24	12	12
\$20,000 to \$24,999	17	---	17
\$25,000 to \$29,999	20	4	16
\$30,000 to \$34,999	21	4	17
\$35,000 to \$39,999	15	4	11
\$40,000 to \$49,999	14	---	14
\$50,000 to \$59,999	7	---	7
\$60,000 to \$79,999	16	---	16
\$80,000 to \$99,999	---	---	---
\$100,000 to \$149,999	---	---	---
\$150,000 or more	---	---	---
Not reported	2	---	2
Median	\$24200	---	\$27800

Other properties

Value	464	328	136
Less than \$5,000	10	10	---
\$5,000 to \$9,999	33	29	4
\$10,000 to \$14,999	49	37	12
\$15,000 to \$19,999	52	41	11
\$20,000 to \$24,999	55	48	6
\$25,000 to \$29,999	84	55	30

Outside SMSA's, Places of 10,000 or More**PROPERTY CHARACTERISTICS—Con.****Value—Con.**

\$30,000 to \$34,999	57	28	29
\$35,000 to \$39,999	50	14	37
\$40,000 to \$49,999	77	15	61
\$50,000 to \$59,999	54	30	24
\$60,000 to \$79,999	50	15	35
\$80,000 to \$99,999	9	4	5
\$100,000 to \$149,999	19	3	16
\$150,000 to \$199,999	3	1	2
\$200,000 or more	2	2	---
Not reported	54	41	12
Median	\$31700	\$25100	\$41200
Mean	\$37000	\$29500	\$46100

Value Per Housing Unit

Less than \$5,000	16	16	1
\$5,000 to \$9,999	42	32	10
\$10,000 to \$14,999	73	47	25
\$15,000 to \$19,999	71	49	22
\$20,000 to \$24,999	61	49	12
\$25,000 to \$29,999	88	59	29
\$30,000 to \$34,999	52	21	31
\$35,000 to \$39,999	52	11	41
\$40,000 to \$49,999	65	12	54
\$50,000 to \$59,999	37	23	14
\$60,000 to \$79,999	36	12	24
\$80,000 to \$99,999	---	---	---
\$100,000 to \$149,999	8	---	8
\$150,000 or more	2	2	---
Not reported	54	41	12
Median	\$27200	\$22300	\$35500
Mean	\$30200	\$25000	\$36700

Monthly Rental Receipts Per Housing Unit

Acquired before 1980¹	480	284	196
Less than \$60	42	37	5
\$60 to \$79	47	36	11
\$80 to \$99	25	19	6
\$100 to \$119	15	12	4
\$120 to \$149	49	35	14
\$150 to \$199	94	61	33
\$200 to \$249	40	15	26
\$250 to \$299	30	11	19
\$300 to \$349	10	---	10
\$350 to \$399	10	---	10
\$400 to \$449	---	---	---
\$450 to \$499	8	---	8
\$500 or more	5	---	5
No rental receipts	41	29	12
Not reported	63	30	33
Median	\$155	\$128	\$204
Mean	\$190	\$137	\$269

Other properties

Purchase Price as Percent of Value	178	90	88
Acquired by purchase	540	262	278
Purchased 1977 to 1981 (part)	194	46	148
Less than 80 percent	99	32	67
80 to 89 percent	34	3	31
90 to 94 percent	12	---	12
95 to 99 percent	10	---	10
100 percent or more	32	7	26
Not reported	6	4	2
Median	80	---	82
Purchased 1970 to 1976	152	51	101
Less than 60 percent	108	41	67
60 to 79 percent	23	4	19
80 to 89 percent	---	---	---
90 to 99 percent	4	4	---
100 percent or more	5	---	5
Not reported	12	1	11
Median	60	---	60
Purchased 1969 or earlier	193	165	28
Less than 40 percent	94	76	18
40 to 59 percent	33	32	1
60 to 79 percent	12	8	4
80 to 99 percent	7	7	4
100 percent or more	7	7	---
Not reported	41	39	2
Median	40	40	---
Not acquired by purchase	118	112	6

Rental Receipts as Percent of Value

Acquired before 1980¹	480	284	196
Less than 5 percent	46	31	15
5 to 9 percent	208	111	97
10 to 14 percent	60	28	32
15 to 19 percent	15	13	2
20 to 24 percent	4	2	2
25 to 29 percent	3	2	1
30 to 39 percent	2	2	---
40 percent or more	8	8	---
Not reported or not computed	135	88	48
Median	8	8	8

Other properties

	178	90	88
--	-----	----	----

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1n. Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	480	284	196
Less than 1.0 percent	247	145	102
1.0 to 2.9 percent	1	—	1
3.0 to 4.9 percent	7	2	5
5.0 to 6.9 percent	1	1	—
7.0 to 8.9 percent	14	3	11
9.0 to 10.9 percent	6	5	1
11.0 to 12.9 percent	2	2	—
13.0 to 14.9 percent	2	1	1
15.0 percent or more	51	36	15
Not reported or not computed	148	89	59
Median	1.0—	1.0—	1.0—
Other properties	178	90	88

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	572	351	221
Less than \$100	81	61	20
\$100 to \$199	133	107	25
\$200 to \$299	88	46	43
\$300 to \$399	96	48	48
\$400 to \$499	50	26	25
\$500 to \$599	25	11	13
\$600 to \$699	15	6	9
\$700 to \$799	10	5	5
\$800 to \$899	8	—	8
\$900 to \$999	4	—	4
\$1,000 to \$1,499	4	4	—
\$1,500 or more	10	4	7
Not reported	48	34	14
Median	\$255	\$191	\$332
Acquired 1980 and 1981 (part)	86	23	63

Real Estate Tax Per \$1,000 Value

Acquired before 1980	572	351	221
Less than \$10	244	146	99
\$10 to \$14	98	42	55
\$15 to \$19	58	38	20
\$20 to \$24	47	26	20
\$25 to \$29	4	4	—
\$30 to \$39	16	15	1
\$40 to \$49	3	3	—
\$50 to \$59	—	—	—
\$60 or more	14	10	5
Not reported or not computed	87	67	20
Median	10—	10—	\$10
Acquired 1980 and 1981 (part)	86	23	63

Outside SMSA's, Places of 10,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ¹	480	284	196
Less than 5 percent	31	22	9
5 to 9 percent	78	39	39
10 to 14 percent	80	45	35
15 to 19 percent	84	46	39
20 to 24 percent	38	26	12
25 to 29 percent	5	1	4
30 to 34 percent	1	—	1
35 to 39 percent	9	7	2
40 percent or more	36	28	8
Not reported or not computed	118	71	48
Median	14	15	14
Other properties	178	90	88

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ¹	480	284	196
Less than 20 percent	73	73	—
20 to 29 percent	66	66	—
30 to 39 percent	18	16	2
40 to 49 percent	25	16	8
50 to 59 percent	20	4	17
60 to 69 percent	16	—	16
70 to 79 percent	22	3	18
80 to 89 percent	15	4	11
90 to 99 percent	14	3	11
100 to 109 percent	25	1	24
110 percent or more	67	27	40
Not reported or not computed	118	71	48
Median	50	25	91
Other properties	178	90	88

OWNER CHARACTERISTICS

Type of Owner

Individual	595	334	262
Partnership	33	21	13
Real estate corporation	3	1	2
Real estate investment trust	1	1	—
Financial institution	—	—	—
Housing cooperative organization	—	—	—
Church or church-related institution	13	10	4
Other	12	8	4
Not reported	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

1-to-4-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS**Number of Mortgages**

1 mortgage ----- 275 275 -
 2 mortgages ----- 8 - 8
 3 or more mortgages ----- - - -

Form of Debt of First Mortgage

Mortgage or deed of trust ----- 271 262 8
 Contract to purchase ----- 13 13 -
 Wrap-around mortgage ----- - - -

Origin of First Mortgage

Mortgage made at time property acquired ----- 220 212 8
 Mortgage assumed at time property acquired ----- 38 38 -
 Mortgage placed later than acquisition of property ----- 25 25 -
 Refinanced mortgage:
 Same lender ----- 10 10 -
 Different lender ----- 2 2 -
 Mortgage placed on property owned free and clear of debt ----- 13 13 -

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property ----- 25 25 -
 Renew or extend loan that had fallen due, without increasing the
 outstanding balance ----- 4 4 -
 Secure better terms ----- - - -
 Provide funds for additions, improvements, or repairs to this property ----- 11 11 -
 Provide funds for investment in other real estate ----- 4 4 -
 Provide funds for other types of investments ----- 2 2 -
 Provide funds for educational or medical expenses ----- 4 4 -
 Other reasons ----- 2 2 -
 Not reported ----- - - -

Other properties -----**259****250****8****18****18****-****22****19****4****218****213****5****Purpose of Second Mortgage Placed Later Than Acquisition of Property**

Second mortgages placed later than acquisition of property ----- 5 - 5
 Provide funds for additions, improvements or repairs to this property ----- 5 5 -
 Provide funds for investment in other real estate ----- - - -
 Provide funds for other types of investments ----- - - -
 Provide funds for educational or medical expenses ----- - - -
 Other reasons ----- - - -
 Not reported ----- - - -

Other properties -----**3****-****3****-****-****-****-****-****-****3****-****3****Year First Mortgage Made or Assumed**

1979 to 1981 (part) ----- 91 87 3
 1977 and 1978 ----- 74 74 -
 1975 and 1976 ----- 33 31 1
 1970 to 1974 ----- 67 67 -
 1965 to 1969 ----- 10 6 4
 1960 to 1964 ----- 9 9 -
 1959 or earlier ----- - - -

First Mortgage Loan

Less than \$5,000 ----- 1 1 -
 \$5,000 to \$9,999 ----- 42 39 3
 \$10,000 to \$14,999 ----- 34 30 4
 \$15,000 to \$19,999 ----- 64 64 -
 \$20,000 to \$24,999 ----- 46 46 -
 \$25,000 to \$29,999 ----- 19 19 -
 \$30,000 to \$34,999 ----- 22 21 1
 \$35,000 to \$39,999 ----- 15 15 -
 \$40,000 to \$49,999 ----- 20 20 -
 \$50,000 to \$59,999 ----- 8 8 -

\$60,000 to \$79,999 ----- 10 10 -
 \$80,000 to \$99,999 ----- - - -
 \$100,000 to \$149,999 ----- - - -
 \$150,000 to \$199,999 ----- 1 1 -
 \$200,000 or more ----- - - -

Median ----- \$20000 \$20300 ...
 Mean ----- \$23800 \$23900 ...

First Mortgage Outstanding Debt

Less than \$5,000 ----- 39 39 -
 \$5,000 to \$9,999 ----- 46 39 7
 \$10,000 to \$14,999 ----- 43 43 -
 \$15,000 to \$19,999 ----- 42 42 -
 \$20,000 to \$24,999 ----- 34 34 -
 \$25,000 to \$29,999 ----- 20 20 -
 \$30,000 to \$34,999 ----- 14 13 1
 \$35,000 to \$39,999 ----- 14 14 -
 \$40,000 to \$49,999 ----- 15 15 -
 \$50,000 to \$59,999 ----- 14 14 -

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties -----	284	275	8	18	18	-	22	19	4	243	239	5
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage -----	275	275	-	18	18	-	19	19	-	239	239	-
2 mortgages -----	8	-	8	-	-	-	4	-	4	5	-	5
3 or more mortgages -----	-	-	-	-	-	-	-	-	-	-	-	-
Form of Debt of First Mortgage												
Mortgage or deed of trust -----	271	262	8	18	18	-	22	19	4	230	226	5
Contract to purchase -----	13	13	-	-	-	-	-	-	-	13	13	-
Wrap-around mortgage -----	-	-	-	-	-	-	-	-	-	-	-	-
Origin of First Mortgage												
Mortgage made at time property acquired -----	220	212	8	11	11	-	13	9	4	197	193	4
Mortgage assumed at time property acquired -----	38	38	-	8	8	-	10	10	-	21	21	-
Mortgage placed later than acquisition of property -----	25	25	-	-	-	-	-	-	-	25	25	-
Refinanced mortgage:												
Same lender -----	10	10	-	-	-	-	-	-	-	10	10	-
Different lender -----	2	2	-	-	-	-	-	-	-	2	2	-
Mortgage placed on property owned free and clear of debt -----	13	13	-	-	-	-	-	-	-	13	13	-
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property -----	25	25	-	-	-	-	-	-	-	25	25	-
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	4	4	-	-	-	-	-	-	-	4	4	-
Secure better terms -----	-	-	-	-	-	-	-	-	-	-	-	-
Provide funds for additions, improvements, or repairs to this property -----	11	11	-	-	-	-	-	-	-	11	11	-
Provide funds for investment in other real estate -----	4	4	-	-	-	-	-	-	-	4	4	-
Provide funds for other types of investments -----	2	2	-	-	-	-	-	-	-	2	2	-
Provide funds for educational or medical expenses -----	4	4	-	-	-	-	-	-	-	4	4	-
Other reasons -----	2	2	-	-	-	-	-	-	-	2	2	-
Not reported -----	-	-	-	-	-	-	-	-	-	-	-	-
Other properties -----	259	250	8	18	18	-	22	19	4	218	213	5
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property -----	5	-	5	-	-	-	4	-	4	1	-	1
Provide funds for additions, improvements or repairs to this property -----	5	-	5	-	-	-	4	-	4	1	-	1
Provide funds for investment in other real estate -----	-	-	-	-	-	-	-	-	-	-	-	-
Provide funds for other types of investments -----	-	-	-	-	-	-	-	-	-	-	-	-
Provide funds for educational or medical expenses -----	-	-	-	-	-	-	-	-	-	-	-	-
Other reasons -----	-	-	-	-	-	-	-	-	-	-	-	-
Not reported -----	-	-	-	-	-	-	-	-	-	-	-	-
Other properties -----	3	-	3	-	-	-	-	-	-	3	-	3
Year First Mortgage Made or Assumed												
1979 to 1981 (part) -----	91	87	3	4	4	-	3	3	-	84	80	3
1977 and 1978 -----	74	74	-	4	4	-	7	7	-	63	63	-
1975 and 1976 -----	33	31	1	4	4	-	4	4	-	25	24	1
1970 to 1974 -----	67	67	-	4	4	-	5	5	-	59	59	-
1965 to 1969 -----	10	6	4	3	3	-	4	-	4	3	3	-
1960 to 1964 -----	9	9	-	-	-	-	-	-	-	9	9	-
1959 or earlier -----	-	-	-	-	-	-	-	-	-	-	-	-
First Mortgage Loan												
Less than \$5,000 -----	1	1	-	-	-	-	-	-	-	1	1	-
\$5,000 to \$9,999 -----	42	39	3	-	-	-	-	-	-	42	39	3
\$10,000 to \$14,999 -----	34	30	4	4	4	-	10	7	4	20	20	-
\$15,000 to \$19,999 -----	64	64	-	4	4	-	5	5	-	55	55	-
\$20,000 to \$24,999 -----	46	46	-	11	11	-	4	4	-	32	32	-
\$25,000 to \$29,999 -----	19	19	-	-	-	-	3	3	-	16	16	-
\$30,000 to \$34,999 -----	22	21	1	-	-	-	-	-	-	22	21	1
\$35,000 to \$39,999 -----	15	15	-	-	-	-	-	-	-	15	15	-
\$40,000 to \$49,999 -----	20	20	-	-	-	-	-	-	-	20	20	-
\$50,000 to \$59,999 -----	8	8	-	-	-	-	-	-	-	8	8	-
\$60,000 to \$79,999 -----	10	10	-	-	-	-	-	-	-	10	10	-
\$80,000 to \$99,999 -----	-	-	-	-	-	-	-	-	-	-	-	-
\$100,000 to \$149,999 -----	-	-	-	-	-	-	-	-	-	-	-	-
\$150,000 to \$199,999 -----	1	1	-	-	-	-	-	-	-	1	1	-
\$200,000 or more -----	-	-	-	-	-	-	-	-	-	-	-	-
Median -----	\$20000	\$20300	...	...	...	...	...	...	...	\$20500	\$20600	...
Mean -----	\$23800	\$23900	...	...	...	...	...	...	...	\$24700	\$24600	...
First Mortgage Outstanding Debt												
Less than \$5,000 -----	39	39	-	-	-	-	-	-	-	39	39	-
\$5,000 to \$9,999 -----	46	39	7	-	-	-	4	-	4	42	39	3
\$10,000 to \$14,999 -----	43	43	-	7	7	-	8	8	-	28	28	-
\$15,000 to \$19,999 -----	42	42	-	8	8	-	4	4	-	30	30	-
\$20,000 to \$24,999 -----	34	34	-	4	4	-	4	4	-	27	27	-
\$25,000 to \$29,999 -----	20	20	-	-	-	-	3	3	-	17	17	-
\$30,000 to \$34,999 -----	14	13	1	-	-	-	-	-	-	14	13	1
\$35,000 to \$39,999 -----	14	14	-	-	-	-	-	-	-	14	14	-
\$40,000 to \$49,999 -----	15	15	-	-	-	-	-	-	-	15	15	-
\$50,000 to \$59,999 -----	14	14	-	-	-	-	-	-	-	14	14	-

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

MORTGAGE CHARACTERISTICS—Con.

First Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$60,000 to \$79,999	2	2	—	—	—	—	—	—	—	2	2	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	1	1	—	—	—	—	—	—	—	1	1	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$16700	\$17000	...	...	...	...	...	...	...	\$17000	\$17100	...
Mean	\$20200	\$20300	...	...	...	...	...	...	...	\$20900	\$20700	...

Total Mortgage Outstanding Debt

less than \$5,000	39	39	—	—	—	—	—	—	—	39	39	—
\$5,000 to \$9,999	39	39	—	—	—	—	—	—	—	39	39	—
\$10,000 to \$14,999	49	43	7	7	7	—	12	8	4	31	28	3
\$15,000 to \$19,999	42	42	—	8	8	—	4	4	—	30	30	—
\$20,000 to \$24,999	34	34	—	4	4	—	4	4	—	27	27	—
\$25,000 to \$29,999	20	20	—	—	—	—	3	3	—	17	17	—
\$30,000 to \$34,999	14	13	1	—	—	—	—	—	—	14	13	1
\$35,000 to \$39,999	14	14	—	—	—	—	—	—	—	14	14	—
\$40,000 to \$49,999	15	15	—	—	—	—	—	—	—	15	15	—
\$50,000 to \$59,999	14	14	—	—	—	—	—	—	—	14	14	—
\$60,000 to \$79,999	2	2	—	—	—	—	—	—	—	2	2	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	1	1	—	—	—	—	—	—	—	1	1	—
\$150,000 to \$199,999	—	—	—	—	—	—	—	—	—	—	—	—
\$200,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$16700	\$17000	...	...	...	...	...	...	...	\$17000	\$17100	...
Mean	\$20400	\$20300	...	...	...	...	...	...	...	\$21000	\$20700	...

Current Interest Rate on First Mortgage

less than 5.0 percent	4	4	—	—	—	—	—	—	—	4	4	—
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	3	3	—	3	3	—	—	—	—	—	—	—
6.0 percent	14	11	4	—	—	—	7	3	4	8	8	—
6.1 to 6.9 percent	6	6	—	—	—	—	—	—	—	6	6	—
7.0 percent	8	8	—	4	4	—	—	—	—	4	4	—
7.1 to 7.4 percent	2	2	—	—	—	—	—	—	—	2	2	—
7.5 to 7.9 percent	15	15	—	4	4	—	—	—	—	12	12	—
8.0 percent	42	42	—	—	—	—	4	4	—	39	39	—
8.1 to 8.4 percent	4	4	—	—	—	—	—	—	—	4	4	—
8.5 to 8.9 percent	42	42	—	4	4	—	5	5	—	33	33	—
9.0 percent	27	27	—	—	—	—	—	—	—	27	27	—
9.1 to 9.9 percent	30	30	—	—	—	—	7	7	—	23	23	—
10.0 percent	22	22	—	—	—	—	—	—	—	22	22	—
10.1 to 11.9 percent	18	17	1	—	—	—	—	—	—	18	17	1
12.0 percent	5	5	—	—	—	—	—	—	—	5	5	—
12.1 to 13.9 percent	21	21	—	4	4	—	—	—	—	17	17	—
14.0 percent or more	20	17	3	—	—	—	—	—	—	20	17	3
Median	9.0	9.0	...	...	...	...	...	...	...	9.0	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	79	77	2	—	—	—	—	—	—	79	77	2
Rate higher now than when mortgage made	16	15	1	—	—	—	—	—	—	16	15	1
Rate lower now than when mortgage made	—	—	—	—	—	—	—	—	—	—	—	—
Rate unchanged or same now as when mortgage made	59	59	—	—	—	—	—	—	—	59	59	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
No, interest rate cannot be changed	205	198	7	18	18	—	22	19	4	164	162	3
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	79	77	2	—	—	—	—	—	—	79	77	2
Rate renegotiated periodically	10	9	1	—	—	—	—	—	—	10	9	1
Rate changes tied to market index	9	9	—	—	—	—	—	—	—	9	9	—
When mortgage is assumed	56	55	—	—	—	—	—	—	—	56	55	—
When payments become delinquent	7	7	—	—	—	—	—	—	—	7	7	—
Other reason	9	9	—	—	—	—	—	—	—	9	9	—
Not reported	3	3	—	—	—	—	—	—	—	3	3	—
Interest rate cannot be changed	205	198	7	18	18	—	22	19	4	164	162	3

Term of First Mortgage

less than 8 years	16	16	—	—	—	—	—	—	—	16	16	—
8 to 12 years	40	37	3	—	—	—	—	—	—	40	37	3
13 to 17 years	28	28	—	—	—	—	—	—	—	28	28	—
18 to 22 years	60	59	2	4	4	—	—	—	—	56	55	2
23 to 27 years	58	58	—	—	—	—	—	—	—	58	58	—
28 to 32 years	70	66	4	14	14	—	22	19	4	33	33	—
33 to 37 years	5	5	—	—	—	—	—	—	—	5	5	—
38 or more years	—	—	—	—	—	—	—	—	—	—	—	—
No stated term	7	7	—	—	—	—	—	—	—	7	7	—
Median	22.6	22.6	...	...	...	...	...	...	...	21.1	21.2	...

Unexpired Term of First Mortgage

less than 4 years	23	23	—	—	—	—	—	—	—	23	23	—
4 to 7 years	41	41	—	—	—	—	—	—	—	41	41	—
8 to 12 years	31	29	3	—	—	—	—	—	—	31	29	3
13 to 17 years	38	33	5	3	3	—	4	—	4	32	30	1
18 to 22 years	58	58	—	8	8	—	—	—	—	50	50	—
23 to 27 years	34	34	—	—	—	—	8	8	—	27	27	—
28 to 32 years	10	10	—	—	—	—	—	—	—	10	10	—
33 or more years	1	1	—	—	—	—	—	—	—	1	1	—
No stated term or not computed	45	45	—	8	8	—	10	10	—	28	27	—
Median	16.1	16.4	...	...	...	...	...	...	...	14.9	15.1	...

¹Detail does not add to total because lenders reported more than one reason.

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More**MORTGAGE CHARACTERISTICS—Con.****Graduated Interest and Principal Payments on First Mortgage**

Yes, monthly payments can change (other than through change in interest rate)

Payments increase yearly for first five years of mortgage

Payments increase yearly for first ten years of mortgage

Payments change in some other way

Not reported

No, monthly payments cannot change

Not reported

Holder of First Mortgage

Commercial bank or trust company

Mutual savings bank

Savings and loan association

Life insurance company

Mortgage company

Federal agency

Federally-secured pool

Federal National Mortgage Association

Real estate or construction company

Individual or individual's estate

Other

Location of First Mortgage Holder

Property in Northeast Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in North Central Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in South Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Property in West Region

Lender in Northeast

Lender in North Central

Lender in South

Lender in West

Lender outside United States

Not reported

Servicing of First Mortgage

Holder

Agent

Holder's Acquisition of First Mortgage

Originated by holder

Purchased from present servicer

Purchased from someone else

Not reported

Mortgage Assumption

Lender's permission needed for assumption

Lender's permission not needed for assumption

Not reported

Prepayment Penalties

Yes

No

Not reported

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent

40 to 49 percent

50 to 59 percent

60 to 69 percent

70 to 79 percent

80 to 89 percent

90 to 94 percent

95 to 99 percent

100 percent or more

Not reported

Median

Other properties

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	28	28	—	—	—	—	—	—	—	28	28	—
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	21	21	—	—	—	—	—	—	—	21	21	—
Not reported	7	7	—	—	—	—	—	—	—	7	7	—
No, monthly payments cannot change	252	244	8	18	18	—	22	19	4	212	207	5
Not reported	4	4	—	—	—	—	—	—	—	4	4	—
Holder of First Mortgage												
Commercial bank or trust company	49	45	4	—	—	—	—	—	—	49	45	4
Mutual savings bank	14	10	4	3	3	—	4	—	4	7	7	—
Savings and loan association	110	109	—	4	4	—	4	4	—	102	102	—
Life insurance company	7	7	—	—	—	—	—	—	—	7	7	—
Mortgage company	3	3	—	—	—	—	3	3	—	—	—	—
Federal agency	4	4	—	—	—	—	—	—	—	4	4	—
Federally-secured pool	19	19	—	12	12	—	—	—	—	8	8	—
Federal National Mortgage Association	10	10	—	—	—	—	10	10	—	—	—	—
Real estate or construction company	1	1	—	—	—	—	—	—	—	1	1	—
Individual or individual's estate	48	48	—	—	—	—	—	—	—	48	48	—
Other	19	19	—	—	—	—	1	1	—	18	18	—
Location of First Mortgage Holder												
Property in Northeast Region	37	35	3	3	3	—	3	3	—	32	29	3
Lender in Northeast	32	29	3	3	3	—	—	—	—	29	26	3
Lender in North Central	6	6	—	—	—	—	3	3	—	3	3	—
Lender in South	—	—	—	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	84	84	—	—	—	—	9	9	—	75	75	—
Lender in Northeast	3	3	—	—	—	—	—	—	—	3	3	—
Lender in North Central	75	75	—	—	—	—	5	5	—	70	70	—
Lender in South	5	5	—	—	—	—	3	3	—	2	2	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in South Region	89	84	5	7	7	—	11	7	4	71	70	2
Lender in Northeast	11	7	4	4	4	—	4	—	4	4	4	—
Lender in North Central	4	4	—	—	—	—	—	—	—	4	4	—
Lender in South	75	73	2	4	4	—	7	7	—	64	62	2
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	73	73	—	8	8	—	—	—	—	65	65	—
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	16	16	—	8	8	—	—	—	—	8	8	—
Lender in West	57	57	—	—	—	—	—	—	—	57	57	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage												
Holder	252	247	5	14	14	—	12	12	—	226	221	5
Agent	32	28	4	4	4	—	11	7	4	17	17	—
Holder's Acquisition of First Mortgage												
Originated by holder	246	241	5	11	11	—	12	12	—	223	219	5
Purchased from present servicer	16	16	—	8	8	—	4	4	—	4	4	—
Purchased from someone else	21	18	4	—	—	—	7	3	4	14	14	—
Not reported	1	1	—	—	—	—	—	—	—	1	1	—
Mortgage Assumption												
Lender's permission needed for assumption	158	155	3	—	—	—	4	4	—	154	151	3
Lender's permission not needed for assumption	110	105	5	18	18	—	15	12	4	76	75	1
Not reported	16	16	—	—	—	—	3	3	—	13	13	—
Prepayment Penalties												
Yes	12	12	—	—	—	—	—	—	—	12	12	—
No	268	259	8	18	18	—	22	19	4	227	223	5
Not reported	4	4	—	—	—	—	—	—	—	4	4	—
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	259	250	8	18	18	—	22	19	4	218	213	5
Less than 40 percent	4	4	—	4	4	—	—	—	—	—	—	—
40 to 49 percent	3	3	—	—	—	—	—	—	—	3	3	—
50 to 59 percent	22	22	—	—	—	—	—	—	—	22	22	—
60 to 69 percent	34	34	—	—	—	—	3	3	—	31	31	—
70 to 79 percent	48	45	3	4	4	—	—	—	—	44	41	3
80 to 89 percent	58	57	1	3	3	—	8	8	—	47	46	1
90 to 94 percent	14	14	—	—	—	—	—	—	—	14	14	—
95 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	63	60	4	8	8	—	10	7	4	45	45	—
Not reported	9	8	—	—	—	—	1	1	—	7	7	—
Median	82	82	...	...	...	...	...	...	...	81	81	...
Other properties	25	25	—	—	—	—	—	—	—	25	25	—

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

Outside SMSA's, Places of 10,000 or More	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
MORTGAGE CHARACTERISTICS—Con.												
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	259	250	8	18	18	—	22	19	4	218	213	5
Less than 40 percent	4	4	—	4	4	—	—	—	—	—	—	—
40 to 49 percent	3	3	—	—	—	—	—	—	—	3	3	—
50 to 59 percent	22	22	—	—	—	—	—	—	—	22	22	—
60 to 69 percent	34	34	—	—	—	—	3	3	—	31	31	—
70 to 79 percent	45	45	—	4	4	—	—	—	—	41	41	—
80 to 89 percent	57	57	—	3	3	—	8	8	—	46	46	—
90 to 94 percent	14	14	—	—	—	—	—	—	—	14	14	—
95 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	67	60	8	8	8	—	10	7	4	49	45	4
Not reported	9	8	—	—	—	—	1	1	—	7	7	—
Median	83	82	...	...	...	...	...	...	...	82	81	...
Other properties	25	25	—	—	—	—	—	—	—	25	25	—
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	48	48	—	3	3	—	—	—	—	45	45	—
20 to 29 percent	30	25	5	—	—	—	4	—	4	26	25	1
30 to 39 percent	32	32	—	—	—	—	5	5	—	27	27	—
40 to 49 percent	34	31	3	11	11	—	—	—	—	23	20	3
50 to 59 percent	46	46	—	—	—	—	4	4	—	42	42	—
60 to 69 percent	33	33	—	—	—	—	7	7	—	27	27	—
70 to 79 percent	31	31	—	4	4	—	—	—	—	27	27	—
80 to 89 percent	7	7	—	—	—	—	4	4	—	3	3	—
90 to 99 percent	5	5	—	—	—	—	—	—	—	5	5	—
100 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	12	12	—	—	—	—	—	—	—	12	12	—
Median	48	49	...	...	...	...	...	...	...	47	48	...
Total Outstanding Debt as Percent of Value												
Less than 20 percent	48	48	—	3	3	—	—	—	—	45	45	—
20 to 29 percent	25	25	—	—	—	—	—	—	—	25	25	—
30 to 39 percent	36	32	5	—	—	—	8	5	4	28	27	1
40 to 49 percent	31	31	—	11	11	—	—	—	—	20	20	—
50 to 59 percent	46	46	—	—	—	—	4	4	—	42	42	—
60 to 69 percent	33	33	—	—	—	—	7	7	—	27	27	—
70 to 79 percent	34	31	3	4	4	—	—	—	—	30	27	3
80 to 89 percent	7	7	—	—	—	—	4	4	—	3	3	—
90 to 99 percent	5	5	—	—	—	—	—	—	—	5	5	—
100 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	12	12	—	—	—	—	—	—	—	12	12	—
Median	48	49	...	...	...	...	...	...	...	49	48	...
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	284	275	8	18	18	—	22	19	4	243	239	5
Interest and principal	279	271	8	18	18	—	22	19	4	239	234	5
Fully amortized	265	257	8	18	18	—	22	19	4	224	220	5
Partially amortized	14	14	—	—	—	—	—	—	—	14	14	—
Principal only	—	—	—	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	5	5	—	—	—	—	—	—	—	5	5	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	279	271	8	18	18	—	22	19	4	239	234	5
Real estate taxes and property insurance	74	74	—	18	18	—	15	15	—	41	41	—
With no other items	44	44	—	4	4	—	12	12	—	29	29	—
With other items	30	30	—	14	14	—	3	3	—	12	12	—
Real estate taxes only	48	44	4	—	—	—	8	4	4	40	40	—
Property insurance only	2	2	—	—	—	—	—	—	—	2	2	—
Other combinations or no other items	156	151	5	—	—	—	—	—	—	156	151	5
No regular payments of interest and principal	5	5	—	—	—	—	—	—	—	5	5	—
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	284	275	8	18	18	—	22	19	4	243	239	5
Less than \$60	26	26	—	—	—	—	1	1	—	25	25	—
\$60 to \$79	27	23	4	—	—	—	4	—	4	23	23	—
\$80 to \$99	28	25	3	—	—	—	3	3	—	25	22	3
\$100 to \$149	77	76	1	10	10	—	8	8	—	59	58	1
\$150 to \$199	49	49	—	4	4	—	4	4	—	42	42	—
\$200 to \$249	22	22	—	—	—	—	3	3	—	19	19	—
\$250 to \$299	23	23	—	4	4	—	—	—	—	19	19	—
\$300 to \$399	13	13	—	—	—	—	—	—	—	13	13	—
\$400 to \$499	4	4	—	—	—	—	—	—	—	4	4	—
\$500 to \$599	15	15	—	—	—	—	—	—	—	15	15	—
\$600 to \$699	—	—	—	—	—	—	—	—	—	—	—	—
\$700 to \$799	—	—	—	—	—	—	—	—	—	—	—	—
\$800 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$140	\$142	...	...	...	...	...	...	...	\$141	\$143	...
Mean	\$171	\$173	...	...	...	...	...	...	...	\$176	\$177	...
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	284	275	8	18	18	—	22	19	4	243	239	5
Less than \$60	26	26	—	—	—	—	1	1	—	25	25	—
\$60 to \$79	23	23	—	—	—	—	—	—	—	23	23	—
\$80 to \$99	25	25	—	—	—	—	3	3	—	22	22	—
\$100 to \$149	77	76	1	10	10	—	8	8	—	59	58	1
\$150 to \$199	53	49	4	4	4	—	7	4	4	42	42	—
\$200 to \$249	25	22	3	—	—	—	3	3	—	22	19	3
\$250 to \$299	23	23	—	4	4	—	—	—	—	19	19	—
\$300 to \$399	13	13	—	—	—	—	—	—	—	13	13	—
\$400 to \$499	4	4	—	—	—	—	—	—	—	4	4	—
\$500 to \$599	15	15	—	—	—	—	—	—	—	15	15	—
\$600 to \$699	—	—	—	—	—	—	—	—	—	—	—	—
\$700 to \$799	—	—	—	—	—	—	—	—	—	—	—	—
\$800 or more	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$144	\$142	...	...	...	...	...	...	...	\$144	\$143	...
Mean	\$174	\$173	...	...	...	...	...	...	...	\$177	\$177	...

No regular payments required

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	284	275	8	18	18	—	22	19	4	243	239	5
Current or ahead of schedule	253	245	8	18	18	—	19	15	4	216	211	5
Delinquent (30 days or more)	31	31	—	—	—	—	4	4	—	27	27	—
1 to 3 payments	27	27	—	—	—	—	4	4	—	23	23	—
4 or more payments	4	4	—	—	—	—	—	—	—	4	4	—
Foreclosure in process	4	4	—	—	—	—	—	—	—	4	4	—
Foreclosure not in process	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per Housing Unit

Acquired before 1980	221	216	5	14	14	—	19	16	4	187	186	1
Less than \$100	20	20	—	4	4	—	4	4	—	13	13	—
\$100 to \$199	25	25	—	—	—	—	—	—	—	25	25	—
\$200 to \$299	43	41	1	4	4	—	8	8	—	31	30	1
\$300 to \$399	48	48	—	4	4	—	—	—	—	44	44	—
\$400 to \$499	25	21	4	—	—	—	4	—	4	21	21	—
\$500 to \$599	13	13	—	3	3	—	—	—	—	10	10	—
\$600 to \$699	9	9	—	—	—	—	4	4	—	5	5	—
\$700 to \$799	5	5	—	—	—	—	—	—	—	5	5	—
\$800 to \$899	8	8	—	—	—	—	—	—	—	8	8	—
\$900 to \$999	4	4	—	—	—	—	—	—	—	4	4	—
\$1,000 to \$1,499	—	—	—	—	—	—	—	—	—	—	—	—
\$1,500 or more	7	7	—	—	—	—	—	—	—	7	7	—
Not reported	14	14	—	—	—	—	—	—	—	14	14	—
Median	\$332	\$329	...	...	...	...	...	...	...	\$340	\$341	...
Acquired 1980 and 1981 (part)	63	60	3	4	4	—	3	3	—	56	53	3

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	196	191	5	11	11	—	16	13	4	169	168	1
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	21	21	—	3	3	—	—	—	—	18	18	—
30 to 39 percent	11	10	1	—	—	—	—	—	—	11	10	1
40 to 49 percent	22	22	—	—	—	—	1	1	—	21	21	—
50 to 59 percent	12	12	—	—	—	—	4	4	—	8	8	—
60 to 69 percent	14	14	—	—	—	—	—	—	—	14	14	—
70 to 79 percent	23	23	—	4	4	—	4	4	—	15	15	—
80 to 89 percent	20	20	—	—	—	—	4	4	—	16	16	—
90 to 99 percent	8	8	—	—	—	—	—	—	—	8	8	—
100 percent or more	20	20	—	—	—	—	—	—	—	20	20	—
Not reported or not computed	45	42	4	4	4	—	4	—	4	38	38	—
Median	67	67	...	...	...	...	...	...	...	66	66	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	196	191	5	11	11	—	16	13	4	169	168	1
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	21	21	—	3	3	—	—	—	—	18	18	—
30 to 39 percent	10	10	—	—	—	—	—	—	—	10	10	—
40 to 49 percent	24	22	1	—	—	—	1	1	—	22	21	1
50 to 59 percent	12	12	—	—	—	—	4	4	—	8	8	—
60 to 69 percent	14	14	—	—	—	—	—	—	—	14	14	—
70 to 79 percent	23	23	—	4	4	—	4	4	—	15	15	—
80 to 89 percent	20	20	—	—	—	—	4	4	—	16	16	—
90 to 99 percent	8	8	—	—	—	—	—	—	—	8	8	—
100 percent or more	20	20	—	—	—	—	—	—	—	20	20	—
Not reported or not computed	45	42	4	4	4	—	4	—	4	38	38	—
Median	67	67	...	...	...	...	...	...	...	66	66	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	221	216	5	14	14	—	19	16	4	187	186	1
Less than \$10	99	97	1	14	14	—	10	10	—	74	73	1
\$10 to \$14	55	52	4	—	—	—	4	—	4	52	52	—
\$15 to \$19	20	20	—	—	—	—	1	1	—	19	19	—
\$20 to \$24	20	20	—	—	—	—	4	4	—	16	16	—
\$25 to \$29	—	—	—	—	—	—	—	—	—	—	—	—
\$30 to \$39	1	1	—	—	—	—	—	—	—	1	1	—
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	—	—	—	—	—	—	—	—	—	—	—	—
\$60 or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported or not computed	20	20	—	—	—	—	—	—	—	20	20	—
Median	\$10	\$10	...	...	...	...	...	...	...	\$11	\$11	...
Acquired 1980 and 1981 (part)	63	60	3	4	4	—	3	3	—	56	53	3

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	196	191	5	11	11	—	16	13	4	169	168	1
Less than 5 percent	9	9	—	—	—	—	4	4	—	5	5	—
5 to 9 percent	39	38	1	—	—	—	4	4	—	35	34	1
10 to 14 percent	35	35	—	7	7	—	—	—	—	28	28	—
15 to 19 percent	39	39	—	—	—	—	1	1	—	37	37	—
20 to 24 percent	12	12	—	—	—	—	4	4	—	8	8	—
25 to 29 percent	4	4	—	—	—	—	—	—	—	4	4	—
30 to 34 percent	1	1	—	—	—	—	—	—	—	1	1	—
35 to 39 percent	2	2	—	—	—	—	—	—	—	2	2	—
40 percent or more	8	8	—	—	—	—	—	—	—	8	8	—
Not reported or not computed	48	44	4	4	4	—	4	—	4	40	40	—
Median	14	14	...	...	...	...	...	...	...	14	14	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	196	191	5	11	11	—	16	13	4	169	168	1
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	2	2	—	—	—	—	—	—	—	2	2	—
40 to 49 percent	8	8	—	—	—	—	—	—	—	8	8	—
50 to 59 percent	17	17	—	3	3	—	—	—	—	14	14	—
60 to 69 percent	16	16	—	—	—	—	—	—	—	16	16	—
70 to 79 percent	18	17	1	—	—	—	4	4	—	14	13	1
80 to 89 percent	11	11	—	—	—	—	4	4	—	8	8	—
90 to 99 percent	11	11	—	—	—	—	—	—	—	11	11	—
100 to 109 percent	24	24	—	4	4	—	—	—	—	20	20	—
110 percent or more	40	40	—	—	—	—	5	5	—	35	35	—
Not reported or not computed	48	44	4	4	4	—	4	—	4	40	40	—
Median	91	92	...	...	...	...	...	...	...	92	92	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	284	275	8	18	18	—	22	19	4	243	239	5
10,000 or more	284	275	8	18	18	—	22	19	4	243	239	5
2,500 to 9,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—	—	—	—

Number of Housing Units

1 housing unit	207	200	7	18	18	—	21	17	4	167	165	3
2 housing units	42	42	—	—	—	—	—	—	—	42	42	—
3 housing units	17	16	1	—	—	—	1	1	—	16	15	1
4 housing units	18	18	—	—	—	—	—	—	—	18	18	—

Number of Buildings

1 building	261	253	8	18	18	—	22	19	4	220	216	5
2 to 4 buildings	17	17	—	—	—	—	—	—	—	17	17	—
Not reported	6	6	—	—	—	—	—	—	—	6	6	—

Manner of Acquisition

By purchase	278	270	8	18	18	—	22	19	4	237	233	5
Placed one new mortgage	232	229	4	11	11	—	13	9	4	209	209	—
Placed two or more new mortgages	4	—	4	—	—	—	—	—	—	4	—	4
Assumed mortgage(s) already on property	38	38	—	8	8	—	10	10	—	21	21	—
Assumed mortgage already on property and placed new mortgage	—	—	—	—	—	—	—	—	—	—	—	—
All cash	3	3	—	—	—	—	—	—	—	3	3	—
Borrowed other than with mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Inheritance or gift	2	2	—	—	—	—	—	—	—	2	2	—
Other	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's, Places of 10,000 or More**PROPERTY CHARACTERISTICS—Con.****Land and Building Acquisition**

During some 12-month period	266	257	8	18	18	—	22	19	4	225	220	5
Acquired land previously	16	16	—	—	—	—	—	—	—	16	16	—
Land not owned by building owner	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—

Year Property Acquired

1979 to 1981 (part)	82	79	3	4	4	—	3	3	—	75	72	3
1977 and 1978	66	66	—	—	—	—	11	11	—	55	55	—
1975 and 1976	37	36	1	8	8	—	—	—	—	30	28	1
1970 to 1974	64	64	—	4	4	—	5	5	—	56	56	—
1965 to 1969	14	10	4	3	3	—	4	—	4	7	—	—
1960 to 1964	16	16	—	—	—	—	—	—	—	16	16	—
1959 or earlier	4	4	—	—	—	—	—	—	—	4	4	—

Year Structure Built

1979 to March 1980	4	3	—	—	—	—	—	—	—	4	3	—
1977 and 1978	14	14	—	—	—	—	—	—	—	14	14	—
1975 and 1976	9	9	—	—	—	—	—	—	—	9	9	—
1970 to 1974	18	18	—	4	4	—	—	—	—	14	14	—
1960 to 1969	29	29	—	3	3	—	4	4	—	23	23	—
1950 to 1959	51	47	4	4	4	—	8	4	4	40	40	—
1940 to 1949	35	35	—	—	—	—	1	1	—	34	34	—
1939 or earlier	117	113	4	8	8	—	10	10	—	99	95	4
Not reported	7	7	—	—	—	—	—	—	—	7	7	—

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	148	145	3	4	4	—	14	14	—	130	126	3
Less than \$5,000	7	7	—	—	—	—	—	—	—	7	7	—
\$5,000 to \$9,999	10	7	3	—	—	—	—	—	—	10	7	—
\$10,000 to \$14,999	18	18	—	—	—	—	4	4	—	14	14	—
\$15,000 to \$19,999	12	12	—	—	—	—	—	—	—	12	12	—
\$20,000 to \$24,999	17	17	—	4	4	—	4	4	—	9	9	—
\$25,000 to \$29,999	16	16	—	—	—	—	4	4	—	13	13	—
\$30,000 to \$34,999	17	17	—	—	—	—	—	—	—	17	17	—
\$35,000 to \$39,999	11	11	—	—	—	—	—	—	—	11	11	—
\$40,000 to \$49,999	14	14	—	—	—	—	3	3	—	11	11	—
\$50,000 to \$59,999	7	7	—	—	—	—	—	—	—	7	7	—
\$60,000 to \$79,999	16	16	—	—	—	—	—	—	—	16	16	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	—	—	—	—	—	—	—	—	—	—	—	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Median	\$27800	\$28200	...	...	...	...	...	...	...	\$29500	\$30100	...
Other properties	136	131	5	14	14	—	8	5	4	113	112	1

Value

Less than \$5,000	—	—	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	4	4	—	—	—	—	—	—	—	4	4	—
\$10,000 to \$14,999	12	9	3	—	—	—	—	—	—	12	9	3
\$15,000 to \$19,999	11	11	—	—	—	—	4	4	—	7	7	—
\$20,000 to \$24,999	6	6	—	—	—	—	—	—	—	6	6	—
\$25,000 to \$29,999	30	30	—	—	—	—	7	7	—	22	22	—
\$30,000 to \$34,999	29	29	—	8	8	—	—	—	—	22	22	—
\$35,000 to \$39,999	37	33	4	4	4	—	9	5	4	25	25	—
\$40,000 to \$49,999	61	61	—	4	4	—	3	3	—	54	54	—
\$50,000 to \$59,999	24	24	—	—	—	—	—	—	—	24	24	—
\$60,000 to \$79,999	35	35	—	3	3	—	—	—	—	32	32	—
\$80,000 to \$99,999	5	5	—	—	—	—	—	—	—	5	5	—
\$100,000 to \$149,999	16	15	1	—	—	—	—	—	—	16	15	1
\$150,000 to \$199,999	2	2	—	—	—	—	—	—	—	2	2	—
\$200,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	12	12	—	—	—	—	—	—	—	12	12	—
Median	\$41200	\$41600	...	...	...	...	...	...	...	\$43200	\$43400	...
Mean	\$46100	\$46300	...	...	...	...	...	...	...	\$47900	\$48000	...

Value Per Housing Unit

Less than \$5,000	1	1	—	—	—	—	—	—	—	1	1	—
\$5,000 to \$9,999	10	10	—	—	—	—	—	—	—	10	10	—
\$10,000 to \$14,999	25	23	3	—	—	—	1	1	—	24	21	3
\$15,000 to \$19,999	22	22	—	—	—	—	4	4	—	19	19	—
\$20,000 to \$24,999	12	12	—	—	—	—	—	—	—	12	12	—
\$25,000 to \$29,999	29	29	—	—	—	—	7	7	—	22	22	—
\$30,000 to \$34,999	31	31	—	8	8	—	—	—	—	23	23	—
\$35,000 to \$39,999	41	36	5	4	4	—	7	4	4	30	29	1
\$40,000 to \$49,999	54	54	—	4	4	—	3	3	—	47	47	—
\$50,000 to \$59,999	14	14	—	—	—	—	—	—	—	14	14	—
\$60,000 to \$79,999	24	24	—	3	3	—	—	—	—	21	21	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	8	8	—	—	—	—	—	—	—	8	8	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	12	12	—	—	—	—	—	—	—	12	12	—
Median	\$35500	\$35500	...	...	...	...	...	...	...	\$35700	\$35800	...
Mean	\$36700	\$37000	...	...	...	...	...	...	...	\$36900	\$37200	...

Table 2n. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of 10,000 or More

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	196	191	5	11	11	—	16	13	4	169	168	1
Less than \$60	5	5	—	—	—	—	—	—	—	5	5	—
\$60 to \$79	11	11	—	—	—	—	—	—	—	11	11	—
\$80 to \$99	6	6	—	—	—	—	1	1	—	5	5	—
\$100 to \$119	4	4	—	—	—	—	—	—	—	4	4	—
\$120 to \$149	14	14	—	—	—	—	4	4	—	10	10	—
\$150 to \$199	33	33	—	—	—	—	—	—	—	33	33	—
\$200 to \$249	26	26	—	4	4	—	—	—	—	22	22	—
\$250 to \$299	19	18	1	—	—	—	8	8	—	12	11	1
\$300 to \$349	10	10	—	—	—	—	—	—	—	10	10	—
\$350 to \$399	10	10	—	3	3	—	—	—	—	7	7	—
\$400 to \$449	—	—	—	—	—	—	—	—	—	—	—	—
\$450 to \$499	8	8	—	—	—	—	—	—	—	8	8	—
\$500 or more	5	5	—	—	—	—	—	—	—	5	5	—
No rental receipts	12	12	—	—	—	—	—	—	—	12	12	—
Not reported	33	29	4	4	4	—	4	—	4	26	26	—
Median	\$204	\$202	...	...	...	...	...	...	...	\$196	\$195	...
Mean	\$269	\$265	...	...	...	...	...	...	...	\$273	\$270	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

Purchase Price as Percent of Value

Acquired by purchase	278	270	8	18	18	—	22	19	4	237	233	5
Purchased 1977 to 1981 (part)	148	145	3	4	4	—	14	14	—	130	126	3
Less than 80 percent	67	64	3	4	4	—	11	11	—	52	49	3
80 to 89 percent	31	31	—	—	—	—	3	3	—	28	28	—
90 to 94 percent	12	12	—	—	—	—	—	—	—	12	12	—
95 to 99 percent	10	10	—	—	—	—	—	—	—	10	10	—
100 percent or more	26	26	—	—	—	—	—	—	—	26	26	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Median	82	82	...	...	...	...	...	...	...	84	85	...
Purchased 1970 to 1976	101	100	1	11	11	—	5	5	—	86	84	1
Less than 60 percent	67	66	1	4	4	—	3	3	—	60	59	1
60 to 79 percent	19	19	—	4	4	—	—	—	—	15	15	—
80 to 89 percent	—	—	—	—	—	—	—	—	—	—	—	—
90 to 99 percent	—	—	—	—	—	—	—	—	—	—	—	—
100 percent or more	5	5	—	4	4	—	—	—	—	1	1	—
Not reported	11	11	—	—	—	—	1	1	—	10	10	—
Median	60	60	...	...	...	...	...	...	...	60	60	...
Purchased 1969 or earlier	28	25	4	3	3	—	4	—	4	22	22	—
Less than 40 percent	18	14	4	3	3	—	4	—	4	11	11	—
40 to 59 percent	1	1	—	—	—	—	—	—	—	1	1	—
60 to 79 percent	4	4	—	—	—	—	—	—	—	4	4	—
80 to 99 percent	4	4	—	—	—	—	—	—	—	4	4	—
100 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Median	...	...	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase	6	6	—	—	—	—	—	—	—	6	6	—

Rental Receipts as Percent of Value

Acquired before 1980²	196	191	5	11	11	—	16	13	4	169	168	1
Less than 5 percent	15	15	—	—	—	—	—	—	—	15	15	—
5 to 9 percent	97	96	1	7	7	—	7	7	—	83	82	1
10 to 14 percent	32	32	—	—	—	—	5	5	—	26	26	—
15 to 19 percent	2	2	—	—	—	—	—	—	—	2	2	—
20 to 24 percent	2	2	—	—	—	—	—	—	—	2	2	—
25 to 29 percent	1	1	—	—	—	—	—	—	—	1	1	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	48	44	4	4	4	—	4	—	4	41	41	—
Median	8	8	...	...	...	...	...	...	...	8	8	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	196	191	5	11	11	—	16	13	4	169	168	1
Less than 1.0 percent	102	101	1	3	3	—	13	13	—	86	85	1
1.0 to 2.9 percent	1	1	—	—	—	—	—	—	—	1	1	—
3.0 to 4.9 percent	5	5	—	—	—	—	—	—	—	5	5	—
5.0 to 6.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
7.0 to 8.9 percent	11	11	—	4	4	—	—	—	—	7	7	—
9.0 to 10.9 percent	1	1	—	—	—	—	—	—	—	1	1	—
11.0 to 12.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
13.0 to 14.9 percent	1	1	—	—	—	—	—	—	—	1	1	—
15.0 percent or more	15	15	—	—	—	—	—	—	—	15	15	—
Not reported or not computed	59	56	4	4	4	—	4	—	4	52	52	—
Median	1.0	1.0	...	...	...	...	...	...	...	1.0	1.0	...
Other properties	88	84	3	8	8	—	6	6	—	74	71	3

OWNER CHARACTERISTICS

Type of Owner

Individual	262	254	8	18	18	—	22	19	4	221	217	5
Partnership	13	13	—	—	—	—	—	—	—	13	13	—
Real estate corporation	2	2	—	—	—	—	—	—	—	2	2	—
Real estate investment trust	—	—	—	—	—	—	—	—	—	—	—	—
Financial institution	—	—	—	—	—	—	—	—	—	—	—	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	4	4	—	—	—	—	—	—	—	4	4	—
Other	4	4	—	—	—	—	—	—	—	4	4	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

1-to-4-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's

1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—

Outside SMSA's	2 163	1 553	610
10,000 or more	—	—	—
2,500 to 9,999	650	456	194
Less than 2,500 and rural	1 513	1 097	416

Number of Housing Units

1 housing unit	1 903	1 381	523
2 housing units	184	127	56
3 housing units	43	26	17
4 housing units	34	20	14

Number of Buildings

1 building	2 061	1 480	581
2 to 4 buildings	78	64	14
Not reported	24	9	15

Manner of Acquisition

By purchase	1 611	1 019	592
Placed one new mortgage	752	267	485
Placed two or more new mortgages	—	—	3
Assumed mortgage(s) already on property	112	39	72
Assumed mortgage already on property and placed new mortgage	4	—	4
All cash	623	597	26
Borrowed other than with mortgage	116	116	—
Inheritance or gift	407	389	18
Other	99	99	—
Not reported	47	47	—

Land and Building Acquisition

During same 12-month period	1 911	1 338	573
Acquired land previously	221	191	30
Land not owned by building owner	7	5	2
Not reported	24	19	5

Year Property Acquired

1979 to 1981 (part)	394	210	184
1977 and 1978	294	163	130
1975 and 1976	227	130	96
1970 to 1974	383	262	121
1965 to 1969	268	219	49
1960 to 1964	175	167	8
1959 or earlier	422	401	21

Year Structure Built

1979 to March 1980	20	4	16
1977 and 1978	42	21	21
1975 and 1976	27	13	15
1970 to 1974	90	54	36
1960 to 1969	265	166	99
1950 to 1959	295	193	102
1940 to 1949	328	240	88
1939 or earlier	1 041	823	218
Not reported	55	39	16

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	514	200	314
Less than \$5,000	47	30	17
\$5,000 to \$9,999	106	53	53
\$10,000 to \$14,999	75	36	39
\$15,000 to \$19,999	68	24	44
\$20,000 to \$24,999	39	12	27
\$25,000 to \$29,999	28	5	23
\$30,000 to \$34,999	6	—	6
\$35,000 to \$39,999	34	14	20
\$40,000 to \$49,999	24	4	20
\$50,000 to \$59,999	27	7	20
\$60,000 to \$79,999	15	—	15
\$80,000 to \$99,999	—	—	—
\$100,000 to \$149,999	18	—	18
\$150,000 or more	2	—	2
Not reported	26	15	10
Median	\$16200	\$11300	\$19800

Other properties

Value	1 649	1 354	296
Less than \$5,000	128	118	10
\$5,000 to \$9,999	211	176	35
\$10,000 to \$14,999	234	201	33
\$15,000 to \$19,999	252	175	77
\$20,000 to \$24,999	196	154	41
\$25,000 to \$29,999	204	153	52

Outside SMSA's, Places of Less Than 10,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Value—Con.

\$30,000 to \$34,999	165	121	44
\$35,000 to \$39,999	92	45	47
\$40,000 to \$49,999	118	62	56
\$50,000 to \$59,999	124	73	51
\$60,000 to \$79,999	135	67	68
\$80,000 to \$99,999	46	13	33
\$100,000 to \$149,999	26	7	18
\$150,000 to \$199,999	25	2	23
\$200,000 or more	2	—	2
Not reported	208	188	21
Median	\$23900	\$20400	\$35300
Mean	\$29900	\$23300	\$45100

Value Per Housing Unit

Less than \$5,000	143	131	11
\$5,000 to \$9,999	230	193	37
\$10,000 to \$14,999	267	232	35
\$15,000 to \$19,999	278	185	92
\$20,000 to \$24,999	207	149	57
\$25,000 to \$29,999	208	143	65
\$30,000 to \$34,999	165	114	51
\$35,000 to \$39,999	88	46	43
\$40,000 to \$49,999	101	52	48
\$50,000 to \$59,999	99	61	38
\$60,000 to \$79,999	105	49	55
\$80,000 to \$99,999	26	10	17
\$100,000 to \$149,999	14	—	14
\$150,000 or more	24	—	24
Not reported	208	188	21
Median	\$21400	\$18400	\$29700
Mean	\$26200	\$20800	\$38600

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ¹	1 509	1 098	411
Less than \$60	309	260	49
\$60 to \$79	89	74	15
\$80 to \$99	119	90	29
\$100 to \$119	117	96	21
\$120 to \$149	114	76	38
\$150 to \$199	190	98	92
\$200 to \$249	102	56	47
\$250 to \$299	49	39	10
\$300 to \$349	19	7	12
\$350 to \$399	—	—	—
\$400 to \$449	4	1	3
\$450 to \$499	12	—	12
\$500 or more	19	—	19
No rental receipts	127	118	9
Not reported	238	182	57
Median	\$109	\$95	\$161
Mean	\$151	\$111	\$244

Other properties

Purchase Price as Percent of Value

Acquired by purchase	1 611	1 019	592
Purchased 1977 to 1981 (part)	514	200	314
Less than 80 percent	270	94	175
80 to 89 percent	87	23	63
90 to 94 percent	17	11	7
95 to 99 percent	18	2	16
100 percent or more	89	48	41
Not reported	33	21	12
Median	80—	80—	80—
Purchased 1970 to 1976	463	255	207
Less than 60 percent	277	156	122
60 to 79 percent	97	40	57
80 to 89 percent	16	7	10
90 to 99 percent	10	7	3
100 percent or more	10	4	5
Not reported	52	41	11
Median	60—	60—	60—
Purchased 1969 or earlier	634	564	70
Less than 40 percent	389	358	31
40 to 59 percent	80	61	19
60 to 79 percent	15	15	—
80 to 99 percent	13	12	1
100 percent or more	26	20	6
Not reported	112	99	13
Median	40—	40—	—

Not acquired by purchase

Rental Receipts as Percent of Value

Acquired before 1980 ¹	1 509	1 098	411
Less than 5 percent	368	255	113
5 to 9 percent	434	291	143
10 to 14 percent	158	90	68
15 to 19 percent	41	36	5
20 to 24 percent	22	14	8
25 to 29 percent	—	—	—
30 to 39 percent	18	18	—
40 percent or more	12	12	—
Not reported or not computed	455	382	73
Median	7	7	7

Other properties

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1a. **Mortgage Status, Rental and Vacant 1-to-4-Housing-Unit Properties: 1981—Con.**

[Number of properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	1 509	1 098	411
Less than 1.0 percent	636	436	201
1.0 to 2.9 percent	5	1	3
3.0 to 4.9 percent	4	1	3
5.0 to 6.9 percent	—	—	—
7.0 to 8.9 percent	16	8	8
9.0 to 10.9 percent	6	2	4
11.0 to 12.9 percent	11	11	—
13.0 to 14.9 percent	13	11	2
15.0 percent or more	281	191	90
Not reported or not computed	536	436	100
Median	1.0—	1.0—	1.0—
Other properties	655	456	199

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	1 931	1 418	514
Less than \$100	644	564	80
\$100 to \$199	383	290	93
\$200 to \$299	215	132	83
\$300 to \$399	168	104	64
\$400 to \$499	92	58	34
\$500 to \$599	75	31	44
\$600 to \$699	29	22	7
\$700 to \$799	44	20	23
\$800 to \$899	21	9	12
\$900 to \$999	29	22	7
\$1,000 to \$1,499	31	8	23
\$1,500 or more	25	10	15
Not reported	175	148	27
Median	\$161	\$124	\$284
Acquired 1980 and 1981 (part)	232	136	96

Real Estate Tax Per \$1,000 Value

Acquired before 1980	1 931	1 418	514
Less than \$10	870	617	252
\$10 to \$14	282	202	81
\$15 to \$19	153	103	49
\$20 to \$24	72	35	37
\$25 to \$29	51	36	15
\$30 to \$39	56	36	19
\$40 to \$49	23	23	—
\$50 to \$59	17	9	8
\$60 or more	10	8	2
Not reported or not computed	398	348	50
Median	10—	10—	10—
Acquired 1980 and 1981 (part)	232	136	96

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ¹	1 509	1 098	411
Less than 5 percent	141	107	34
5 to 9 percent	217	153	64
10 to 14 percent	181	124	57
15 to 19 percent	135	77	58
20 to 24 percent	84	71	13
25 to 29 percent	59	37	22
30 to 34 percent	57	42	14
35 to 39 percent	41	21	21
40 percent or more	156	107	49
Not reported or not computed	438	358	80
Median	15	14	16
Other properties	655	456	199

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ¹	1 509	1 098	411
Less than 20 percent	268	268	—
20 to 29 percent	128	122	6
30 to 39 percent	73	68	5
40 to 49 percent	55	55	—
50 to 59 percent	32	18	15
60 to 69 percent	18	14	4
70 to 79 percent	21	16	5
80 to 89 percent	50	29	20
90 to 99 percent	42	11	31
100 to 109 percent	67	14	53
110 percent or more	297	105	191
Not reported or not computed	458	378	80
Median	51	28	110+
Other properties	655	456	199

OWNER CHARACTERISTICS

Type of Owner

Individual	1 928	1 378	550
Partnership	71	46	25
Real estate corporation	17	7	10
Real estate investment trust	15	14	1
Financial institution	13	8	5
Housing cooperative organization	—	—	—
Church or church-related institution	46	38	8
Other	73	62	10
Not reported	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
1-to-4-housing-unit mortgaged properties	610	581	29	8	8	-	23	23	-	580	551	29
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	581	581	-	8	8	-	23	23	-	551	551	-
2 mortgages	29	-	29	-	-	-	-	-	-	29	-	29
3 or more mortgages	-	-	-	-	-	-	-	-	-	-	-	-
Form of Debt of First Mortgage												
Mortgage or deed of trust	578	549	29	8	8	-	23	23	-	548	519	29
Contract to purchase	31	31	-	-	-	-	-	-	-	31	31	-
Wrap-around mortgage	1	1	-	-	-	-	-	-	-	1	1	-
Origin of First Mortgage												
Mortgage made at time property acquired	431	420	12	-	-	-	14	14	-	418	406	12
Mortgage assumed at time property acquired	72	60	12	8	8	-	9	9	-	55	44	12
Mortgage placed later than acquisition of property	107	101	6	-	-	-	-	-	-	107	101	6
Refinanced mortgage:												
Same lender	52	46	6	-	-	-	-	-	-	52	46	6
Different lender	10	10	-	-	-	-	-	-	-	10	10	-
Mortgage placed on property owned free and clear of debt	44	44	-	-	-	-	-	-	-	44	44	-
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	107	101	6	-	-	-	-	-	-	107	101	6
Renew or extend loan that had fallen due, without increasing the outstanding balance	-	-	-	-	-	-	-	-	-	-	-	-
Secure better terms	9	9	-	-	-	-	-	-	-	9	9	-
Provide funds for additions, improvements, or repairs to this property	50	49	1	-	-	-	-	-	-	50	49	1
Provide funds for investment in other real estate	17	17	-	-	-	-	-	-	-	17	17	-
Provide funds for other types of investments	9	4	5	-	-	-	-	-	-	9	4	5
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-	-	-	-
Other reasons	14	14	-	-	-	-	-	-	-	14	14	-
Not reported	8	8	-	-	-	-	-	-	-	8	8	-
Other properties	503	480	23	8	8	-	23	23	-	473	450	23
Purpose of Second Mortgage Placed Later Than Acquisition of Property												
Second mortgages placed later than acquisition of property	11	-	11	-	-	-	-	-	-	11	-	11
Provide funds for additions, improvements or repairs to this property	-	-	-	-	-	-	-	-	-	-	-	-
Provide funds for investment in other real estate	1	-	1	-	-	-	-	-	-	1	-	1
Provide funds for other types of investments	1	-	1	-	-	-	-	-	-	1	-	1
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-	-	-	-
Other reasons	9	-	9	-	-	-	-	-	-	9	-	9
Not reported	-	-	-	-	-	-	-	-	-	-	-	-
Other properties	18	-	18	-	-	-	-	-	-	18	-	18
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	227	213	14	-	-	-	13	13	-	214	200	14
1977 and 1978	164	164	-	-	-	-	-	-	-	164	164	-
1975 and 1976	94	81	13	4	4	-	10	10	-	81	67	13
1970 to 1974	90	88	2	4	4	-	-	-	-	87	84	2
1965 to 1969	25	25	-	-	-	-	-	-	-	25	25	-
1960 to 1964	9	9	-	-	-	-	-	-	-	9	9	-
1959 or earlier	-	-	-	-	-	-	-	-	-	-	-	-
First Mortgage Loan												
Less than \$5,000	51	51	-	-	-	-	-	-	-	51	51	-
\$5,000 to \$9,999	110	110	-	4	4	-	-	-	-	106	106	-
\$10,000 to \$14,999	146	134	12	4	4	-	-	-	-	143	131	12
\$15,000 to \$19,999	52	52	-	-	-	-	-	-	-	52	52	-
\$20,000 to \$24,999	76	71	5	-	-	-	13	13	-	63	58	5
\$25,000 to \$29,999	30	27	3	-	-	-	1	1	-	29	26	3
\$30,000 to \$34,999	30	30	1	-	-	-	5	5	-	26	25	1
\$35,000 to \$39,999	39	38	1	-	-	-	-	-	-	39	38	1
\$40,000 to \$49,999	48	40	7	-	-	-	4	4	-	44	36	7
\$50,000 to \$59,999	5	5	-	-	-	-	-	-	-	5	5	-
\$60,000 to \$79,999	14	14	-	-	-	-	-	-	-	14	14	-
\$80,000 to \$99,999	7	7	-	-	-	-	-	-	-	7	7	-
\$100,000 to \$149,999	1	1	-	-	-	-	-	-	-	1	1	-
\$150,000 to \$199,999	-	-	-	-	-	-	-	-	-	-	-	-
\$200,000 or more	2	2	-	-	-	-	-	-	-	2	2	-
Median	\$14900	\$14800	...	...	...	...	...	...	...	\$14700	\$14500	...
Mean	\$22100	\$21900	...	...	...	...	...	...	...	\$22100	\$21900	...
First Mortgage Outstanding Debt												
Less than \$5,000	173	173	-	4	4	-	-	-	-	169	169	-
\$5,000 to \$9,999	94	94	-	-	-	-	-	-	-	94	94	-
\$10,000 to \$14,999	105	92	13	4	4	-	-	-	-	102	89	13
\$15,000 to \$19,999	32	27	5	-	-	-	13	13	-	20	14	5
\$20,000 to \$24,999	45	45	-	-	-	-	-	-	-	45	45	-
\$25,000 to \$29,999	58	55	3	-	-	-	6	6	-	52	49	3
\$30,000 to \$34,999	26	26	1	-	-	-	-	-	-	26	26	1
\$35,000 to \$39,999	9	9	-	-	-	-	-	-	-	9	9	-
\$40,000 to \$49,999	44	37	7	-	-	-	4	4	-	40	33	7
\$50,000 to \$59,999	3	3	-	-	-	-	-	-	-	3	3	-

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

¹Detail does not add to total because lenders reported more than one reason.

Table 20. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	42	38	4	—	—	—	—	—	—	42	38	4
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Payments change in some other way	42	38	4	—	—	—	—	—	—	42	38	4
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
No, monthly payments cannot change	568	542	26	8	8	—	23	23	—	537	512	26
Not reported	1	1	—	—	—	—	—	—	—	1	1	—

Holder of First Mortgage

Commercial bank or trust company	201	192	9	—	—	—	—	—	—	201	192	9
Mutual savings bank	31	31	1	—	—	—	—	—	—	31	31	1
Savings and loan association	215	199	16	4	4	—	12	12	—	200	183	16
Life insurance company	—	—	—	—	—	—	—	—	—	—	—	—
Mortgage company	17	17	—	—	—	—	5	5	—	12	12	—
Federal agency	7	7	—	—	—	—	1	1	—	6	6	—
Federally-secured pool	20	17	4	4	4	—	4	4	—	13	9	4
Federal National Mortgage Association	1	1	—	—	—	—	—	—	—	1	1	—
Real estate or construction company	2	2	—	—	—	—	—	—	—	2	2	—
Individual or individual's estate	94	94	—	—	—	—	—	—	—	94	94	—
Other	21	21	—	—	—	—	—	—	—	21	21	—

Location of First Mortgage Holder

Property in Northeast Region	106	105	1	—	—	—	6	6	—	100	99	1
Lender in Northeast	93	92	1	—	—	—	5	5	—	89	88	1
Lender in North Central	2	2	—	—	—	—	—	—	—	2	2	—
Lender in South	17	11	—	—	—	—	1	1	—	9	9	—
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	213	204	10	—	—	—	5	5	—	208	198	10
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	200	196	4	—	—	—	5	5	—	195	190	4
Lender in South	12	6	5	—	—	—	—	—	—	12	6	5
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	2	2	—	—	—	—	—	—	—	2	2	—
Property in South Region	198	186	12	4	4	—	—	—	—	194	183	12
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—	—	—	—
Lender in South	198	186	12	4	4	—	—	—	—	194	183	12
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	93	85	7	4	4	—	11	11	—	78	70	7
Lender in Northeast	—	—	—	—	—	—	—	—	—	—	—	—
Lender in North Central	7	7	—	—	—	—	7	7	—	—	—	—
Lender in South	4	4	—	—	—	—	4	4	—	—	—	—
Lender in West	82	74	7	4	4	—	—	—	—	78	70	7
Lender outside United States	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	571	542	29	8	8	—	10	10	—	553	524	29
Agent	39	39	—	—	—	—	13	13	—	26	26	—

Holder's Acquisition of First Mortgage

Originated by holder	568	539	29	—	—	—	11	11	—	557	528	29
Purchased from present servicer	11	11	—	—	—	—	11	11	—	—	—	—
Purchased from someone else	20	20	—	8	8	—	—	—	—	12	12	—
Not reported	11	11	—	—	—	—	—	—	—	11	11	—

Mortgage Assumption

Lender's permission needed for assumption	278	264	14	—	—	—	5	5	—	273	259	14
Lender's permission not needed for assumption	253	242	11	8	8	—	18	18	—	228	217	11
Not reported	79	75	4	—	—	—	—	—	—	79	75	4

Prepayment Penalties

Yes	54	46	7	—	—	—	—	—	—	54	46	7
No	536	514	22	8	8	—	19	19	—	510	488	22
Not reported	20	20	—	—	—	—	4	4	—	16	16	—

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	503	480	23	8	8	—	23	23	—	473	450	23
Less than 40 percent	31	23	7	—	—	—	—	—	—	31	23	7
40 to 49 percent	23	18	4	—	—	—	—	—	—	23	18	4
50 to 59 percent	32	25	7	4	4	—	7	7	—	21	14	7
60 to 69 percent	47	47	—	—	—	—	6	6	—	41	41	—
70 to 79 percent	101	101	—	—	—	—	—	—	—	101	101	—
80 to 89 percent	93	92	1	—	—	—	—	—	—	93	92	1
90 to 94 percent	29	29	—	—	—	—	—	—	—	29	29	—
95 to 99 percent	13	13	—	—	—	—	—	—	—	13	13	—
100 percent or more	113	109	4	—	—	—	9	9	—	104	100	4
Not reported	21	21	—	4	4	—	—	—	—	17	17	—
Median	81	82	—	—	—	—	—	—	—	81	82	—
Other properties	107	101	6	—	—	—	—	—	—	107	101	6

Table 2o. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase

Less than 40 percent	503	480	23
40 to 49 percent	23	23	—
50 to 59 percent	25	18	7
60 to 69 percent	25	25	—
70 to 79 percent	47	47	—
80 to 89 percent	108	101	7
90 to 94 percent	92	92	—
95 to 99 percent	29	29	—
100 percent or more	13	13	—
Not reported	119	109	9
Median	21	21	—
Other properties	81	82	—

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	128	126	1
20 to 29 percent	90	78	12
30 to 39 percent	91	85	6
40 to 49 percent	59	59	—
50 to 59 percent	92	85	7
60 to 69 percent	63	60	4
70 to 79 percent	24	24	—
80 to 89 percent	21	21	—
90 to 99 percent	12	12	—
100 percent or more	9	9	—
Not reported	21	21	—
Median	38	39	—

Total Outstanding Debt as Percent of Value

Less than 20 percent	126	126	—
20 to 29 percent	78	78	—
30 to 39 percent	93	85	8
40 to 49 percent	64	59	4
50 to 59 percent	87	85	1
60 to 69 percent	60	60	—
70 to 79 percent	40	24	16
80 to 89 percent	21	21	—
90 to 99 percent	12	12	—
100 percent or more	9	9	—
Not reported	21	21	—
Median	40	39	—

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	610	581	29
Interest and principal	607	578	29
Fully amortized	531	514	16
Partially amortized	76	63	13
Principal only	2	2	—
Fully amortized	2	2	—
Partially amortized	—	—	—
Interest only	1	1	—
No regular payments required	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	607	578	29
Real estate taxes and property insurance	111	106	5
With no other items	86	80	5
With other items	26	26	—
Real estate taxes only	42	42	—
Property insurance only	2	2	—
Other combinations or no other items	451	427	24
No regular payments of interest and principal	3	3	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	610	581	29
Less than \$60	78	78	—
\$60 to \$79	46	45	1
\$80 to \$99	42	41	1
\$100 to \$149	171	160	12
\$150 to \$199	94	89	5
\$200 to \$249	52	49	3
\$250 to \$299	37	37	—
\$300 to \$399	49	42	7
\$400 to \$499	8	8	—
\$500 to \$599	8	8	—
\$600 to \$699	3	3	—
\$700 to \$799	6	6	—
\$800 or more	16	16	—
Median	\$141	\$140	—
Mean	\$189	\$188	—
No regular payments required	—	—	—

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage			
Properties acquired by purchase with first mortgage made or assumed at time of purchase	503	480	23	8	8	—	23	23	—	473	450	23
Less than 40 percent	23	23	—	—	—	—	—	—	—	23	23	—
40 to 49 percent	25	18	7	—	—	—	—	—	—	25	18	7
50 to 59 percent	25	25	—	4	4	—	7	7	—	14	14	—
60 to 69 percent	47	47	—	—	—	—	6	6	—	41	41	—
70 to 79 percent	108	101	7	—	—	—	—	—	—	108	101	7
80 to 89 percent	92	92	—	—	—	—	—	—	—	92	92	—
90 to 94 percent	29	29	—	—	—	—	—	—	—	29	29	—
95 to 99 percent	13	13	—	—	—	—	—	—	—	13	13	—
100 percent or more	119	109	9	—	—	—	9	9	—	110	100	9
Not reported	21	21	—	4	4	—	—	—	—	17	17	—
Median	81	82	—	—	—	—	—	—	—	82	82	—
Other properties	107	101	6	—	—	—	—	—	—	107	101	6
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	128	126	1	4	4	—	—	—	—	124	122	1
20 to 29 percent	90	78	12	—	—	—	5	5	—	85	73	12
30 to 39 percent	91	85	6	4	4	—	7	7	—	80	74	6
40 to 49 percent	59	59	—	—	—	—	—	—	—	59	59	—
50 to 59 percent	92	85	7	—	—	—	—	—	—	92	85	7
60 to 69 percent	63	60	4	—	—	—	7	7	—	57	53	4
70 to 79 percent	24	24	—	—	—	—	—	—	—	24	24	—
80 to 89 percent	21	21	—	—	—	—	4	4	—	17	17	—
90 to 99 percent	12	12	—	—	—	—	—	—	—	12	12	—
100 percent or more	9	9	—	—	—	—	—	—	—	9	9	—
Not reported	21	21	—	—	—	—	—	—	—	21	21	—
Median	38	39	—	—	—	—	—	—	—	39	39	—
Total Outstanding Debt as Percent of Value												
Less than 20 percent	126	126	—	4	4	—	—	—	—	122	122	—
20 to 29 percent	78	78	—	—	—	—	5	5	—	73	73	—
30 to 39 percent	93	85	8	4	4	—	7	7	—	82	74	8
40 to 49 percent	64	59	4	—	—	—	—	—	—	64	59	4
50 to 59 percent	87	85	1	—	—	—	—	—	—	87	85	1
60 to 69 percent	60	60	—	—	—	—	7	7	—	53	53	—
70 to 79 percent	40	24	16	—	—	—	—	—	—	40	24	16
80 to 89 percent	21	21	—	—	—	—	4	4	—	17	17	—
90 to 99 percent	12	12	—	—	—	—	—	—	—	12	12	—
100 percent or more	9	9	—	—	—	—	—	—	—	9	9	—
Not reported	21	21	—	—	—	—	—	—	—	21	21	—
Median	40	39	—	—	—	—	—	—	—	40	39	—
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	610	581	29	8	8	—	23	23	—	580	551	29
Interest and principal	607	578	29	8	8	—	23	23	—	577	548	29
Fully amortized	531	514	16	8	8	—	23	23	—	500	484	16
Partially amortized	76	63	13	—	—	—	—	—	—	76	63	13
Principal only	2	2	—	—	—	—	—	—	—	2	2	—
Fully amortized	2	2	—	—	—	—	—	—	—	2	2	—
Partially amortized	—	—	—	—	—	—	—	—	—	—	—	—
Interest only	1	1	—	—	—	—	—	—	—	1	1	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	607	578	29	8	8	—	23	23	—	577	548	29
Real estate taxes and property insurance	111	106	5	4	4	—	18	18	—	90	84	5
With no other items	86	80	5	—	—	—	18	18	—	68	62	5
With other items	26	26	—	4	4	—	—	—	—	22	22	—
Real estate taxes only	42	42	—	—	—	—	—	—	—	42	42	—
Property insurance only	2	2	—	—	—	—	—	—	—	2	2	—
Other combinations or no other items	451	427	24	4	4	—	5	5	—	443	419	24
No regular payments of interest and principal	3	3	—	—	—	—	—	—	—	3	3	—
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	610	581	29	8	8	—	23	23	—	580	551	29
Less than \$60	78	78	—	4	4	—	—	—	—	74	74	—
\$60 to \$79	46	45	1	—	—	—	—	—	—	46	45	1
\$80 to \$99	42	41	1	4	4	—	—	—	—	39	38	1
\$100 to \$149	171	160	12	—	—	—	1	1	—	170	158	12
\$150 to \$199	94	89	5	—	—	—	13	13	—	82	76	5
\$200 to \$249	52	49	3	—	—	—	5	5	—	47	44	3
\$250 to \$299	37	37	—	—	—	—	—	—	—	37	37	—
\$300 to \$399	49	42	7	—	—	—	4	4	—	45	38	7
\$400 to \$499	8	8	—	—	—	—	—	—	—	8	8	—
\$500 to \$599	8	8	—	—	—	—	—	—	—	8	8	—
\$600 to \$699	3	3	—	—	—	—	—	—	—	3	3	—
\$700 to \$799	6	6	—	—	—	—	—	—	—	6	6	—
\$800 or more	16	16	—	—	—	—	—	—	—	16	16	—
Median	\$141	\$140	—	—	—	—	—	—	—	\$139	\$138	—
Mean	\$189	\$188	—	—	—	—	—	—	—	\$190	\$189	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Table 20. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Outside SMSA's, Places of Less Than 10,000 and Rural**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit**

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Regular monthly payments of interest and/or principal	610	581	29	8	8	—	23	23	—	580	551	29
Less than \$60	78	78	—	4	4	—	—	—	—	74	74	—
\$60 to \$79	45	45	—	—	—	—	—	—	—	45	45	—
\$80 to \$99	42	41	1	4	4	—	—	—	—	38	38	1
\$100 to \$149	160	160	—	—	—	—	1	1	—	158	158	—
\$150 to \$199	89	89	—	—	—	—	13	13	—	76	76	—
\$200 to \$249	54	49	5	—	—	—	5	5	—	49	44	5
\$250 to \$299	45	37	8	—	—	—	—	—	—	45	37	8
\$300 to \$399	50	42	8	—	—	—	4	4	—	46	38	8
\$400 to \$499	8	8	—	—	—	—	—	—	—	8	8	—
\$500 to \$599	15	8	7	—	—	—	—	—	—	15	8	7
\$600 to \$699	3	3	—	—	—	—	—	—	—	3	3	—
\$700 to \$799	6	6	—	—	—	—	—	—	—	6	6	—
\$800 or more	16	16	—	—	—	—	—	—	—	16	16	—
Median	\$144	\$140	...	...	...	...	...	...	...	\$142	\$138	...
Mean	\$196	\$188	...	...	...	...	...	...	...	\$197	\$189	...

No regular payments required

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	610	581	29	8	8	—	23	23	—	580	551	29
Current or ahead of schedule	581	553	29	8	8	—	23	23	—	551	523	29
Delinquent (30 days or more)	18	17	1	—	—	—	—	—	—	18	17	1
1 to 3 payments	12	12	—	—	—	—	—	—	—	12	12	—
4 or more payments	6	5	1	—	—	—	—	—	—	6	5	1
Foreclosure in process	6	5	1	—	—	—	—	—	—	6	5	1
Foreclosure not in process	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	11	11	—	—	—	—	—	—	—	11	11	—
No regular payments required	—	—	—	—	—	—	—	—	—	—	—	—

Real Estate Tax Per Housing Unit

Acquired before 1980	514	491	23	8	8	—	14	14	—	492	470	23
Less than \$100	80	72	8	—	—	—	—	—	—	80	72	8
\$100 to \$199	93	93	—	—	—	—	5	5	—	88	88	—
\$200 to \$299	83	82	1	—	—	—	—	—	—	83	82	1
\$300 to \$399	64	64	—	4	4	—	—	—	—	60	60	—
\$400 to \$499	34	29	5	—	—	—	4	4	—	30	25	5
\$500 to \$599	44	35	9	—	—	—	—	—	—	44	35	9
\$600 to \$699	7	7	—	—	—	—	—	—	—	7	7	—
\$700 to \$799	23	23	—	—	—	—	—	—	—	23	23	—
\$800 to \$899	12	12	—	—	—	—	5	5	—	8	8	—
\$900 to \$999	7	7	—	—	—	—	—	—	—	7	7	—
\$1,000 to \$1,499	23	23	—	—	—	—	—	—	—	23	23	—
\$1,500 or more	15	15	—	—	—	—	—	—	—	15	15	—
Not reported	27	27	—	4	4	—	—	—	—	23	23	—
Median	\$284	\$281	...	...	...	...	...	...	...	\$280	\$277	...
Acquired 1980 and 1981 (part)	96	90	7	—	—	—	9	9	—	87	81	7

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	411	389	22	4	4	—	14	14	—	393	371	22
Less than 20 percent	5	5	—	—	—	—	—	—	—	5	5	—
20 to 29 percent	6	6	—	—	—	—	—	—	—	6	6	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 to 49 percent	15	13	1	—	—	—	—	—	—	15	13	1
50 to 59 percent	32	32	—	—	—	—	5	5	—	27	27	—
60 to 69 percent	27	27	—	—	—	—	—	—	—	27	27	—
70 to 79 percent	39	32	7	—	—	—	5	5	—	34	26	7
80 to 89 percent	56	56	—	—	—	—	—	—	—	56	56	—
90 to 99 percent	49	49	—	—	—	—	—	—	—	49	49	—
100 percent or more	110	110	—	—	—	—	4	4	—	106	106	—
Not reported or not computed	66	52	13	4	4	—	—	—	—	62	48	13
Median	88	88	...	...	...	...	...	...	...	88	89	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	411	389	22	4	4	—	14	14	—	393	371	22
Less than 20 percent	5	5	—	—	—	—	—	—	—	5	5	—
20 to 29 percent	6	6	—	—	—	—	—	—	—	6	6	—
30 to 39 percent	7	7	—	—	—	—	—	—	—	7	7	—
40 to 49 percent	13	13	—	—	—	—	—	—	—	13	13	—
50 to 59 percent	32	32	—	—	—	—	5	5	—	27	27	—
60 to 69 percent	27	27	—	—	—	—	—	—	—	27	27	—
70 to 79 percent	32	32	—	—	—	—	5	5	—	26	26	—
80 to 89 percent	56	56	—	—	—	—	—	—	—	56	56	—
90 to 99 percent	49	49	—	—	—	—	—	—	—	49	49	—
100 percent or more	119	110	9	—	—	—	4	4	—	115	106	9
Not reported or not computed	66	52	13	4	4	—	—	—	—	62	48	13
Median	89	88	...	...	...	...	...	...	...	90	89	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	514	491	23	8	8	—	14	14	—	492	470	23
Less than \$10	252	231	21	—	—	—	14	14	—	238	217	21
\$10 to \$14	81	81	—	4	4	—	—	—	—	77	77	—
\$15 to \$19	49	49	—	—	—	—	—	—	—	49	49	—
\$20 to \$24	37	37	—	—	—	—	—	—	—	37	37	—
\$25 to \$29	15	14	1	—	—	—	—	—	—	15	14	1
\$30 to \$39	19	19	—	—	—	—	—	—	—	19	19	—
\$40 to \$49	—	—	—	—	—	—	—	—	—	—	—	—
\$50 to \$59	8	8	—	—	—	—	—	—	—	8	8	—
\$60 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported or not computed	50	50	—	4	4	—	—	—	—	46	46	—
Median	10—	10—	...	...	...	...	...	...	...	10—	10—	...
Acquired 1980 and 1981 (part)	96	90	7	—	—	—	9	9	—	87	81	7

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	411	389	22	4	4	—	14	14	—	393	371	22
Less than 5 percent	34	34	—	—	—	—	—	—	—	34	34	—
5 to 9 percent	64	57	7	—	—	—	5	5	—	59	51	7
10 to 14 percent	57	57	—	—	—	—	—	—	—	57	57	—
15 to 19 percent	58	58	—	—	—	—	5	5	—	53	53	—
20 to 24 percent	13	11	1	—	—	—	—	—	—	13	11	1
25 to 29 percent	22	22	—	—	—	—	—	—	—	22	22	—
30 to 34 percent	14	14	—	—	—	—	—	—	—	14	14	—
35 to 39 percent	21	21	—	—	—	—	4	4	—	17	17	—
40 percent or more	49	49	—	—	—	—	—	—	—	49	49	—
Not reported or not computed	80	66	13	4	4	—	—	—	—	76	62	13
Median	16	16	...	...	...	...	...	...	...	16	16	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	411	389	22	4	4	—	14	14	—	393	371	22
Less than 20 percent	—	—	—	—	—	—	—	—	—	—	—	—
20 to 29 percent	6	6	—	—	—	—	—	—	—	6	6	—
30 to 39 percent	5	5	—	—	—	—	—	—	—	5	5	—
40 to 49 percent	—	—	—	—	—	—	—	—	—	—	—	—
50 to 59 percent	15	15	—	—	—	—	—	—	—	15	15	—
60 to 69 percent	4	4	—	—	—	—	—	—	—	4	4	—
70 to 79 percent	5	5	—	—	—	—	—	—	—	5	5	—
80 to 89 percent	20	20	—	—	—	—	—	—	—	20	20	—
90 to 99 percent	31	31	—	—	—	—	5	5	—	26	26	—
100 to 109 percent	53	53	—	—	—	—	5	5	—	49	49	—
110 percent or more	191	183	9	—	—	—	4	4	—	187	179	9
Not reported or not computed	80	66	13	4	4	—	—	—	—	76	62	13
Median	110+	110+	...	...	...	...	...	...	...	110+	110+	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	—	—	—	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—	—	—	—
Outside SMSA's	610	581	29	8	8	—	23	23	—	580	551	29
10,000 or more	—	—	—	—	—	—	—	—	—	—	—	—
2,500 to 9,999	194	186	8	8	8	—	5	5	—	181	173	8
Less than 2,500 and rural	416	395	21	—	—	—	17	17	—	399	377	21

Number of Housing Units

1 housing unit	523	498	24	8	8	—	21	21	—	494	470	24
2 housing units	56	53	3	—	—	—	1	1	—	55	52	3
3 housing units	17	17	—	—	—	—	—	—	—	17	17	—
4 housing units	14	12	2	—	—	—	—	—	—	14	12	2

Number of Buildings

1 building	581	552	29	8	8	—	23	23	—	551	522	29
2 to 4 buildings	14	14	—	—	—	—	—	—	—	14	14	—
Not reported	15	15	—	—	—	—	—	—	—	15	15	—

Manner of Acquisition

By purchase	592	568	24	8	8	—	23	23	—	562	538	24
Placed one new mortgage	485	476	9	—	—	—	14	14	—	472	462	9
Placed two or more new mortgages	3	—	3	—	—	—	—	—	—	3	—	3
Assumed mortgage(s) already on property	72	65	7	8	8	—	9	9	—	56	49	7
Assumed mortgage already on property and placed new mortgage	4	—	4	—	—	—	—	—	—	4	—	4
All cash	26	26	—	—	—	—	—	—	—	26	26	—
Borrowed other than with mortgage	—	—	—	—	—	—	—	—	—	—	—	—
Inheritance or gift	18	13	5	—	—	—	—	—	—	18	13	5
Other	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Land and Building Acquisition

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
During same 12-month period	573	544	29	8	8	—	23	23	—	543	514	29
Acquired land previously	30	30	—	—	—	—	—	—	—	30	30	—
Land not owned by building owner	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	5	5	—	—	—	—	—	—	—	5	5	—

Year Property Acquired

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1979 to 1981 (part)	184	170	14	—	—	—	13	13	—	171	157	14
1977 and 1978	130	130	—	—	—	—	—	—	—	130	130	—
1975 and 1976	96	88	8	4	4	—	10	10	—	83	75	8
1970 to 1974	121	114	7	4	4	—	—	—	—	117	110	7
1965 to 1969	49	49	—	—	—	—	—	—	—	49	49	—
1960 to 1964	8	8	—	—	—	—	—	—	—	8	8	—
1959 or earlier	21	21	—	—	—	—	—	—	—	21	21	—

Year Structure Built

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1979 to March 1980	16	16	—	—	—	—	—	—	—	16	16	—
1977 and 1978	21	21	—	—	—	—	—	—	—	21	21	—
1975 and 1976	15	15	—	—	—	—	—	—	—	15	15	—
1970 to 1974	36	35	1	—	—	—	—	—	—	36	35	1
1960 to 1969	99	83	15	4	4	—	4	4	—	91	76	15
1950 to 1959	102	93	9	4	4	—	5	5	—	92	83	9
1940 to 1949	88	88	—	—	—	—	—	—	—	88	88	—
1939 or earlier	218	214	4	—	—	—	13	13	—	204	201	4
Not reported	16	16	—	—	—	—	—	—	—	16	16	—

Purchase Price Per Housing Unit

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part)	314	300	14	—	—	—	13	13	—	302	288	14
Less than \$5,000	17	17	—	—	—	—	—	—	—	17	17	—
\$5,000 to \$9,999	53	53	—	—	—	—	—	—	—	53	53	—
\$10,000 to \$14,999	39	39	—	—	—	—	—	—	—	39	39	—
\$15,000 to \$19,999	44	44	—	—	—	—	—	—	—	44	44	—
\$20,000 to \$24,999	27	23	4	—	—	—	1	1	—	26	22	4
\$25,000 to \$29,999	23	20	3	—	—	—	—	—	—	23	20	3
\$30,000 to \$34,999	6	6	—	—	—	—	—	—	—	6	6	—
\$35,000 to \$39,999	20	20	—	—	—	—	7	7	—	13	13	—
\$40,000 to \$49,999	20	20	—	—	—	—	4	4	—	16	16	—
\$50,000 to \$59,999	20	20	—	—	—	—	—	—	—	20	20	—
\$60,000 to \$79,999	15	15	—	—	—	—	—	—	—	15	15	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	18	11	7	—	—	—	—	—	—	18	11	7
\$150,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	10	10	—	—	—	—	—	—	—	10	10	—
Median	\$19800	\$19000	...	...	...	...	...	...	...	\$19100	\$18300	...
Other properties	296	280	15	8	8	—	10	10	—	278	263	15

Value

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	10	10	—	—	—	—	—	—	—	10	10	—
\$5,000 to \$9,999	35	35	—	—	—	—	—	—	—	35	35	—
\$10,000 to \$14,999	33	33	—	—	—	—	—	—	—	33	33	—
\$15,000 to \$19,999	77	77	—	—	—	—	—	—	—	77	77	—
\$20,000 to \$24,999	41	34	7	—	—	—	—	—	—	41	34	7
\$25,000 to \$29,999	52	52	—	—	—	—	5	5	—	46	46	—
\$30,000 to \$34,999	44	44	—	8	8	—	—	—	—	37	37	—
\$35,000 to \$39,999	47	47	—	—	—	—	—	—	—	47	47	—
\$40,000 to \$49,999	56	52	4	—	—	—	1	1	—	55	50	4
\$50,000 to \$59,999	51	43	8	—	—	—	11	11	—	40	32	8
\$60,000 to \$79,999	68	68	—	—	—	—	—	—	—	68	68	—
\$80,000 to \$99,999	33	31	1	—	—	—	—	—	—	33	31	1
\$100,000 to \$149,999	18	18	—	—	—	—	5	5	—	14	13	—
\$150,000 to \$199,999	23	15	7	—	—	—	—	—	—	23	15	7
\$200,000 or more	2	2	—	—	—	—	—	—	—	2	2	—
Not reported	21	21	—	—	—	—	—	—	—	21	21	—
Median	\$35300	\$34500	...	...	...	...	...	...	...	\$35100	\$34100	...
Mean	\$45100	\$43500	...	...	...	...	...	...	...	\$44900	\$43200	...

Value Per Housing Unit

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000	11	11	—	—	—	—	—	—	—	11	11	—
\$5,000 to \$9,999	37	37	—	—	—	—	—	—	—	37	37	—
\$10,000 to \$14,999	35	35	—	—	—	—	—	—	—	35	35	—
\$15,000 to \$19,999	92	92	—	—	—	—	—	—	—	92	92	—
\$20,000 to \$24,999	57	49	9	—	—	—	1	1	—	56	47	9
\$25,000 to \$29,999	65	61	4	—	—	—	5	5	—	59	56	4
\$30,000 to \$34,999	51	51	—	8	8	—	—	—	—	44	44	—
\$35,000 to \$39,999	43	43	—	—	—	—	—	—	—	43	43	—
\$40,000 to \$49,999	48	44	4	—	—	—	—	—	—	48	44	4
\$50,000 to \$59,999	38	33	5	—	—	—	11	11	—	27	21	5
\$60,000 to \$79,999	55	55	—	—	—	—	—	—	—	55	55	—
\$80,000 to \$99,999	17	17	—	—	—	—	—	—	—	17	17	—
\$100,000 to \$149,999	14	14	—	—	—	—	5	5	—	10	10	—
\$150,000 or more	24	17	7	—	—	—	—	—	—	24	17	7
Not reported	21	21	—	—	—	—	—	—	—	21	21	—
Median	\$29700	\$29500	...	...	...	...	...	...	...	\$29000	\$28700	...
Mean	\$38600	\$37100	...	...	...	...	...	...	...	\$38200	\$36500	...

Table 2a. **Mortgage Insurance Status, Rental and Vacant 1-to-4-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties in thousands. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's, Places of Less Than 10,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	411	389	22	4	4	—	14	14	—	393	371	22
Less than \$60	49	49	—	—	—	—	—	—	—	49	49	—
\$60 to \$79	15	15	—	—	—	—	—	—	—	15	15	—
\$80 to \$99	29	29	—	—	—	—	—	—	—	29	29	—
\$100 to \$119	21	21	—	—	—	—	4	4	—	18	18	—
\$120 to \$149	38	38	—	—	—	—	—	—	—	38	38	—
\$150 to \$199	92	92	—	—	—	—	—	—	—	92	92	—
\$200 to \$249	47	45	1	—	—	—	5	5	—	41	40	1
\$250 to \$299	10	10	—	—	—	—	—	—	—	10	10	—
\$300 to \$349	12	12	—	—	—	—	—	—	—	12	12	—
\$350 to \$399	—	—	—	—	—	—	—	—	—	—	—	—
\$400 to \$449	3	3	—	—	—	—	—	—	—	3	3	—
\$450 to \$499	12	12	—	—	—	—	5	5	—	7	7	—
\$500 or more	19	11	7	—	—	—	—	—	—	19	11	7
No rental receipts	9	9	—	—	—	—	—	—	—	9	9	—
Not reported	57	43	13	4	4	—	—	—	—	53	39	13
Median	\$161	\$159	...	...	...	...	...	...	...	\$160	\$157	...
Mean	\$244	\$236	...	...	...	...	...	...	...	\$238	\$230	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

Purchase Price as Percent of Value

Acquired by purchase	592	568	24	8	8	—	23	23	—	562	538	24
Purchased 1977 to 1981 (part)	314	300	14	—	—	—	13	13	—	302	288	14
Less than 80 percent	175	168	7	—	—	—	7	7	—	168	161	7
80 to 89 percent	63	63	—	—	—	—	4	4	—	59	59	—
90 to 94 percent	7	7	—	—	—	—	1	1	—	5	5	—
95 to 99 percent	16	16	—	—	—	—	—	—	—	16	16	—
100 percent or more	41	35	7	—	—	—	—	—	—	41	35	7
Not reported	12	12	—	—	—	—	—	—	—	12	12	—
Median	80—	80—	...	...	...	...	...	...	...	80—	80—	...
Purchased 1970 to 1976	207	197	10	8	8	—	10	10	—	190	180	10
Less than 60 percent	122	119	2	—	—	—	5	5	—	117	115	2
60 to 79 percent	57	49	8	—	—	—	5	5	—	52	44	8
80 to 89 percent	10	10	—	4	4	—	—	—	—	6	6	—
90 to 99 percent	3	3	—	—	—	—	—	—	—	3	3	—
100 percent or more	5	5	—	—	—	—	—	—	—	5	5	—
Not reported	11	11	—	4	4	—	—	—	—	7	7	—
Median	60—	60—	...	...	...	...	...	...	...	60—	60—	...
Purchased 1969 or earlier	70	70	—	—	—	—	—	—	—	70	70	—
Less than 40 percent	31	31	—	—	—	—	—	—	—	31	31	—
40 to 59 percent	19	19	—	—	—	—	—	—	—	19	19	—
60 to 79 percent	—	—	—	—	—	—	—	—	—	—	—	—
80 to 99 percent	1	1	—	—	—	—	—	—	—	1	1	—
100 percent or more	6	6	—	—	—	—	—	—	—	6	6	—
Not reported	13	13	—	—	—	—	—	—	—	13	13	—
Median	...	...	...	...	...	...	...	...	...	...	...	...
Not acquired by purchase	18	13	5	—	—	—	—	—	—	18	13	5

Rental Receipts as Percent of Value

Acquired before 1980²	411	389	22	4	4	—	14	14	—	393	371	22
Less than 5 percent	113	106	7	—	—	—	4	4	—	109	102	7
5 to 9 percent	143	143	—	—	—	—	10	10	—	134	134	—
10 to 14 percent	68	67	1	—	—	—	—	—	—	68	67	1
15 to 19 percent	5	5	—	—	—	—	—	—	—	5	5	—
20 to 24 percent	8	8	—	—	—	—	—	—	—	8	8	—
25 to 29 percent	—	—	—	—	—	—	—	—	—	—	—	—
30 to 39 percent	—	—	—	—	—	—	—	—	—	—	—	—
40 percent or more	—	—	—	—	—	—	—	—	—	—	—	—
Not reported or not computed	73	60	13	4	4	—	—	—	—	69	56	13
Median	7	7	...	...	...	...	...	...	...	7	7	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	411	389	22	4	4	—	14	14	—	393	371	22
Less than 1.0 percent	201	193	7	—	—	—	14	14	—	187	179	7
1.0 to 2.9 percent	3	3	—	—	—	—	—	—	—	3	3	—
3.0 to 4.9 percent	3	2	1	—	—	—	—	—	—	3	2	1
5.0 to 6.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
7.0 to 8.9 percent	8	8	—	—	—	—	—	—	—	8	8	—
9.0 to 10.9 percent	4	4	—	—	—	—	—	—	—	4	4	—
11.0 to 12.9 percent	—	—	—	—	—	—	—	—	—	—	—	—
13.0 to 14.9 percent	2	2	—	—	—	—	—	—	—	2	2	—
15.0 percent or more	90	90	—	—	—	—	—	—	—	90	90	—
Not reported or not computed	100	87	13	4	4	—	—	—	—	96	83	13
Median	1.0—	1.0—	...	...	...	...	...	...	...	1.0—	1.0—	...
Other properties	199	192	7	4	4	—	9	9	—	187	179	7

OWNER CHARACTERISTICS

Type of Owner												
Individual	550	521	29	4	4	—	15	15	—	532	502	29
Partnership	25	25	—	—	—	—	7	7	—	18	18	—
Real estate corporation	10	10	—	4	4	—	—	—	—	6	6	—
Real estate investment trust	1	1	—	—	—	—	—	—	—	1	1	—
Financial institution	5	5	—	—	—	—	—	—	—	5	5	—
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—
Church or church-related institution	8	8	—	—	—	—	—	—	—	8	8	—
Other	10	10	—	—	—	—	—	—	—	10	10	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Rental and Vacant 5-to-49-Housing-Unit Properties

TABLES

Page

UNITED STATES

1a. Mortgage Status: 1981	571
2a. Mortgage Insurance Status, Mortgaged Properties: 1981	573
3. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	581
4. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	584
5. Holder of First Mortgage, Mortgaged Properties: 1981	585
6. First Mortgage Loan, Mortgaged Properties: 1981	591
7. First Mortgage Loan as Percent of Purchase Price, Mortgaged Properties: 1981 . .	594
8. Value per Housing Unit, Mortgaged Properties: 1981	596
9. Value per Housing Unit, Nonmortgaged Properties: 1981	598
10. Total Outstanding Debt as Percent of Value, Mortgaged Properties: 1981	600
11. Monthly Rental Receipts per Housing Unit, Mortgaged Properties: 1981	603
12. Monthly Rental Receipts per Housing Unit, Nonmortgaged Properties: 1981	606
13. Junior Mortgage Characteristics, Mortgaged Properties: 1981	608

TABLES

Page

INSIDE SMSA's

1b. Mortgage Status: 1981	609
2b. Mortgage Insurance Status, Mortgaged Properties: 1981	611

INSIDE SMSA's, IN CENTRAL CITIES

1c. Mortgage Status: 1981	619
2c. Mortgage Insurance Status, Mortgaged Properties: 1981	621

INSIDE SMSA's, NOT IN CENTRAL CITIES

1d. Mortgage Status: 1981	629
2d. Mortgage Insurance Status, Mortgaged Properties: 1981	631

OUTSIDE SMSA's

1e. Mortgage Status: 1981	639
2e. Mortgage Insurance Status, Mortgaged Properties: 1981	641

48122

WYED STATE

18	Montgomery
28	Montgomery
3	Montgomery
3	Montgomery
4	Montgomery
5	Montgomery
6	Montgomery
7	Montgomery
8	Montgomery
9	Montgomery
10	Montgomery
11	Montgomery
12	Montgomery
13	Montgomery

Table 1a. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
5-to-49-housing-unit properties	522 930	177 964	344 966	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$150,000 to \$199,999	58 719	18 453	40 266
Inside SMSA's	443 000	150 524	292 476	\$200,000 to \$299,999	68 601	17 211	51 390
1,000,000 or more	102 645	43 001	59 644	\$300,000 to \$399,999	40 791	6 169	34 622
250,000 to 999,999	82 926	28 223	54 703	\$400,000 to \$499,999	26 064	3 491	22 573
50,000 to 249,999	121 844	41 355	80 490	\$500,000 to \$999,999	41 241	4 963	36 278
10,000 to 49,999	83 307	21 794	61 513	\$1,000,000 or more	15 194	2 469	12 725
Less than 10,000 and rural	52 278	16 151	36 126	Not reported	56 034	24 387	31 647
Outside SMSA's	79 931	27 440	52 490	Median	\$164,600	\$91,600	\$201,800
10,000 or more	28 416	9 656	18 760	Mean	\$250,100	\$156,700	\$295,800
2,500 to 9,999	17 661	5 172	12 489	Value Per Housing Unit			
Less than 2,500 and rural	33 854	12 612	21 242	Less than \$5,000	33 252	22 205	11 047
Number of Housing Units				\$5,000 to \$9,999	76 513	41 426	35 087
5 to 9 housing units	327 058	129 649	197 409	\$10,000 to \$14,999	87 042	32 081	54 961
10 to 14 housing units	87 264	26 280	60 984	\$15,000 to \$19,999	62 982	16 911	46 071
15 to 19 housing units	35 538	8 826	26 712	\$20,000 to \$24,999	48 266	9 033	39 233
20 to 24 housing units	28 278	5 072	23 206	\$25,000 to \$29,999	50 489	12 982	37 507
25 to 49 housing units	44 793	8 137	36 655	\$30,000 to \$34,999	36 736	5 327	31 409
Number of Buildings				\$35,000 to \$39,999	17 302	2 191	15 111
1 building	339 658	122 435	217 223	\$40,000 to \$49,999	22 160	4 004	18 156
2 to 4 buildings	103 397	35 353	68 044	\$50,000 to \$59,999	14 912	3 085	11 827
5 or more buildings	33 404	13 288	20 117	\$60,000 to \$79,999	8 214	1 488	6 726
Not reported	46 472	6 889	39 583	\$80,000 to \$99,999	3 129	1 202	1 928
Manner of Acquisition				\$100,000 to \$149,999	3 959	770	3 189
By purchase	484 162	143 765	340 396	\$150,000 or more	1 941	872	1 069
Placed one new mortgage	300 224	68 207	232 017	Not reported	56 034	24 387	31 647
Placed two or more new mortgages	34 514	5 425	29 089	Median	\$17,900	\$12,100	\$21,200
Assumed mortgage(s) already on property	65 771	14 787	50 983	Mean	\$22,700	\$17,200	\$25,300
Assumed mortgage already on property and placed new mortgage	23 922	2 040	21 882	Monthly Rental Receipts Per Housing Unit			
All cash	43 051	38 690	4 362	Acquired before 1980 ¹	440 694	158 537	282 157
Borrowed other than with mortgage	16 679	14 616	2 062	Less than \$60	26 948	19 396	7 552
Inheritance or gift	26 858	24 023	2 834	\$60 to \$79	18 622	8 619	10 003
Other	7 147	5 737	1 410	\$80 to \$99	18 277	10 442	7 834
Not reported	4 764	4 439	325	\$100 to \$119	29 547	16 673	12 874
Land and Building Acquisition				\$120 to \$149	48 831	20 967	27 864
During same 12-month period	465 429	154 122	311 307	\$150 to \$199	90 841	25 118	65 723
Acquired land previously	47 080	19 585	27 495	\$200 to \$249	67 334	13 439	53 895
Land not owned by building owner	3 353	825	2 528	\$250 to \$299	37 580	6 508	31 072
Not reported	7 068	3 432	3 636	\$300 to \$349	16 822	2 555	14 268
Year Property Acquired				\$350 to \$399	8 079	797	7 282
1979 to 1981 (part)	107 308	14 503	92 806	\$400 to \$449	2 995	623	2 372
1977 and 1978	83 019	8 270	74 749	\$450 to \$499	1 826	372	1 455
1975 and 1976	53 327	8 492	44 835	\$500 or more	6 877	1 731	5 145
1970 to 1974	99 949	29 606	70 343	No rental receipts	6 925	5 182	1 742
1965 to 1969	59 766	25 943	33 824	Not reported	59 189	26 115	33 074
1960 to 1964	40 817	24 336	16 481	Median	\$175	\$132	\$194
1959 or earlier	78 744	66 815	11 929	Mean	\$244	\$178	\$278
Year Structure Built				Other properties	82 237	19 427	62 809
1979 to March 1980	9 131	269	8 861	Purchase Price as Percent of Value			
1977 and 1978	14 769	370	14 399	Acquired by purchase	484 162	143 765	340 396
1975 and 1976	13 242	1 122	12 120	Purchased 1977 to 1981 (part)	182 988	16 618	166 370
1970 to 1974	40 362	3 946	36 415	Less than 80 percent	89 782	9 707	80 075
1960 to 1969	102 510	18 640	83 870	80 to 89 percent	28 474	1 054	27 421
1950 to 1959	52 316	17 330	34 986	90 to 94 percent	16 108	992	15 117
1940 to 1949	40 450	21 964	18 486	95 to 99 percent	4 526	6	4 520
1939 or earlier	238 686	111 576	127 110	100 percent or more	25 155	1 805	23 350
Not reported	11 465	2 747	8 718	Not reported	18 942	3 055	15 888
Purchase Price Per Housing Unit				Median	80—	80—	80—
Properties acquired by purchase 1977 to 1981 (part)	182 988	16 618	166 370	Purchased 1970 to 1976	142 620	28 649	113 971
Less than \$5,000	23 380	7 246	16 133	Less than 60 percent	81 111	17 966	63 145
\$5,000 to \$9,999	33 248	3 083	30 165	60 to 79 percent	25 902	3 658	22 044
\$10,000 to \$14,999	34 734	2 887	31 847	80 to 89 percent	6 873	1 501	5 372
\$15,000 to \$19,999	25 841	229	25 613	90 to 99 percent	2 733	392	2 341
\$20,000 to \$24,999	19 338	368	18 971	100 percent or more	5 081	625	4 456
\$25,000 to \$29,999	15 907	27	15 880	Not reported	20 920	4 307	16 613
\$30,000 to \$34,999	7 110	135	6 975	Median	60—	60—	60—
\$35,000 to \$39,999	5 288	275	5 013	Purchased 1969 or earlier	158 554	98 498	60 056
\$40,000 to \$49,999	2 786	—	2 786	Less than 40 percent	60 500	40 096	20 404
\$50,000 to \$59,999	868	—	868	40 to 49 percent	33 952	19 913	14 039
\$60,000 to \$79,999	796	8	789	50 to 59 percent	14 112	9 317	4 795
\$80,000 to \$99,999	972	571	401	60 to 79 percent	5 842	3 445	2 397
\$100,000 to \$149,999	116	52	64	80 to 99 percent	7 134	4 390	2 745
\$150,000 or more	909	—	909	100 percent or more	37 013	21 337	15 676
Not reported	11 697	1 738	9 959	Not reported	40	40—	43
Median	\$14,200	\$5,300	\$15,000	Median	38 769	34 199	4 569
Other properties	339 942	161 346	178 596	Net acquired by purchase			
Value				Rental Receipts as Percent of Value			
Less than \$10,000	575	575	—	Acquired before 1980 ¹	440 694	158 537	282 157
\$10,000 to \$49,999	63 452	41 738	21 714	Less than 5 percent	26 324	12 801	13 523
\$50,000 to \$99,999	97 291	41 389	55 903	5 to 9 percent	109 226	28 058	81 168
\$100,000 to \$149,999	54 969	17 120	37 849	10 to 14 percent	109 870	32 348	77 522
				15 to 19 percent	38 872	12 947	25 925
				20 to 24 percent	23 265	10 056	14 210
				25 to 29 percent	13 465	6 985	6 377
				30 to 39 percent	11 413	6 837	4 576
				40 percent or more	10 250	5 366	4 884
				Not reported or not computed	97 113	43 139	53 974
				Median	12	13	11
				Other properties	82 237	19 427	62 809

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1a. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**PROPERTY CHARACTERISTICS—Con.****Rental Vacancy Losses as Percent of Potential Receipts**

Acquired before 1980 ¹	Total properties	Nonmortgaged properties	Mortgaged properties
Less than 1.0 percent	440 694	158 537	282 157
1.0 to 2.9 percent	126 863	47 722	79 141
3.0 to 4.9 percent	47 462	11 586	35 876
5.0 to 6.9 percent	37 124	7 614	29 510
7.0 to 8.9 percent	20 219	4 740	15 479
9.0 to 10.9 percent	14 039	5 154	8 885
11.0 to 12.9 percent	23 830	6 471	17 359
13.0 to 14.9 percent	9 983	3 189	6 794
15.0 percent or more	7 213	2 464	4 749
Not reported or not computed	62 451	27 885	34 565
Median	91 509	41 711	49 798
Other properties	3.0	2.8	3.1
	82 237	19 427	62 809

MORTGAGE PAYMENTS AND OTHER EXPENSES**Real Estate Tax Per Housing Unit**

Acquired before 1980	Total properties	Nonmortgaged properties	Mortgaged properties
Less than \$100	462 549	168 760	293 789
\$100 to \$199	68 946	40 645	28 301
\$200 to \$299	123 599	50 799	72 800
\$300 to \$399	85 486	24 297	61 189
\$400 to \$499	55 369	15 421	39 948
\$500 to \$599	32 681	4 940	27 741
\$600 to \$699	22 774	4 998	17 777
\$700 to \$799	10 460	2 357	8 103
\$800 to \$899	9 056	2 121	6 935
\$900 to \$999	4 129	579	3 550
\$1,000 to \$1,499	2 221	458	1 763
\$1,500 or more	9 744	1 884	7 860
Not reported	11 104	2 838	8 266
Median	26 980	17 424	9 556
Acquired 1980 and 1981 (part)	\$230	\$169	\$267
	60 381	9 204	51 177

Real Estate Tax Per \$1,000 Value

Acquired before 1980	Total properties	Nonmortgaged properties	Mortgaged properties
Less than \$10	462 549	168 760	293 789
\$10 to \$14	151 914	45 504	106 411
\$15 to \$19	71 007	22 122	48 884
\$20 to \$24	44 533	16 287	28 246
\$25 to \$29	31 161	10 518	20 643
\$30 to \$39	20 649	10 011	10 638
\$40 to \$49	22 132	8 685	13 447
\$50 to \$59	15 971	6 917	9 054
\$60 or more	6 169	2 973	3 196
Not reported or not computed	23 879	8 700	15 179
Median	75 135	37 043	38 092
Acquired 1980 and 1981 (part)	\$13	\$15	\$12
	60 381	9 204	51 177

United States**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax as Percent of Rental Receipts**

Acquired before 1980 ¹	Total properties	Nonmortgaged properties	Mortgaged properties
Less than 5 percent	440 694	158 537	282 157
5 to 9 percent	39 372	16 607	22 766
10 to 14 percent	116 488	37 716	78 772
15 to 19 percent	79 034	23 598	55 437
20 to 24 percent	52 226	14 462	37 764
25 to 29 percent	26 819	9 482	17 337
30 to 34 percent	14 442	4 499	9 943
35 to 39 percent	8 482	3 204	5 277
40 percent or more	4 299	1 484	2 815
Not reported or not computed	21 362	9 129	12 233
Median	78 170	38 356	39 814
Other properties	12	11	12
	82 237	19 427	62 809

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ¹	Total properties	Nonmortgaged properties	Mortgaged properties
Less than 20 percent	440 694	158 537	282 157
20 to 29 percent	29 330	28 857	473
30 to 39 percent	18 690	16 433	2 257
40 to 49 percent	26 598	16 087	10 511
50 to 59 percent	32 079	15 587	16 492
60 to 69 percent	35 332	10 576	24 757
70 to 79 percent	38 261	6 240	32 021
80 to 89 percent	38 578	5 803	32 774
90 to 99 percent	32 441	3 846	28 595
100 to 109 percent	25 853	2 093	23 760
110 percent or more	19 919	1 477	18 442
Not reported or not computed	64 582	13 048	51 534
Median	79 031	38 491	40 540
Other properties	70	39	81
	82 237	19 427	62 809

OWNER CHARACTERISTICS**Type of Owner**

Type of Owner	Total properties	Nonmortgaged properties	Mortgaged properties
Individual	384 191	136 906	247 285
Partnership	81 765	18 089	63 676
Real estate corporation	27 360	11 496	15 864
Real estate investment trust	5 828	1 541	4 287
Financial institution	829	610	219
Housing cooperative organization	3 779	1 626	2 153
Church or church-related institution	2 434	2 171	263
Other	13 743	5 487	8 256
Not reported	3 002	38	2 963

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
5-to-49-housing-unit mortgaged properties	344 966	280 900	64 066	5 970	5 698	272	338 996	275 202	63 794
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage	280 900	280 900	—	5 698	5 698	—	275 202	275 202	—
2 mortgages	55 862	—	55 862	272	—	272	55 590	—	55 590
3 or more mortgages	8 204	—	8 204	—	—	—	8 204	—	8 204
Form of Debt of First Mortgage									
Mortgage or deed of trust	313 151	252 084	61 067	5 970	5 698	272	307 181	246 387	60 795
Contract to purchase	25 907	23 797	2 110	—	—	—	25 907	23 797	2 110
Wrap-around mortgage	5 908	5 019	889	—	—	—	5 908	5 019	889
Origin of First Mortgage									
Mortgage made at time property acquired	226 116	192 382	33 735	4 014	3 979	35	222 102	188 402	33 700
Mortgage assumed at time property acquired	63 107	37 636	25 470	1 405	1 167	238	61 702	36 469	25 233
Mortgage placed later than acquisition of property	55 743	50 882	4 861	551	551	—	55 192	50 331	4 861
Refinanced mortgage:									
Same lender	27 581	25 457	2 124	—	—	—	27 581	25 457	2 124
Different lender	17 294	15 148	2 145	—	—	—	17 294	15 148	2 145
Mortgage placed on property owned free and clear of debt	10 868	10 276	592	551	551	—	10 317	9 725	592
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property	55 743	50 882	4 861	551	551	—	55 192	50 331	4 861
Renew or extend loan that had fallen due, without increasing the outstanding balance	6 201	5 306	895	—	—	—	6 201	5 306	895
Secure better terms	5 827	5 133	694	—	—	—	5 827	5 133	694
Provide funds for additions, improvements, or repairs to this property	17 051	14 629	2 422	—	—	—	17 051	14 629	2 422
Provide funds for investment in other real estate	9 652	9 527	125	—	—	—	9 652	9 527	125
Provide funds for other types of investments	3 132	3 132	—	—	—	—	3 132	3 132	—
Provide funds for educational or medical expenses	814	814	—	—	—	—	814	814	—
Other reasons	6 683	6 610	73	551	551	—	6 132	6 059	73
Not reported	6 384	5 731	653	—	—	—	6 384	5 731	653
Other properties	289 223	230 018	59 205	5 419	5 147	272	283 804	224 872	58 933
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property	19 706	—	19 706	36	—	36	19 670	—	19 670
Provide funds for additions, improvements or repairs to this property	6 373	—	6 373	—	—	—	6 373	—	6 373
Provide funds for investment in other real estate	2 420	—	2 420	—	—	—	2 420	—	2 420
Provide funds for other types of investments	628	—	628	—	—	—	628	—	628
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	3 451	—	3 451	36	—	36	3 415	—	3 415
Not reported	6 833	—	6 833	—	—	—	6 833	—	6 833
Other properties	44 360	—	44 360	236	—	236	44 124	—	44 124
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	106 378	81 073	25 304	1 009	973	36	105 368	80 100	25 268
1977 and 1978	90 056	71 604	18 452	1 436	1 436	—	88 620	70 168	18 452
1975 and 1976	43 426	33 898	9 528	652	415	236	42 775	33 483	9 292
1970 to 1974	63 950	56 094	7 857	1 689	1 689	—	62 261	54 404	7 857
1965 to 1969	28 062	25 567	2 495	765	765	—	27 297	24 802	2 495
1960 to 1964	12 486	12 056	430	85	85	—	12 401	11 972	430
1959 or earlier	608	608	—	334	334	—	273	273	—
First Mortgage Loan									
Less than \$10,000	6 552	5 422	1 131	551	551	—	6 001	4 871	1 131
\$10,000 to \$49,999	93 788	79 231	14 557	475	475	—	93 314	78 756	14 557
\$50,000 to \$99,999	94 262	78 989	15 273	457	457	—	93 805	78 532	15 273
\$100,000 to \$149,999	52 245	39 814	12 431	202	—	202	52 044	39 814	12 229
\$150,000 to \$199,999	31 928	24 207	7 720	724	724	—	31 203	23 483	7 720
\$200,000 to \$299,999	30 041	23 716	6 325	574	574	—	29 467	23 142	6 325
\$300,000 to \$399,999	15 524	12 118	3 405	241	241	—	15 283	11 878	3 405
\$400,000 to \$499,999	7 603	5 694	1 908	183	183	—	7 419	5 511	1 908
\$500,000 to \$999,999	9 632	8 368	1 264	1 103	1 033	71	8 528	7 335	1 193
\$1,000,000 or more	3 391	3 340	52	1 460	1 460	—	1 931	1 879	52
Median	\$88300	\$85300	\$104300	\$301100	\$328300	...	\$87400	\$84400	\$103800
Mean	\$149100	\$152100	\$136200	\$964700	\$998700	...	\$134800	\$134500	\$135700
First Mortgage Outstanding Debt									
Less than \$10,000	32 565	29 682	2 883	927	927	—	31 638	28 754	2 883
\$10,000 to \$49,999	106 489	90 608	15 881	298	298	—	106 191	90 310	15 881
\$50,000 to \$99,999	82 901	66 169	16 732	526	526	—	82 374	65 642	16 732
\$100,000 to \$149,999	45 118	34 205	10 913	638	436	202	44 481	33 769	10 712
\$150,000 to \$199,999	25 982	19 061	6 922	382	382	—	25 600	18 679	6 922
\$200,000 to \$299,999	23 335	17 485	5 850	414	414	—	22 921	17 071	5 850
\$300,000 to \$399,999	11 324	9 166	2 157	383	383	—	10 941	8 784	2 157
\$400,000 to \$499,999	7 128	5 477	1 650	40	40	—	7 088	5 437	1 650
\$500,000 to \$999,999	7 083	6 006	1 077	902	831	71	6 182	5 175	1 007
\$1,000,000 or more	3 041	3 041	—	1 460	1 460	—	1 581	1 581	—
Median	\$70200	\$65200	\$89700	\$251600	\$267400	...	\$69200	\$64100	\$89200
Mean	\$127200	\$128300	\$122700	\$905700	\$937300	...	\$113500	\$111500	\$122100
Total Mortgage Outstanding Debt									
Less than \$10,000	30 549	29 682	868	927	927	—	29 622	28 754	868
\$10,000 to \$49,999	100 260	90 608	9 652	298	298	—	99 962	90 310	9 652
\$50,000 to \$99,999	81 874	66 169	15 705	526	526	—	81 347	65 642	15 705
\$100,000 to \$149,999	46 472	34 205	12 267	638	436	202	45 834	33 769	12 065
\$150,000 to \$199,999	27 831	19 061	8 770	382	382	—	27 449	18 679	8 770
\$200,000 to \$299,999	24 335	17 485	6 849	414	414	—	23 921	17 071	6 849
\$300,000 to \$399,999	12 831	9 166	3 664	383	383	—	12 448	8 784	3 664
\$400,000 to \$499,999	8 384	5 477	2 907	40	40	—	8 344	5 437	2 907
\$500,000 to \$999,999	9 100	6 006	3 094	902	831	71	8 198	5 175	3 023
\$1,000,000 or more	3 331	3 041	290	1 460	1 460	—	1 871	1 581	290
Median	\$75500	\$65200	\$123700	\$251600	\$267400	...	\$74500	\$64100	\$123500
Mean	\$137000	\$128300	\$175500	\$906600	\$937300	...	\$123500	\$111500	\$175100

Table 2a. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States**MORTGAGE CHARACTERISTICS—Con.****Current Interest Rate on First Mortgage**

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 5.0 percent	3 589	3 369	220	587	587	—	3 003	2 783	220
5.0 percent	457	457	—	—	—	—	457	457	—
5.1 to 5.9 percent	4 006	3 677	329	85	85	—	3 922	3 593	329
6.0 percent	17 372	14 507	2 865	244	244	—	17 128	14 263	2 865
6.1 to 6.9 percent	15 620	14 456	1 164	109	109	—	15 510	14 346	1 164
7.0 percent	14 124	12 667	1 457	1 394	1 394	—	12 731	11 273	1 457
7.1 to 7.4 percent	4 029	3 065	965	—	—	—	4 029	3 065	965
7.5 to 7.9 percent	20 264	17 518	2 747	1 331	1 331	—	18 933	16 187	2 747
8.0 percent	22 912	19 362	3 550	1	1	—	22 911	19 361	3 550
8.1 to 8.4 percent	8 154	6 485	1 669	—	—	—	8 154	6 485	1 669

8.5 to 8.9 percent	36 020	28 521	7 499	736	534	202	35 285	27 987	7 297
9.0 percent	26 176	22 892	3 285	408	374	35	25 768	22 518	3 250
9.1 to 9.9 percent	59 700	47 823	11 877	158	123	35	59 542	47 699	11 842
10.0 percent	25 355	21 322	4 033	—	—	—	25 355	21 322	4 033
10.1 to 11.9 percent	44 870	30 797	14 072	325	323	2	44 545	30 474	14 071
12.0 percent	10 209	8 240	1 969	551	551	—	9 658	7 689	1 969
12.1 to 13.9 percent	13 472	9 640	3 833	42	42	—	13 431	9 598	3 833
14.0 percent or more	18 634	16 101	2 533	—	—	—	18 634	16 101	2 533
Median	9.0	9.0	9.5	7.7	7.7	...	9.0	9.0	9.5

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	105 258	82 246	23 012	—	—	—	105 258	82 246	23 012
Rate higher now than when mortgage made	31 641	20 807	10 834	—	—	—	31 641	20 807	10 834
Rate lower now than when mortgage made	558	503	55	—	—	—	558	503	55
Rate unchanged or same now as when mortgage made	71 498	59 523	11 974	—	—	—	71 498	59 523	11 974
Not reported	1 561	1 413	148	—	—	—	1 561	1 413	148
No, interest rate cannot be changed	237 327	196 575	40 752	5 970	5 698	272	231 357	190 878	40 480
Not reported	2 381	2 079	302	—	—	—	2 381	2 079	302

Reason for Change in First Mortgage Rate

Interest rate can be changed	105 258	82 246	23 012	—	—	—	105 258	82 246	23 012
Rate renegotiated periodically	10 108	8 997	1 111	—	—	—	10 108	8 997	1 111
Rate changes tied to market index	19 512	13 127	6 385	—	—	—	19 512	13 127	6 385
When mortgage is assumed	57 411	45 925	11 486	—	—	—	57 411	45 925	11 486
When payments become delinquent	19 600	16 172	3 428	—	—	—	19 600	16 172	3 428
Other reason	15 609	11 481	4 128	—	—	—	15 609	11 481	4 128
Not reported	1 559	1 365	194	—	—	—	1 559	1 365	194
Interest rate cannot be changed	237 327	196 575	40 752	5 970	5 698	272	231 357	190 878	40 480

Term of First Mortgage

Less than 8 years	35 293	29 729	5 564	551	551	—	34 742	29 178	5 564
8 to 12 years	46 436	40 869	5 567	202	—	202	46 234	40 869	5 365
13 to 17 years	47 065	40 031	7 034	—	—	—	47 065	40 031	7 034
18 to 22 years	76 859	63 883	12 976	527	527	—	76 332	63 356	12 976
23 to 27 years	69 595	56 654	12 940	138	69	69	69 457	56 586	12 871
28 to 32 years	48 740	32 215	16 525	323	323	—	48 417	31 892	16 525
33 to 37 years	2 635	1 791	843	823	822	2	1 811	969	842
38 or more years	10 990	9 613	1 377	3 406	3 406	—	7 584	6 208	1 377
No stated term	7 354	6 114	1 240	—	—	—	7 354	6 114	1 240
Median	20.6	20.1	23.1	38+	38+	...	20.5	19.9	23.1

Unexpired Term of First Mortgage

Less than 4 years	37 552	34 340	3 212	753	753	—	36 799	33 587	3 212
4 to 7 years	47 352	43 359	3 993	244	244	—	47 108	43 115	3 993
8 to 12 years	55 031	49 276	5 755	52	52	—	54 979	49 224	5 755
13 to 17 years	44 374	39 316	5 058	—	—	—	44 374	39 316	5 058
18 to 22 years	33 167	26 374	6 793	119	85	35	33 047	26 290	6 758
23 to 27 years	33 788	25 224	8 564	62	62	—	33 727	25 162	8 564
28 to 32 years	14 132	11 194	2 939	1 575	1 575	—	12 558	9 619	2 939
33 or more years	8 627	7 306	1 322	1 760	1 760	—	6 867	5 545	1 322
No stated term or not computed	70 942	44 512	26 431	1 405	1 167	238	69 537	43 344	26 193
Median	12.7	12.1	18.6	31.3	31.4	...	12.6	12.0	18.6

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	30 557	25 734	4 822	1 143	1 143	—	29 414	24 592	4 822
Payments increase yearly for first five years of mortgage	1 520	1 520	—	—	—	—	1 520	1 520	—
Payments increase yearly for first ten years of mortgage	122	122	—	—	—	—	122	122	—
Payments change in some other way	26 862	22 378	4 484	1 143	1 143	—	25 719	21 236	4 484
Not reported	2 053	1 714	339	—	—	—	2 053	1 714	339
No, monthly payments cannot change	307 803	250 158	57 645	4 782	4 510	272	303 021	245 649	57 373
Not reported	6 606	5 007	1 599	45	45	—	6 561	4 962	1 599

Holder of First Mortgage

Commercial bank or trust company	53 600	46 631	6 969	782	782	—	52 818	45 849	6 969
Mutual savings bank	27 749	21 610	6 139	621	621	—	27 128	20 989	6 139
Savings and loan association	160 338	122 412	37 926	892	654	238	159 446	121 758	37 689
Life insurance company	11 248	9 352	1 896	287	287	—	10 962	9 065	1 896
Mortgage company	3 466	2 653	812	323	323	—	3 143	2 330	812
Federal agency	3 190	2 633	557	283	283	—	2 907	2 350	557
Federally-secured pool	4 223	3 685	538	153	119	35	4 069	3 566	503
Federal National Mortgage Association	2 026	2 026	—	1 722	1 722	—	305	305	—
Real estate or construction company	5 402	4 463	939	69	69	—	5 333	4 394	939
Individual or individual's estate	65 898	58 337	7 561	—	—	—	65 898	58 337	7 561
Other	7 826	7 096	730	839	839	—	6 987	6 257	730

Location of First Mortgage Holder

Property in Northeast Region	81 552	67 600	13 953	904	703	202	80 648	66 897	13 751
Lender in Northeast	77 273	64 072	13 201	777	575	202	76 496	63 497	12 999
Lender in North Central	186	186	—	—	—	—	186	186	—
Lender in South	4 021	3 269	752	128	128	—	3 893	3 141	752
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	73	73	—	—	—	—	73	73	—
Not reported	—	—	—	—	—	—	—	—	—

*Detail does not add to total because lenders reported more than one reason.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder—Con.									
Property in North Central Region	95 413	86 417	8 996	2 908	2 839	69	92 505	83 579	9 927
Lender in Northeast	2 138	1 608	530	460	460	—	1 678	1 148	530
Lender in North Central	86 048	78 050	7 998	1 215	1 181	35	84 833	76 869	7 963
Lender in South	6 182	5 714	468	1 232	1 198	35	4 949	4 516	433
Lender in West	596	596	—	—	—	—	596	596	—
Lender outside United States	143	143	—	—	—	—	143	143	—
Not reported	306	306	—	—	—	—	306	306	—
Property in South Region	53 943	45 013	8 930	845	845	—	53 098	44 168	8 930
Lender in Northeast	1 299	948	351	222	222	—	1 077	726	351
Lender in North Central	752	588	164	—	—	—	752	588	164
Lender in South	50 656	42 336	8 320	623	623	—	50 033	41 713	8 320
Lender in West	763	763	—	—	—	—	763	763	—
Lender outside United States	176	80	95	—	—	—	176	80	95
Not reported	297	297	—	—	—	—	297	297	—
Property in West Region	114 057	81 870	32 187	1 313	1 311	2	112 744	80 559	32 186
Lender in Northeast	1 975	1 975	—	272	272	—	1 703	1 703	—
Lender in North Central	531	380	151	42	42	—	489	338	151
Lender in South	1 518	1 239	280	542	542	—	976	697	280
Lender in West	109 351	77 842	31 509	457	455	2	108 894	77 387	31 508
Lender outside United States	508	260	248	—	—	—	508	260	248
Not reported	174	174	—	—	—	—	174	174	—
Servicing of First Mortgage									
Holder	307 284	250 063	57 221	2 794	2 556	238	304 491	247 507	56 983
Agent	37 682	30 837	6 845	3 176	3 142	35	34 505	27 695	6 810
Holder's Acquisition of First Mortgage									
Originated by holder	293 579	240 980	52 599	2 052	1 780	272	291 527	239 200	52 327
Purchased from present servicer	18 475	15 039	3 436	467	467	—	18 008	14 572	3 436
Purchased from someone else	25 219	19 013	6 206	3 444	3 444	—	21 775	15 569	6 206
Not reported	7 693	5 868	1 825	7	7	—	7 686	5 861	1 825
Mortgage Assumption									
Lender's permission needed for assumption	188 800	152 125	36 675	2 235	1 998	238	186 565	150 128	36 437
Lender's permission not needed for assumption	110 904	91 709	19 196	3 365	3 330	35	107 540	88 378	19 161
Not reported	45 261	37 066	8 195	370	370	—	44 891	36 696	8 195
Prepayment Penalties									
Yes	110 299	83 116	27 183	3 723	3 522	202	106 576	79 595	26 982
No	222 305	188 714	33 591	2 201	2 131	71	220 104	186 583	33 520
Not reported	12 362	9 070	3 292	45	45	—	12 316	9 024	3 292
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	288 485	229 427	59 058	5 419	5 147	272	283 066	224 281	58 785
Less than 40 percent	18 283	8 103	10 180	—	—	—	18 283	8 103	10 180
40 to 49 percent	15 321	7 519	7 802	270	69	202	15 050	7 450	7 600
50 to 59 percent	26 385	18 409	7 976	—	—	—	26 383	18 409	7 974
60 to 69 percent	40 505	31 406	9 099	274	274	2	40 231	31 132	9 099
70 to 79 percent	66 226	55 296	10 930	344	275	69	65 881	55 020	10 861
80 to 89 percent	45 770	40 034	5 736	1 840	1 840	—	43 930	38 195	5 736
90 to 99 percent	19 356	18 202	1 155	501	501	—	18 855	17 701	1 155
100 percent or more	7 921	6 675	1 246	479	479	—	7 428	6 182	1 246
Not reported	24 061	22 002	2 058	479	479	—	23 582	21 524	2 058
Median	24 658	21 782	2 877	1 217	1 217	—	23 441	20 565	2 877
	75	77	62	87	87	...	75	77	62
Other properties	56 481	51 473	5 008	551	551	—	55 930	50 922	5 008
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	288 485	229 427	59 058	5 419	5 147	272	283 066	224 281	58 785
Less than 40 percent	9 504	8 103	1 401	—	—	—	9 504	8 103	1 401
40 to 49 percent	8 803	7 519	1 284	69	69	—	8 734	7 450	1 284
50 to 59 percent	22 051	18 409	3 642	202	—	202	21 850	18 409	3 441
60 to 69 percent	36 828	31 406	5 423	274	274	—	36 555	31 132	5 423
70 to 79 percent	67 014	55 296	11 719	311	275	36	66 703	55 020	11 682
80 to 89 percent	52 844	40 034	12 810	1 840	1 840	35	50 970	38 195	12 775
90 to 99 percent	22 293	18 202	4 091	501	501	—	21 792	17 701	4 091
100 percent or more	10 125	6 675	3 450	493	493	—	9 632	6 182	3 450
Not reported	34 364	22 002	12 362	479	479	—	33 886	21 524	12 362
Median	24 658	21 782	2 877	1 217	1 217	—	23 441	20 565	2 877
	78	77	84	87	87	...	78	77	84
Other properties	56 481	51 473	5 008	551	551	—	55 930	50 922	5 008
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	72 200	63 114	9 086	954	954	—	71 247	62 160	9 086
20 to 29 percent	47 611	34 944	12 667	453	453	—	47 158	34 491	12 667
30 to 39 percent	46 241	33 005	13 236	302	101	202	45 938	32 904	13 035
40 to 49 percent	49 128	34 209	14 919	300	299	2	48 827	33 910	14 917
50 to 59 percent	37 722	31 354	6 368	388	353	35	37 334	31 001	6 334
60 to 69 percent	23 479	21 582	1 897	398	398	—	23 081	21 184	1 897
70 to 79 percent	18 743	17 287	1 456	404	370	35	18 339	16 917	1 422
80 to 89 percent	10 212	9 904	308	585	585	—	9 627	9 319	308
90 to 99 percent	3 401	3 098	304	303	303	—	3 098	2 794	304
100 percent or more	4 582	3 801	781	580	580	—	4 003	3 221	781
Not reported	31 647	28 603	3 043	1 302	1 302	—	30 344	27 301	3 043
Median	38	39	37	58	61	...	38	38	37
Total Outstanding Debt as Percent of Value									
Less than 20 percent	65 725	63 114	2 611	954	954	—	64 771	62 160	2 611
20 to 29 percent	39 718	34 944	4 774	453	453	—	39 265	34 491	4 774
30 to 39 percent	43 716	33 005	10 711	302	101	202	43 414	32 904	10 510

Table 2a. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States**MORTGAGE CHARACTERISTICS—Con.****Total Outstanding Debt as Percent of Value—Con.**

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
40 to 49 percent	46 093	34 209	11 884	299	299	—	45 794	33 910	11 884
50 to 59 percent	43 285	31 354	11 931	389	353	36	42 895	31 001	11 895
60 to 69 percent	30 558	21 582	8 976	398	398	—	30 160	21 184	8 976
70 to 79 percent	21 445	17 287	4 158	370	370	—	21 075	16 917	4 158
80 to 89 percent	11 775	9 904	1 871	620	585	35	11 155	9 319	1 836
90 to 99 percent	5 062	3 098	1 965	303	303	—	4 759	2 794	1 965
100 percent or more	5 943	3 801	2 142	580	580	—	5 364	3 221	2 142
Not reported	31 647	28 603	3 043	1 302	1 302	—	30 344	27 301	3 043
Median	42	39	50	58	61	...	42	38	51

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	343 980	280 247	63 733	5 970	5 698	272	338 010	274 550	63 460
Interest and principal	334 723	272 103	62 620	5 970	5 698	272	328 753	266 406	62 348
Fully amortized	281 317	228 189	53 127	5 727	5 656	71	275 590	222 533	53 057
Partially amortized	53 407	43 914	9 493	243	42	202	53 163	43 872	9 291
Principal only	1 807	1 807	—	—	—	—	1 807	1 807	—
Fully amortized	1 336	1 336	—	—	—	—	1 336	1 336	—
Partially amortized	472	472	—	—	—	—	472	472	—
Interest only	7 449	6 336	1 113	—	—	—	7 449	6 336	1 113
No regular payments required	986	653	333	—	—	—	986	653	333

Items Included in First Mortgage Payment

Regular payments of both interest and principal	334 723	272 103	62 620	5 970	5 698	272	328 753	266 406	62 348
Real estate taxes and property insurance	56 233	46 261	9 972	3 698	3 663	35	52 536	42 598	9 937
With no other items	46 059	36 803	9 255	—	—	—	46 059	36 803	9 255
With other items	10 175	9 458	717	3 698	3 663	35	6 477	5 795	682
Real estate taxes only	69 657	55 392	14 265	1 401	1 165	236	68 256	54 227	14 029
Property insurance only	830	766	64	—	—	—	830	766	64
Other combinations or no other items	208 002	169 684	38 319	871	870	2	207 131	168 814	38 317
No regular payments of interest and principal	10 243	8 797	1 446	—	—	—	10 243	8 797	1 446

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	343 980	280 247	63 733	5 970	5 698	272	338 010	274 550	63 460
Less than \$60	112 902	96 336	16 566	1 298	1 298	—	111 604	95 038	16 566
\$60 to \$79	58 308	45 783	12 525	906	704	202	57 402	45 079	12 323
\$80 to \$99	43 617	36 675	6 942	762	728	35	42 855	35 947	6 907
\$100 to \$149	63 493	48 067	15 426	1 203	1 167	36	62 290	46 900	15 390
\$150 to \$199	35 843	28 549	7 294	297	297	—	35 546	28 252	7 294
\$200 to \$249	13 338	11 574	1 764	49	49	—	13 289	11 525	1 764
\$250 to \$299	6 905	5 196	1 709	—	—	—	6 905	5 196	1 709
\$300 to \$399	2 855	1 879	976	57	57	—	2 798	1 822	976
\$400 to \$499	2 232	2 039	193	214	214	—	2 018	1 825	193
\$500 to \$599	797	797	—	—	—	—	797	797	—
\$600 to \$699	350	305	45	6	6	—	344	299	45
\$700 to \$799	866	866	—	—	—	—	866	866	—
\$800 or more	2 474	2 181	293	1 178	1 178	—	1 296	1 003	293
Median	\$80	\$79	\$88	\$101	\$105	...	\$80	\$79	\$88
Mean	\$116	\$118	\$110	\$528	\$550	...	\$109	\$109	\$110
No regular payments required	986	653	333	—	—	—	986	653	333

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	343 980	280 247	63 733	5 970	5 698	272	338 010	274 550	63 460
Less than \$60	101 903	96 336	5 567	1 298	1 298	—	100 605	95 038	5 567
\$60 to \$79	53 157	45 783	7 374	704	704	—	52 453	45 079	7 374
\$80 to \$99	44 020	36 675	7 346	929	728	202	43 091	35 947	7 144
\$100 to \$149	62 937	48 067	14 870	1 202	1 167	35	61 735	46 900	14 835
\$150 to \$199	42 891	28 549	14 342	332	297	35	42 559	28 252	14 307
\$200 to \$249	17 659	11 574	6 085	51	49	2	17 609	11 525	6 084
\$250 to \$299	9 286	5 196	4 090	—	—	—	9 286	5 196	4 090
\$300 to \$399	3 862	1 879	1 983	57	57	—	3 805	1 822	1 983
\$400 to \$499	2 822	2 039	783	214	214	—	2 608	1 825	783
\$500 to \$599	984	797	187	—	—	—	984	797	187
\$600 to \$699	1 074	305	768	6	6	—	1 068	299	768
\$700 to \$799	866	866	—	—	—	—	866	866	—
\$800 or more	2 519	2 181	338	1 178	1 178	—	1 341	1 003	338
Median	\$88	\$79	\$139	\$102	\$105	...	\$87	\$79	\$139
Mean	\$126	\$118	\$163	\$529	\$550	...	\$119	\$109	\$163
No regular payments required	986	653	333	—	—	—	986	653	333

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	343 980	280 247	63 733	5 970	5 698	272	338 010	274 550	63 460
Current or ahead of schedule	324 848	264 972	59 876	5 188	4 916	272	319 660	260 057	59 603
Delinquent (30 days or more)	14 207	11 045	3 162	551	551	—	13 656	10 494	3 162
1 to 3 payments	8 660	6 743	1 916	551	551	—	8 109	6 192	1 916
4 or more payments	5 547	4 302	1 245	—	—	—	5 547	4 302	1 245
Foreclosure in process	1 485	598	887	—	—	—	1 485	598	887
Foreclosure not in process	4 062	3 704	359	—	—	—	4 062	3 704	359
Not reported	—	—	—	—	—	—	—	—	—
Not reported	4 925	4 230	695	231	231	—	4 694	3 999	695
No regular payments required	986	653	333	—	—	—	986	653	333

Table 2a. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Real Estate Tax Per Housing Unit									
Acquired before 1980.....	293 789	244 594	49 195	5 548	5 278	271	288 241	239 316	48 924
Less than \$100.....	28 301	24 730	3 572	577	577	—	27 724	24 153	3 572
\$100 to \$199.....	72 800	58 765	14 035	291	291	—	72 509	58 474	14 035
\$200 to \$299.....	61 189	50 679	10 510	2 036	2 036	—	59 153	48 643	10 510
\$300 to \$399.....	39 948	32 524	7 424	254	219	35	39 695	32 305	7 390
\$400 to \$499.....	27 741	22 713	5 029	355	153	202	27 387	22 560	4 827
\$500 to \$599.....	17 777	16 073	1 704	70	70	—	17 707	16 003	1 704
\$600 to \$699.....	8 103	7 168	935	372	338	35	7 731	6 831	900
\$700 to \$799.....	6 935	5 815	1 120	—	—	—	6 935	5 815	1 120
\$800 to \$899.....	3 550	3 040	511	42	42	—	3 509	2 998	511
\$900 to \$999.....	1 763	1 450	313	—	—	—	1 763	1 450	313
\$1,000 to \$1,499.....	7 860	7 304	556	301	301	—	7 559	7 003	556
\$1,500 or more.....	8 266	6 323	1 942	1 252	1 252	—	7 014	5 072	1 942
Not reported.....	9 556	8 010	1 545	—	—	—	9 556	8 010	1 545
Median.....	\$267	\$269	\$259	\$294	\$287	...	\$266	\$268	\$258
Acquired 1980 and 1981 (part).....	51 177	36 306	14 871	421	420	2	50 755	35 886	14 869
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	282 045	234 786	47 258	5 077	4 807	271	276 967	229 980	46 987
Less than 20 percent.....	26 894	21 981	4 912	551	551	—	26 343	21 430	4 912
20 to 29 percent.....	48 220	41 465	6 754	610	409	202	47 609	41 057	6 553
30 to 39 percent.....	41 400	33 658	7 742	308	273	35	41 093	33 385	7 708
40 to 49 percent.....	39 084	31 175	7 909	775	775	—	38 309	30 400	7 909
50 to 59 percent.....	31 345	25 685	5 660	735	735	—	30 609	24 949	5 660
60 to 69 percent.....	18 345	14 581	3 764	74	39	35	18 271	14 542	3 730
70 to 79 percent.....	13 176	11 069	2 108	260	260	—	12 916	10 809	2 108
80 to 89 percent.....	6 472	4 828	1 645	—	—	—	6 472	4 828	1 645
90 to 99 percent.....	6 553	5 504	1 049	92	92	—	6 462	5 412	1 049
100 percent or more.....	15 794	14 169	1 625	1 160	1 160	—	14 634	13 009	1 625
Not reported or not computed.....	34 761	30 672	4 089	513	513	—	34 248	30 159	4 089
Median.....	42	42	43	51	52	...	42	41	43
Other properties.....	62 921	46 114	16 808	892	891	2	62 029	45 223	16 806
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	282 045	234 786	47 258	5 077	4 807	271	276 967	229 980	46 987
Less than 20 percent.....	23 138	21 981	1 157	551	551	—	22 587	21 430	1 157
20 to 29 percent.....	44 146	41 465	2 680	610	409	202	43 533	41 057	2 479
30 to 39 percent.....	38 599	33 658	4 941	273	273	—	38 325	33 385	4 941
40 to 49 percent.....	37 915	31 175	6 740	775	775	—	37 140	30 400	6 740
50 to 59 percent.....	32 539	25 685	6 854	735	735	—	31 803	24 949	6 854
60 to 69 percent.....	20 146	14 581	5 565	74	39	35	20 072	14 542	5 530
70 to 79 percent.....	15 659	11 069	4 590	294	260	35	15 365	10 809	4 556
80 to 89 percent.....	7 543	4 828	2 716	—	—	—	7 543	4 828	2 716
90 to 99 percent.....	6 764	5 504	1 260	92	92	—	6 673	5 412	1 260
100 percent or more.....	20 836	14 169	6 667	1 160	1 160	—	19 675	13 009	6 667
Not reported or not computed.....	34 761	30 672	4 089	513	513	—	34 248	30 159	4 089
Median.....	45	42	59	51	52	...	45	41	59
Other properties.....	62 921	46 114	16 808	892	891	2	62 029	45 223	16 806
Real Estate Tax Per \$1,000 Value									
Acquired before 1980.....	293 789	244 594	49 195	5 548	5 278	271	288 241	239 316	48 924
Less than \$10.....	106 411	82 761	23 649	1 272	1 272	—	105 138	81 489	23 649
\$10 to \$14.....	48 884	39 785	9 099	443	443	—	48 441	39 342	9 099
\$15 to \$19.....	28 246	24 491	3 756	840	840	—	27 407	23 651	3 756
\$20 to \$24.....	20 643	18 170	2 473	641	404	236	20 002	17 766	2 237
\$25 to \$29.....	10 638	9 696	942	71	36	35	10 567	9 660	907
\$30 to \$39.....	13 447	12 395	1 052	433	433	—	13 014	11 962	1 052
\$40 to \$49.....	9 054	8 464	590	—	—	—	9 054	8 464	590
\$50 to \$59.....	3 196	3 034	161	—	—	—	3 196	3 034	161
\$60 or more.....	15 179	12 536	2 643	546	546	—	14 632	11 989	2 643
Not reported or not computed.....	38 092	33 262	4 830	1 302	1 302	—	36 790	31 960	4 830
Median.....	\$12	\$13	10—	\$17	\$17	...	\$12	\$13	10—
Acquired 1980 and 1981 (part).....	51 177	36 306	14 871	421	420	2	50 755	35 886	14 869
Real Estate Tax as Percent of Rental Receipts									
Acquired before 1980 ²	282 157	234 899	47 258	5 077	4 807	271	277 079	230 092	46 987
Less than 5 percent.....	22 766	18 147	4 619	455	455	—	22 311	17 692	4 619
5 to 9 percent.....	78 772	61 270	17 502	945	945	—	77 827	60 325	17 502
10 to 14 percent.....	55 437	45 754	9 683	1 495	1 293	202	53 942	44 460	9 481
15 to 19 percent.....	37 764	33 085	4 679	183	148	35	37 582	32 937	4 645
20 to 24 percent.....	17 337	16 233	1 103	273	239	35	17 063	15 995	1 069
25 to 29 percent.....	9 943	8 518	1 424	—	—	—	9 943	8 518	1 424
30 to 34 percent.....	5 277	4 768	509	—	—	—	5 277	4 768	509
35 to 39 percent.....	2 815	2 397	418	58	58	—	2 756	2 338	418
40 percent or more.....	12 233	10 631	1 602	1 155	1 155	—	11 078	9 476	1 602
Not reported or not computed.....	39 814	34 095	5 718	513	513	—	39 301	33 583	5 718
Median.....	12	12	10	13	13	...	12	12	10
Other properties.....	62 809	46 001	16 808	892	891	2	61 917	45 110	16 806
Selected Owner Expenses as Percent of Rental Receipts									
Acquired before 1980 ²	282 157	234 899	47 258	5 077	4 807	271	277 079	230 092	46 987
Less than 20 percent.....	473	371	102	—	—	—	473	371	102
20 to 29 percent.....	2 257	2 255	2	—	—	—	2 257	2 255	2
30 to 39 percent.....	10 511	9 980	532	—	—	—	10 511	9 980	532
40 to 49 percent.....	16 492	15 781	711	—	—	—	16 492	15 781	711
50 to 59 percent.....	24 757	21 549	3 207	713	511	202	24 044	21 038	3 006
60 to 69 percent.....	32 021	27 331	4 690	261	261	—	31 760	27 070	4 690
70 to 79 percent.....	32 774	26 180	6 594	433	433	—	32 342	25 747	6 594

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980²—Con.

80 to 89 percent	28 595	21 904	6 691	130	130	—	28 465	21 774	6 691
90 to 99 percent	23 760	18 360	5 400	155	121	35	23 604	18 239	5 365
100 to 109 percent	18 442	16 330	2 112	102	367	35	18 040	15 962	2 077
110 percent or more	51 534	40 394	11 139	2 379	2 379	—	49 135	38 015	11 139
Not reported or not computed	40 540	34 464	6 077	605	605	—	39 935	33 859	6 077
Median	81	79	87	110+	110+	...	80	78	87
Other properties	62 809	46 001	16 808	892	891	2	61 917	45 110	16 806

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	292 476	234 308	58 168	4 788	4 516	272	287 687	229 792	57 896
1,000,000 or more	59 644	47 629	12 016	934	934	—	58 710	46 695	12 016
250,000 to 999,999	54 703	42 934	11 768	896	894	2	53 807	42 040	11 767
50,000 to 249,999	80 490	61 770	18 720	1 561	1 561	—	78 928	60 208	18 720
10,000 to 49,999	61 513	51 936	9 576	457	423	35	61 055	51 514	9 542
Less than 10,000 and rural	36 126	30 039	6 088	940	704	236	35 186	29 335	5 852
Outside SMSA's	52 490	46 592	5 898	1 182	1 182	—	51 309	45 411	5 898
10,000 or more	18 760	15 501	3 258	745	745	—	18 015	14 757	3 258
2,500 to 9,999	12 489	10 851	1 639	143	143	—	12 347	10 708	1 639
Less than 2,500 and rural	21 242	20 240	1 001	294	294	—	20 947	19 946	1 001

Number of Housing Units

5 to 9 housing units	197 409	164 868	32 541	2 342	2 342	—	195 067	162 526	32 541
10 to 14 housing units	60 984	47 053	13 930	848	848	—	60 135	46 205	13 930
15 to 19 housing units	26 712	21 029	5 683	831	629	202	25 881	20 400	5 482
20 to 24 housing units	23 206	18 626	4 580	420	420	—	22 786	18 206	4 580
25 to 49 housing units	36 655	29 323	7 332	1 529	1 458	71	35 127	27 865	7 261

Number of Buildings

1 building	217 223	175 742	41 481	3 339	3 339	—	213 884	172 403	41 481
2 to 4 buildings	68 044	57 236	10 808	1 766	1 495	271	66 278	55 741	10 537
5 or more buildings	20 117	17 714	2 403	260	260	—	19 857	17 454	2 403
Not reported	39 583	30 208	9 374	605	604	2	38 977	29 605	9 373

Manner of Acquisition

By purchase	340 396	276 859	63 538	5 970	5 698	272	334 427	271 161	63 266
Placed one new mortgage	232 017	215 222	16 796	4 565	4 531	35	227 452	210 691	16 761
Placed two or more new mortgages	29 089	10 611	18 479	—	—	—	29 089	10 611	18 479
Assumed mortgage(s) already on property	50 983	38 865	12 119	977	775	202	50 007	38 089	11 917
Assumed mortgage already on property and placed new mortgage	21 882	6 115	15 767	428	392	36	21 454	5 723	15 731
All cash	4 362	4 263	99	—	—	—	4 362	4 263	99
Borrowed other than with mortgage	2 062	1 783	279	—	—	—	2 062	1 783	279
Inheritance or gift	2 834	2 453	381	—	—	—	2 834	2 453	381
Other	1 410	1 263	147	—	—	—	1 410	1 263	147
Not reported	325	325	—	—	—	—	325	325	—

Land and Building Acquisition

During same 12-month period	311 307	249 862	61 444	4 963	4 691	272	306 343	245 172	61 172
Acquired land previously	27 495	25 772	1 723	1 007	1 007	—	26 488	24 766	1 723
Land not owned by building owner	2 528	1 980	548	—	—	—	2 528	1 980	548
Not reported	3 636	3 285	351	—	—	—	3 636	3 285	351

Year Property Acquired

1979 to 1981 (part)	92 806	68 125	24 680	789	753	36	92 017	67 373	24 644
1977 and 1978	74 749	58 372	16 377	1 106	1 106	—	73 643	57 267	16 377
1975 and 1976	44 835	34 477	10 358	652	415	236	44 183	34 061	10 122
1970 to 1974	70 343	61 646	8 697	1 689	1 689	—	68 654	59 956	8 697
1965 to 1969	33 824	30 992	2 832	765	765	—	33 059	30 227	2 832
1960 to 1964	16 481	15 962	519	85	85	—	16 396	15 877	519
1959 or earlier	11 929	11 326	603	885	885	—	11 044	10 441	603

Year Structure Built

1979 to March 1980	8 861	8 128	734	82	82	—	8 779	8 046	734
1977 and 1978	14 399	12 534	1 866	590	590	—	13 809	11 944	1 866
1975 and 1976	12 120	10 545	1 575	238	203	35	11 882	10 342	1 541
1970 to 1974	36 415	29 487	6 928	1 913	1 879	35	34 502	27 608	6 894
1960 to 1969	83 870	66 705	17 165	637	635	2	83 233	66 070	17 163
1950 to 1959	34 986	28 449	6 537	695	494	202	34 291	27 955	6 335
1940 to 1949	18 486	13 511	4 975	367	367	—	18 119	13 144	4 975
1939 or earlier	127 110	105 150	21 960	1 340	1 340	—	125 770	103 811	21 960
Not reported	8 718	6 392	2 327	108	108	—	8 610	6 284	2 327

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	166 370	125 460	40 910	1 894	1 858	36	164 476	123 602	40 874
Less than \$5,000	16 133	14 842	1 292	—	—	—	16 133	14 842	1 292
\$5,000 to \$9,999	30 165	25 167	4 998	—	—	—	30 165	25 167	4 998
\$10,000 to \$14,999	31 847	22 094	9 753	330	330	—	31 517	21 764	9 753
\$15,000 to \$19,999	25 613	20 361	5 251	475	440	35	25 138	19 922	5 217
\$20,000 to \$24,999	18 971	13 661	5 309	343	343	—	18 627	13 318	5 309
\$25,000 to \$29,999	15 880	9 666	6 214	235	233	2	15 645	9 433	6 212
\$30,000 to \$34,999	6 975	5 482	1 493	46	46	—	6 928	5 435	1 493
\$35,000 to \$39,999	5 013	2 731	2 282	42	42	—	4 971	2 690	2 282
\$40,000 to \$49,999	2 786	826	1 959	122	122	—	2 664	704	1 959
\$50,000 to \$59,999	868	468	399	—	—	—	868	468	399
\$60,000 to \$79,999	789	502	287	—	—	—	789	502	287
\$80,000 to \$99,999	401	401	—	42	42	—	359	359	—
\$100,000 to \$149,999	64	64	—	—	—	—	64	64	—
\$150,000 or more	909	909	—	248	248	—	661	661	—
Not reported	9 959	8 285	1 674	12	12	—	9 947	8 273	1 674
Median	\$15000	\$14200	\$18400	...	...	...	\$14900	\$14100	\$18400
Other properties	178 596	155 440	23 156	4 076	3 840	236	174 520	151 600	22 920

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.									
Value									
Less than \$10,000	—	—	—	—	—	—	—	—	—
\$10,000 to \$49,999	21 714	20 743	971	—	—	—	21 714	20 743	971
\$50,000 to \$99,999	55 903	48 007	7 895	874	874	—	55 029	47 133	7 895
\$100,000 to \$149,999	37 849	31 941	5 909	558	558	—	37 291	31 382	5 909
\$150,000 to \$199,999	40 266	33 027	7 239	367	367	—	39 899	32 660	7 239
\$200,000 to \$299,999	51 390	39 905	11 485	219	219	—	51 171	39 686	11 485
\$300,000 to \$399,999	34 622	25 277	9 345	550	550	—	34 072	24 727	9 345
\$400,000 to \$499,999	22 573	15 885	6 688	671	470	202	21 902	15 416	6 486
\$500,000 to \$999,999	36 278	27 615	8 663	638	604	35	35 639	27 011	8 628
\$1,000,000 or more	12 725	9 896	2 829	789	753	36	11 935	9 143	2 792
Not reported	31 647	28 603	3 043	1 302	1 302	—	30 344	27 301	3 043
Median	\$201800	\$188500	\$274000	\$357300	\$332500	...	\$200800	\$187800	\$272800
Mean	\$295800	\$284900	\$341000	\$581800	\$584100	...	\$291500	\$279600	\$340100
Value Per Housing Unit									
Less than \$5,000	11 047	10 476	570	—	—	—	11 047	10 476	570
\$5,000 to \$9,999	35 087	32 066	3 021	67	67	—	35 020	31 999	3 021
\$10,000 to \$14,999	54 961	45 464	9 497	1 561	1 561	—	53 400	43 903	9 497
\$15,000 to \$19,999	46 071	37 167	8 903	397	362	35	45 674	36 805	8 869
\$20,000 to \$24,999	39 233	31 476	7 757	884	648	236	38 350	30 829	7 521
\$25,000 to \$29,999	37 507	30 323	7 184	951	951	—	36 556	29 372	7 184
\$30,000 to \$34,999	31 409	24 928	6 480	161	160	2	31 248	24 769	6 479
\$35,000 to \$39,999	15 111	9 324	5 786	301	301	—	14 810	9 024	5 786
\$40,000 to \$49,999	18 156	12 304	5 852	174	174	—	17 981	12 130	5 852
\$50,000 to \$59,999	11 827	7 455	4 372	—	—	—	11 827	7 455	4 372
\$60,000 to \$79,999	6 726	5 985	741	—	—	—	6 726	5 985	741
\$80,000 to \$99,999	1 928	1 648	280	43	43	—	1 885	1 605	280
\$100,000 to \$149,999	3 189	2 804	385	—	—	—	3 189	2 804	385
\$150,000 or more	1 069	876	193	129	129	—	940	747	193
Not reported	31 647	28 603	3 043	1 302	1 302	—	30 344	27 301	3 043
Median	\$21200	\$20200	\$25500	\$21700	\$21600	...	\$21200	\$20100	\$25600
Mean	\$25300	\$24800	\$27800	\$32200	\$32800	...	\$25200	\$24600	\$27800
Monthly Rental Receipts Per Housing Unit									
Acquired before 1980 ²	282 157	234 899	47 258	5 077	4 807	271	277 079	230 092	46 987
Less than \$60	7 552	6 996	556	132	132	—	7 420	6 863	556
\$60 to \$79	10 003	9 746	258	58	58	—	9 945	9 687	258
\$80 to \$99	7 834	6 446	1 388	101	101	—	7 734	6 346	1 388
\$100 to \$119	12 874	11 893	981	—	—	—	12 874	11 893	981
\$120 to \$149	27 864	24 170	3 694	997	997	—	26 867	23 173	3 694
\$150 to \$199	65 723	55 014	10 709	1 115	1 081	35	64 607	53 933	10 674
\$200 to \$249	53 895	42 718	11 177	854	820	35	53 040	41 898	11 143
\$250 to \$299	31 072	24 589	6 484	611	410	202	30 461	24 179	6 282
\$300 to \$349	14 268	10 495	3 772	173	173	—	14 095	10 323	3 772
\$350 to \$399	7 282	4 577	2 706	166	166	—	7 117	4 411	2 706
\$400 to \$449	2 372	1 985	387	—	—	—	2 372	1 985	387
\$450 to \$499	1 455	1 447	8	2	2	—	1 453	1 445	8
\$500 or more	5 145	4 096	1 050	356	356	—	4 790	3 740	1 050
No rental receipts	1 742	1 742	—	108	108	—	1 634	1 634	—
Not reported	33 074	28 986	4 089	405	405	—	32 670	28 581	4 089
Median	\$194	\$189	\$218	\$195	\$190	...	\$194	\$189	\$217
Mean	\$278	\$269	\$319	\$743	\$773	...	\$269	\$258	\$320
Other properties	62 809	46 001	16 808	892	891	2	61 917	45 110	16 806
Purchase Price as Percent of Value									
Acquired by purchase	340 396	276 859	63 538	5 970	5 698	272	334 427	271 161	63 266
Purchased 1977 to 1981 (part)	166 370	125 460	40 910	1 894	1 858	36	164 476	123 602	40 874
Less than 80 percent	80 075	58 895	21 181	469	433	36	79 606	58 461	21 145
80 to 89 percent	27 421	17 921	9 499	323	323	—	27 098	17 598	9 499
90 to 94 percent	15 117	11 115	4 002	6	6	—	15 111	11 109	4 002
95 to 99 percent	4 520	4 185	335	577	577	—	3 943	3 608	335
100 percent or more	23 350	19 663	3 686	179	179	—	23 171	19 485	3 686
Not reported	15 888	13 681	2 207	340	340	—	15 548	13 341	2 207
Median	80—	80—	80—	...	...	...	80—	80—	80—
Purchased 1970 to 1976	113 971	95 127	18 843	2 341	2 105	236	111 630	93 023	18 607
Less than 60 percent	63 145	52 373	10 772	503	503	—	62 642	51 870	10 772
60 to 79 percent	22 044	17 711	4 333	445	243	202	21 599	17 468	4 131
80 to 89 percent	5 372	4 420	952	—	—	—	5 372	4 420	952
90 to 99 percent	2 341	1 379	962	205	205	—	2 137	1 174	962
100 percent or more	4 456	4 155	301	362	328	35	4 094	3 828	266
Not reported	16 613	15 089	1 523	826	826	—	15 787	14 263	1 523
Median	60—	60—	60—	...	...	...	60—	60—	60—
Purchased 1969 or earlier	60 056	56 271	3 785	1 735	1 735	—	58 321	54 536	3 785
Less than 40 percent	20 404	19 236	1 168	132	132	—	20 272	19 104	1 168
40 to 59 percent	14 039	13 326	713	703	703	—	13 336	12 623	713
60 to 79 percent	4 795	4 009	786	234	234	—	4 562	3 776	786
80 to 99 percent	2 397	2 280	116	—	—	—	2 397	2 280	116
100 percent or more	2 745	2 745	—	—	—	—	2 745	2 745	—
Not reported	15 676	14 674	1 002	666	666	—	15 010	14 008	1 002
Median	43	42	...	...	...	...	42	42	...
Not acquired by purchase	4 569	4 041	528	—	—	—	4 569	4 041	528

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States**PROPERTY CHARACTERISTICS—Con.****Rental Receipts as Percent of Value**

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	282 157	234 899	47 258	5 077	4 807	271	277 079	230 092	46 987
Less than 5 percent	13 523	11 337	2 185	191	191	—	13 332	11 147	2 185
5 to 9 percent	81 168	62 849	18 319	927	927	—	80 241	61 922	18 319
10 to 14 percent	77 522	63 487	14 035	1 805	1 534	271	75 717	61 953	13 764
15 to 19 percent	25 925	22 849	3 076	1 005	1 005	—	24 919	21 844	3 076
20 to 24 percent	14 210	12 048	2 162	—	—	—	14 210	12 048	2 162
25 to 29 percent	6 377	5 722	654	—	—	—	6 377	5 722	654
30 to 39 percent	4 576	4 489	87	—	—	—	4 576	4 489	87
40 percent or more	4 884	4 479	405	—	—	—	4 884	4 479	405
Not reported or not computed	53 974	47 638	6 336	1 150	1 150	—	52 823	46 488	6 336
Median	11	12	10	12	...	...	11	12	10
Other properties	62 809	46 001	16 808	892	891	2	61 917	45 110	16 806

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	282 157	234 899	47 258	5 077	4 807	271	277 079	230 092	46 987
Less than 1.0 percent	79 141	64 663	14 478	2 046	1 810	236	77 094	62 853	14 241
1.0 to 2.9 percent	35 876	27 505	8 371	839	839	—	35 037	26 666	8 371
3.0 to 4.9 percent	29 510	25 016	4 494	172	172	—	29 338	24 844	4 494
5.0 to 6.9 percent	15 479	12 080	3 400	863	863	—	14 616	11 217	3 400
7.0 to 8.9 percent	8 885	7 352	1 533	119	119	—	8 766	7 233	1 533
9.0 to 10.9 percent	17 359	14 845	2 514	38	38	—	17 322	14 807	2 514
11.0 to 12.9 percent	6 794	6 058	736	—	—	—	6 794	6 058	736
13.0 to 14.9 percent	4 749	4 098	651	—	—	—	4 749	4 098	651
15.0 percent or more	34 565	29 798	4 767	488	453	35	34 077	29 345	4 733
Not reported or not computed	49 798	43 483	6 316	513	513	—	49 285	42 970	6 316
Median	3.1	3.3	2.4	1.6	1.8	...	3.1	3.3	2.5
Other properties	62 809	46 001	16 808	892	891	2	61 917	45 110	16 806

OWNER CHARACTERISTICS**Type of Owner**

Individual	247 285	198 459	48 826	1 668	1 668	—	245 617	196 791	48 826
Partnership	63 676	53 184	10 492	3 253	3 015	238	60 423	50 169	10 254
Real estate corporation	15 864	13 853	2 011	281	281	—	15 583	13 572	2 011
Real estate investment trust	4 287	3 441	847	122	122	—	4 165	3 319	847
Financial institution	219	219	—	—	—	—	219	219	—
Housing cooperative organization	2 153	2 032	120	312	312	—	1 840	1 720	120
Church or church-related institution	263	189	74	43	43	—	220	146	74
Other	8 256	6 952	1 304	290	255	35	7 966	6 697	1 269
Not reported	2 963	2 571	392	1	1	—	2 962	2 570	392

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All first mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
First mortgage debt on 5-to-49-housing-unit properties	43 889	36 031	7 858	5 407	5 340	66	38 483	30 691	7 792
Average first mortgage debt per property	127 200	128 300	122 700	905 700	937 300	243 700	113 500	111 500	122 100
MORTGAGE CHARACTERISTICS									
Form of Debt of First Mortgage									
Mortgage or deed of trust	40 062	32 544	7 518	5 407	5 340	66	34 656	27 204	7 452
Contract to purchase	2 556	2 316	240	—	—	—	2 556	2 316	240
Wrap-around mortgage	1 271	1 171	100	—	—	—	1 271	1 171	100
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	16 261	13 127	3 134	875	855	20	15 385	12 272	3 114
1977 and 1978	12 007	9 481	2 526	1 044	1 044	—	10 963	8 437	2 526
1975 and 1976	6 369	5 268	1 101	1 773	1 727	46	4 596	3 541	1 055
1970 to 1974	6 897	6 145	752	1 324	1 324	—	5 572	4 821	752
1965 to 1969	1 937	1 626	311	344	344	—	1 593	1 282	311
1960 to 1964	394	359	35	29	29	—	365	330	35
1959 or earlier	25	25	—	17	17	—	8	8	—
First Mortgage Loan									
Less than \$10,000	22	17	5	1	1	—	21	16	5
\$10,000 to \$49,999	1 978	1 608	370	8	8	—	1 969	1 599	370
\$50,000 to \$99,999	5 207	4 261	946	18	18	—	5 189	4 243	946
\$100,000 to \$149,999	5 373	3 990	1 383	25	—	25	5 349	3 990	1 359
\$150,000 to \$199,999	4 596	3 429	1 167	100	100	—	4 496	3 329	1 167
\$200,000 to \$299,999	6 113	4 721	1 392	140	140	—	5 974	4 581	1 392
\$300,000 to \$399,999	4 507	3 504	1 003	78	78	—	4 430	3 427	1 003
\$400,000 to \$499,999	2 989	2 237	752	68	68	—	2 921	2 169	752
\$500,000 to \$999,999	5 599	4 811	788	644	602	42	4 956	4 209	747
\$1,000,000 or more	7 505	7 453	52	4 326	4 326	—	3 178	3 127	52
First Mortgage Outstanding Debt									
Less than \$10,000	173	160	13	4	4	—	170	157	13
\$10,000 to \$49,999	2 995	2 529	467	9	9	—	2 987	2 520	467
\$50,000 to \$99,999	6 092	4 863	1 229	33	33	—	6 059	4 830	1 229
\$100,000 to \$149,999	5 493	4 146	1 347	89	65	25	5 404	4 081	1 322
\$150,000 to \$199,999	4 508	3 328	1 180	65	65	—	4 443	3 263	1 180
\$200,000 to \$299,999	5 656	4 223	1 434	109	109	—	5 548	4 114	1 434
\$300,000 to \$399,999	3 848	3 118	730	128	128	—	3 720	2 990	730
\$400,000 to \$499,999	3 168	2 438	730	17	17	—	3 151	2 422	730
\$500,000 to \$999,999	4 639	3 911	728	628	586	42	4 011	3 325	687
\$1,000,000 or more	7 316	7 316	—	4 326	4 326	—	2 990	2 990	—
Current Interest Rate on First Mortgage									
Less than 5.0 percent	524	520	5	310	310	—	214	210	5
5.0 percent	14	14	—	—	—	—	14	14	—
5.1 to 5.9 percent	624	555	69	29	29	—	595	526	69
6.0 percent	689	505	184	2	2	—	688	503	184
6.1 to 6.9 percent	894	781	113	109	109	—	785	672	113
7.0 percent	2 529	2 450	79	1 705	1 705	—	824	745	79
7.1 to 7.4 percent	523	420	103	—	—	—	523	420	103
7.5 to 7.9 percent	3 295	2 981	314	1 792	1 792	—	1 503	1 189	314
8.0 percent	2 014	1 725	289	1	1	—	2 014	1 724	289
8.1 to 8.4 percent	1 113	921	192	—	—	—	1 113	921	192
8.5 to 8.9 percent	5 590	4 839	751	1 162	1 138	25	4 427	3 701	726
9.0 percent	2 726	2 381	344	109	90	20	2 617	2 292	325
9.1 to 9.9 percent	7 763	5 878	1 885	108	87	21	7 655	5 791	1 864
10.0 percent	2 582	2 164	418	—	—	—	2 582	2 164	418
10.1 to 11.9 percent	7 014	4 764	2 250	17	16	1	6 996	4 748	2 249
12.0 percent	1 546	1 365	181	1	1	—	1 545	1 364	181
12.1 to 13.9 percent	1 863	1 411	452	63	63	—	1 800	1 348	452
14.0 percent or more	2 588	2 359	229	—	—	—	2 588	2 359	229
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	14 045	10 866	3 179	—	—	—	14 045	10 866	3 179
Rate higher now than when mortgage made	4 254	2 782	1 473	—	—	—	4 254	2 782	1 473
Rate lower now than when mortgage made	180	164	16	—	—	—	180	164	16
Rate unchanged or same now as when mortgage made	9 430	7 747	1 684	—	—	—	9 430	7 747	1 684
Not reported	180	174	6	—	—	—	180	174	6
No, interest rate cannot be changed	29 584	24 929	4 654	5 407	5 340	66	24 177	19 589	4 588
Not reported	261	235	26	—	—	—	261	235	26
Reason for Change in First Mortgage Rate									
Interest rate can be changed	14 045	10 866	3 179	—	—	—	14 045	10 866	3 179
Rate renegotiated periodically	1 199	1 063	136	—	—	—	1 199	1 063	136
Rate changes tied to market index	2 899	1 932	966	—	—	—	2 899	1 932	966
When mortgage is assumed	7 147	5 717	1 430	—	—	—	7 147	5 717	1 430
When payments became delinquent	2 126	1 647	479	—	—	—	2 126	1 647	479
Other reason	2 438	1 934	504	—	—	—	2 438	1 934	504
Not reported	214	120	95	—	—	—	214	120	95
Interest rate cannot be changed	29 584	24 929	4 654	5 407	5 340	66	24 177	19 589	4 588
Term of First Mortgage									
Less than 8 years	5 006	4 229	777	1	1	—	5 005	4 228	777
8 to 12 years	4 241	3 653	587	25	—	25	4 216	3 653	563
13 to 17 years	3 488	2 975	513	—	—	—	3 488	2 975	513
18 to 22 years	5 422	4 247	1 175	18	18	—	5 404	4 228	1 175
23 to 27 years	9 256	7 585	1 670	51	10	41	9 204	7 575	1 629

*Detail does not add to total because lenders reported more than one reason.

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All first mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Term of First Mortgage—Con.									
28 to 32 years	7 612	5 269	2 343	16	16	—	7 595	5 252	2 343
33 to 37 years	1 072	925	147	683	683	1	389	243	146
38 or more years	7 148	6 718	431	4 612	4 612	—	2 536	2 106	431
No stated term	644	430	214	—	—	—	644	430	214
Graduated Interest and Principal Payments on First Mortgage									
Yes, monthly payments can change (other than through change in interest rate)	5 489	4 721	768	1 120	1 120	—	4 369	3 601	768
Payments increase yearly for first five years of mortgage	184	184	—	—	—	—	184	184	—
Payments increase yearly for first ten years of mortgage	3	3	—	—	—	—	3	3	—
Payments change in some other way	5 163	4 422	741	1 120	1 120	—	4 043	3 302	741
Not reported	139	113	27	—	—	—	139	113	27
No, monthly payments cannot change	37 643	30 697	6 946	4 259	4 192	66	33 385	26 505	6 880
Not reported	758	613	144	28	28	—	729	585	144
Holder of First Mortgage									
Commercial bank or trust company	4 205	3 611	594	8	8	—	4 197	3 604	594
Mutual savings bank	4 313	3 710	603	1 071	1 071	—	3 242	2 638	603
Savings and loan association	18 919	14 098	4 820	174	128	47	18 744	13 971	4 774
Life insurance company	2 306	1 875	432	45	45	—	2 262	1 830	432
Mortgage company	271	243	28	16	16	—	255	227	28
Federal agency	1 220	1 155	65	343	343	—	877	812	65
Federally-secured pool	2 067	1 812	254	631	611	20	1 436	1 201	234
Federal National Mortgage Association	1 963	1 963	—	1 933	1 933	—	30	30	—
Real estate or construction company	709	564	146	10	10	—	699	553	146
Individual or individual's estate	5 917	5 090	827	—	—	—	5 917	5 090	827
Other	1 999	1 910	89	1 175	1 175	—	824	735	89
Location of First Mortgage Holder									
Property in Northeast Region									
Lender in Northeast	7 723	6 378	1 344	253	229	25	7 469	6 150	1 320
Lender in North Central	6 938	5 664	1 275	141	116	25	6 798	5 548	1 250
Lender in South	10	10	—	—	—	—	10	10	—
Lender in West	771	702	70	113	113	—	659	589	70
Lender outside United States	3	3	—	—	—	—	3	3	—
Not reported	—	—	—	—	—	—	—	—	—
Property in North Central Region									
Lender in Northeast	13 068	11 925	1 143	2 518	2 477	41	10 550	9 448	1 102
Lender in North Central	2 074	1 938	136	983	983	—	1 091	954	136
Lender in South	8 367	7 479	887	260	239	21	8 106	7 240	866
Lender in West	2 458	2 339	119	1 274	1 255	20	1 184	1 084	100
Lender outside United States	43	43	—	—	—	—	43	43	—
Not reported	75	75	—	—	—	—	75	75	—
Property in South Region									
Lender in Northeast	8 374	7 403	971	2 182	2 182	—	6 192	5 221	971
Lender in North Central	1 033	983	50	784	784	—	248	198	50
Lender in South	606	576	30	—	—	—	606	576	30
Lender in West	6 708	5 830	878	1 397	1 397	—	5 311	4 433	878
Lender outside United States	12	12	—	—	—	—	12	12	—
Not reported	14	1	13	—	—	—	14	1	13
Property in West Region									
Lender in Northeast	14 724	10 325	4 400	454	453	1	14 271	9 872	4 399
Lender in North Central	198	198	—	63	63	—	135	135	—
Lender in South	224	124	100	51	51	—	174	73	100
Lender in West	406	369	37	177	177	—	229	192	37
Lender outside United States	13 784	9 567	4 217	163	162	1	13 621	9 405	4 216
Not reported	103	58	45	—	—	—	103	58	45
Servicing of First Mortgage									
Holder	36 016	29 158	6 859	2 169	2 122	47	33 848	27 036	6 812
Agent	7 873	6 873	1 000	3 238	3 219	20	4 635	3 655	980
Mortgage Assumption									
Lender's permission needed for assumption	24 424	19 036	5 389	903	856	47	23 521	18 180	5 342
Lender's permission not needed for assumption	14 552	12 865	1 686	4 415	4 396	20	10 136	8 470	1 667
Not reported	4 914	4 130	783	89	89	—	4 825	4 041	783
Prepayment Penalties									
Yes	19 401	15 574	3 827	3 478	3 454	25	15 922	12 120	3 802
No	23 115	19 395	3 720	1 900	1 858	42	21 215	17 537	3 678
Not reported	1 374	1 061	312	28	28	—	1 345	1 033	312
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	2 535	2 130	405	21	21	—	2 514	2 109	405
20 to 29 percent	3 773	2 718	1 055	66	66	—	3 708	2 653	1 055
30 to 39 percent	4 833	3 022	1 811	51	26	25	4 782	2 996	1 787
40 to 49 percent	6 673	4 657	2 016	164	163	1	6 509	4 494	2 015
50 to 59 percent	5 563	4 450	1 113	101	81	20	5 462	4 369	1 093
60 to 69 percent	3 655	3 286	370	241	241	—	3 415	3 045	370
70 to 79 percent	3 556	3 274	283	67	46	21	3 489	3 228	261
80 to 89 percent	2 118	2 020	99	274	274	—	1 844	1 745	99
90 to 99 percent	1 183	1 107	76	625	625	—	558	482	76
100 percent or more	2 223	2 005	218	1 403	1 403	—	820	602	218
Not reported	7 776	7 363	413	2 395	2 395	—	5 381	4 968	413

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All first mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES									
Method of Payment of First Mortgage									
Regular payments of interest and/or principal	43 718	35 966	7 751	5 407	5 340	66	38 311	30 626	7 685
Interest and principal	41 685	34 092	7 593	5 407	5 340	66	36 279	28 752	7 527
Fully amortized	33 076	27 116	5 960	5 320	5 278	42	27 757	21 838	5 918
Partially amortized	8 609	6 976	1 633	87	63	25	8 522	6 913	1 609
Principal only	31	31	—	—	—	—	31	31	—
Fully amortized	22	22	—	—	—	—	22	22	—
Partially amortized	9	9	—	—	—	—	9	9	—
Interest only	2 001	1 843	158	—	—	—	2 001	1 843	158
No regular payments required	172	65	107	—	—	—	172	65	107
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	43 718	35 966	7 751	5 407	5 340	66	38 311	30 626	7 685
Less than \$60	4 091	3 397	694	43	43	—	4 048	3 354	694
\$60 to \$79	4 717	3 504	1 213	234	209	25	4 483	3 294	1 189
\$80 to \$99	4 827	3 924	903	212	192	20	4 616	3 732	883
\$100 to \$149	9 683	7 489	2 194	336	314	22	9 347	7 175	2 172
\$150 to \$199	6 799	5 396	1 403	268	268	—	6 531	5 128	1 403
\$200 to \$249	2 881	2 421	460	60	60	—	2 821	2 361	460
\$250 to \$299	1 655	1 287	368	—	—	—	1 655	1 287	368
\$300 to \$399	1 094	723	371	123	123	—	971	600	371
\$400 to \$499	897	832	65	235	235	—	662	597	65
\$500 to \$599	365	365	—	—	—	—	365	365	—
\$600 to \$699	274	261	12	27	27	—	247	235	12
\$700 to \$799	356	356	—	—	—	—	356	356	—
\$800 or more	6 079	6 010	68	3 869	3 869	—	2 210	2 141	68
No regular payments required	172	65	107	—	—	—	172	65	107
Current Status of First Mortgage Payments									
Regular payments of interest and/or principal	43 718	35 966	7 751	5 407	5 340	66	38 311	30 626	7 685
Current or ahead of schedule	41 794	34 484	7 310	5 399	5 333	66	36 395	29 151	7 244
Delinquent (30 days or more)	1 446	1 113	333	1	1	—	1 445	1 112	333
1 to 3 payments	810	591	218	1	1	—	809	590	218
4 or more payments	636	521	115	—	—	—	636	521	115
Foreclosure in process	185	103	82	—	—	—	185	103	82
Foreclosure not in process	451	418	33	—	—	—	451	418	33
Not reported	—	—	—	—	—	—	—	—	—
Not reported or not computed	478	370	108	7	7	—	471	363	108
No regular payments required	172	65	107	—	—	—	172	65	107
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	33 969	28 243	5 725	4 360	4 294	66	29 609	23 949	5 660
Less than 20 percent	1 305	1 110	195	1	1	—	1 304	1 109	195
20 to 29 percent	3 384	2 725	658	63	39	25	3 320	2 687	633
30 to 39 percent	3 978	3 089	889	120	101	20	3 858	2 989	869
40 to 49 percent	5 039	3 976	1 063	901	901	—	4 138	3 075	1 063
50 to 59 percent	4 658	3 812	846	613	613	—	4 045	3 199	846
60 to 69 percent	2 754	2 169	585	44	23	21	2 710	2 146	564
70 to 79 percent	1 965	1 510	455	82	82	—	1 883	1 428	455
80 to 89 percent	1 046	827	219	—	—	—	1 046	827	219
90 to 99 percent	999	893	106	44	44	—	956	849	106
100 percent or more	4 397	4 149	248	2 343	2 343	—	2 054	1 806	248
Not reported or not computed	4 442	3 982	461	147	147	—	4 295	3 834	461
Other properties	9 921	7 788	2 133	1 047	1 046	1	8 874	6 742	2 132
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	33 969	28 243	5 725	4 360	4 294	66	29 609	23 949	5 660
Less than 20 percent	1 163	1 110	53	1	1	—	1 162	1 109	53
20 to 29 percent	2 946	2 725	220	63	39	25	2 882	2 687	196
30 to 39 percent	3 541	3 089	451	101	101	—	3 440	2 989	451
40 to 49 percent	4 774	3 976	798	901	901	—	3 873	3 075	798
50 to 59 percent	4 745	3 812	933	613	613	—	4 132	3 199	933
60 to 69 percent	2 811	2 169	642	44	23	21	2 766	2 146	620
70 to 79 percent	2 072	1 510	562	102	82	20	1 971	1 428	542
80 to 89 percent	1 331	827	503	—	—	—	1 331	827	503
90 to 99 percent	1 109	893	216	44	44	—	1 065	849	216
100 percent or more	5 036	4 149	886	2 343	2 343	—	2 692	1 806	886
Not reported or not computed	4 442	3 982	461	147	147	—	4 295	3 834	461
Other properties	9 921	7 788	2 133	1 047	1 046	1	8 874	6 742	2 132

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 4. Total Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

Total mortgage debt on 5-to-49-housing-unit properties 47 274
Average total mortgage debt per property 137 000

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$10,000	19	1	18
\$10,000 to \$49,999	1 760	8	1 752
\$50,000 to \$99,999	5 264	18	5 246
\$100,000 to \$149,999	5 404	—	5 404
\$150,000 to \$199,999	4 842	125	4 717
\$200,000 to \$299,999	6 557	140	6 417
\$300,000 to \$399,999	4 867	78	4 789
\$400,000 to \$499,999	3 522	68	3 454
\$500,000 to \$999,999	6 949	649	6 299
\$1,000,000 or more	8 090	4 326	3 764

Total Mortgage Outstanding Debt

Less than \$10,000	165	4	162
\$10,000 to \$49,999	2 847	9	2 838
\$50,000 to \$99,999	6 006	33	5 973
\$100,000 to \$149,999	5 668	89	5 579
\$150,000 to \$199,999	4 868	65	4 803
\$200,000 to \$299,999	5 927	109	5 818
\$300,000 to \$399,999	4 392	128	4 263
\$400,000 to \$499,999	3 743	17	3 726
\$500,000 to \$999,999	5 916	633	5 282
\$1,000,000 or more	7 744	4 326	3 418

Total Outstanding Debt as Percent of Value

Less than 20 percent	2 277	21	2 256
20 to 29 percent	3 158	66	3 092
30 to 39 percent	4 379	51	4 328
40 to 49 percent	6 668	163	6 505
50 to 59 percent	6 583	105	6 478
60 to 69 percent	5 097	241	4 857
70 to 79 percent	4 283	46	4 237
80 to 89 percent	2 382	298	2 084
90 to 99 percent	1 466	625	841
100 percent or more	2 953	1 403	1 551
Not reported	8 028	2 395	5 633

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	47 084	5 413	41 672
Less than \$60	3 720	43	3 677
\$60 to \$79	4 143	209	3 934
\$80 to \$99	4 821	217	4 604
\$100 to \$149	9 798	338	9 460
\$150 to \$199	7 939	290	7 648
\$200 to \$249	3 889	61	3 828
\$250 to \$299	2 382	—	2 382
\$300 to \$399	1 408	123	1 285
\$400 to \$499	1 133	235	898
\$500 to \$599	512	—	512
\$600 to \$699	804	27	777
\$700 to \$799	356	—	356
\$800 or more	6 181	3 869	2 312

No regular payments required

190

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	36 082	4 365	31 717
Less than 20 percent	1 184	1	1 183
20 to 29 percent	3 025	63	2 961
30 to 39 percent	3 715	101	3 614
40 to 49 percent	5 006	901	4 105
50 to 59 percent	4 970	613	4 357
60 to 69 percent	3 067	47	3 019
70 to 79 percent	2 233	104	2 129
80 to 89 percent	1 483	—	1 483

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts—Con.

Acquired before 1980 and regular payments of interest and/or principal on first mortgage¹—Con.

90 to 99 percent	1 180	44	1 136
100 percent or more	5 615	2 343	3 271
Not reported or not computed	4 606	147	4 458

Other properties

11 192 1 047 10 144

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹

Less than 20 percent	36 128	4 365	31 763
20 to 29 percent	78	—	78
30 to 39 percent	182	—	182
40 to 49 percent	706	—	706
50 to 59 percent	1 061	—	1 061
60 to 69 percent	2 594	83	2 511
70 to 79 percent	4 363	177	4 186
80 to 89 percent	4 564	697	3 867
90 to 99 percent	3 507	82	3 425
100 to 109 percent	2 589	60	2 529
110 percent or more	1 885	77	1 808
Not reported or not computed	9 272	2 966	6 306
Other properties	5 327	224	5 102

Other properties

11 146 1 047 10 099

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980	2 086	49	2 036
1977 and 1978	3 751	391	3 360
1975 and 1976	3 217	868	2 350
1970 to 1974	8 816	2 775	6 042
1960 to 1969	12 188	843	11 345
1950 to 1959	4 091	193	3 898
1940 to 1949	1 750	54	1 696
1939 or earlier	8 816	204	8 612
Not reported	2 558	36	2 522

Value

Less than \$10,000	—	—	—
\$10,000 to \$49,999	356	—	356
\$50,000 to \$99,999	1 784	17	1 767
\$100,000 to \$149,999	2 441	469	1 972
\$150,000 to \$199,999	3 107	54	3 053
\$200,000 to \$299,999	5 630	919	4 711
\$300,000 to \$399,999	4 643	77	4 566
\$400,000 to \$499,999	4 183	104	4 080
\$500,000 to \$999,999	10 231	286	9 945
\$1,000,000 or more	6 870	1 091	5 779
Not reported	8 028	2 395	5 633

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹

Less than 1.0 percent	36 128	4 365	31 763
1.0 to 2.9 percent	9 868	1 177	8 691
3.0 to 4.9 percent	5 699	613	5 086
5.0 to 6.9 percent	4 027	576	3 451
7.0 to 8.9 percent	3 164	1 014	2 150
9.0 to 10.9 percent	1 868	611	1 257
11.0 to 12.9 percent	1 630	23	1 607
13.0 to 14.9 percent	725	—	725
15.0 percent or more	448	—	448
Not reported or not computed	2 601	204	2 397
Other properties	6 098	147	5 951

Other properties

11 146 1 047 10 099

OWNER CHARACTERISTICS

Type of Owner

Individual	23 655	109	23 546
Partnership	16 069	4 018	12 051
Real estate corporation	2 445	37	2 408
Real estate investment trust	698	86	612
Financial institution	167	—	167
Housing cooperative organization	1 517	872	645
Church or church-related institution	76	63	13
Other	1 627	228	1 399
Not reported	1 022	1	1 021

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. Holder of First Mortgage, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States		Total	Holder of first mortgage										Other	
			Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate		
5-to-49-housing-unit mortgaged properties -----		344 966	53 600	27 749	160 338	11 248	3 466	3 190	4 223	2 026	5 402	65 898	7 826	
MORTGAGE CHARACTERISTICS														
Number of Mortgages														
1 mortgage -----		280 900	46 631	21 610	122 412	9 352	2 653	2 633	3 685	2 026	4 463	58 337	7 096	
2 mortgages -----		55 862	6 822	5 117	32 267	1 555	812	557	538	—	734	6 774	686	
3 or more mortgages -----		8 204	147	1 022	5 659	341	—	—	—	—	205	787	44	
Form of Debt of First Mortgage														
Mortgage or deed of trust -----		313 151	51 693	27 393	157 357	10 989	3 415	3 112	4 223	2 026	4 200	41 858	6 884	
Contract to purchase -----		25 907	1 491	356	2 103	109	50	—	—	—	1 100	20 252	445	
Wrap-around mortgage -----		5 908	415	—	877	150	—	78	—	—	102	3 788	497	
Origin of First Mortgage														
Mortgage made at time property acquired -----		226 116	33 077	15 500	101 479	6 750	1 214	2 775	3 362	1 897	4 634	50 788	4 639	
Mortgage assumed at time property acquired -----		63 107	5 708	4 395	34 277	3 037	998	415	522	129	634	11 642	1 350	
Mortgage placed later than acquisition of property -----		55 743	14 815	7 853	24 582	1 461	1 254	—	338	—	134	3 468	1 837	
Refinanced mortgage:														
Same lender -----		27 581	6 099	4 018	14 464	159	880	—	—	—	6	1 157	798	
Different lender -----		17 294	3 768	3 068	7 006	991	335	—	136	—	128	1 723	139	
Mortgage placed on property owned free and clear of debt -----		10 868	4 949	767	3 112	311	38	—	202	—	—	588	900	
Purpose of First Mortgage Placed Later Than Acquisition of Property														
Mortgages placed later than acquisition of property -----		55 743	14 815	7 853	24 582	1 461	1 254	—	338	—	134	3 468	1 837	
Renew or extend loan that had fallen due, without increasing the outstanding balance -----		6 201	1 488	1 446	1 773	6	785	—	96	—	128	397	81	
Secure better terms -----		5 827	1 362	661	3 110	360	—	—	40	—	—	157	139	
Provide funds for additions, improvements, or repairs to this property -----		17 051	4 100	2 811	8 163	609	374	—	202	—	—	551	241	
Provide funds for investment in other real estate -----		9 652	2 787	490	5 101	161	—	—	—	—	—	510	603	
Provide funds for other types of investments -----		3 132	1 012	806	1 314	—	—	—	—	—	—	—	—	
Provide funds for educational or medical expenses -----		814	145	—	669	—	—	—	—	—	—	—	—	
Other reasons -----		6 683	2 447	279	2 613	253	—	—	—	—	—	563	528	
Not reported -----		6 384	1 475	1 360	1 840	72	95	—	—	—	6	1 291	245	
Other properties -----		289 223	38 785	19 896	135 756	9 787	2 211	3 190	3 884	2 026	5 268	62 431	5 989	
Year First Mortgage Made or Assumed														
1979 to 1981 (part) -----		106 378	14 935	7 449	39 364	2 099	1 809	593	1 283	556	3 948	30 447	3 895	
1977 and 1978 -----		90 056	12 995	6 490	47 994	1 903	1 233	529	1 809	—	449	14 705	1 949	
1975 and 1976 -----		43 426	6 713	3 216	21 075	448	141	748	613	—	402	9 265	804	
1970 to 1974 -----		63 950	12 215	5 675	31 290	1 550	246	980	518	1 400	424	8 933	718	
1965 to 1969 -----		28 062	5 286	4 186	12 824	3 321	37	243	—	70	178	1 837	80	
1960 to 1964 -----		12 486	1 456	660	7 658	1 725	—	—	—	—	—	608	379	
1959 or earlier -----		608	—	72	132	202	—	97	—	—	—	104	—	
First Mortgage Loan														
Less than \$10,000 -----		6 552	1 334	847	1 292	—	958	—	—	—	—	1 985	136	
\$10,000 to \$49,999 -----		93 788	19 756	10 866	33 491	916	528	220	—	—	2 189	22 773	3 048	
\$50,000 to \$99,999 -----		94 262	17 138	6 191	48 101	2 140	1 040	—	7	305	948	17 158	1 234	
\$100,000 to \$149,999 -----		52 245	5 920	2 549	29 529	1 707	329	376	913	—	552	9 337	1 033	
\$150,000 to \$199,999 -----		31 928	3 292	1 736	18 256	1 619	299	143	—	—	138	5 938	507	
\$200,000 to \$299,999 -----		30 041	3 579	1 593	15 508	1 789	115	760	846	430	512	4 744	164	
\$300,000 to \$399,999 -----		15 524	1 793	1 161	6 970	943	50	561	709	130	874	1 664	669	
\$400,000 to \$499,999 -----		7 603	205	1 020	3 070	642	—	489	697	96	54	1 202	127	
\$500,000 to \$999,999 -----		3 603	450	1 035	3 556	1 150	146	486	892	425	90	787	615	
\$1,000,000 or more -----		3 391	132	749	565	341	—	155	159	641	46	310	293	
Median -----		\$88300	\$66700	\$67500	\$97200	\$176600	...	...	\$348800	...	\$77000	\$73900	\$79500
Mean -----		\$149100	\$98600	\$188800	\$134800	\$295300	...	...	\$514900	...	\$143100	\$108900	\$270300
First Mortgage Outstanding Debt														
Less than \$10,000 -----		32 565	8 242	3 657	10 259	679	1 054	—	—	—	6	7 515	1 154	
\$10,000 to \$49,999 -----		106 489	21 266	10 826	43 168	3 166	601	317	—	—	2 383	21 993	2 768	
\$50,000 to \$99,999 -----		82 901	13 330	5 077	41 736	2 540	1 138	—	7	305	924	17 257	587	
\$100,000 to \$149,999 -----		45 118	4 276	2 830	26 853	1 111	168	344	913	—	450	6 943	1 229	
\$150,000 to \$199,999 -----		25 982	2 979	641	14 240	1 427	268	78	222	109	412	5 243	364	
\$200,000 to \$299,999 -----		23 335	1 691	1 915	13 021	475	41	854	906	321	170	3 638	304	
\$300,000 to \$399,999 -----		11 324	1 034	602	4 875	615	50	488	510	188	927	1 544	491	
\$400,000 to \$499,999 -----		7 128	317	847	2 975	308	38	672	615	38	46	1 179	93	
\$500,000 to \$999,999 -----		7 083	332	606	2 700	670	107	281	892	425	44	483	543	
\$1,000,000 or more -----		3 041	132	749	512	257	—	155	159	641	40	104	293	
Median -----		\$70200	\$44900	\$47800	\$82000	\$85000	...	...	\$312600	...	\$66900	\$60000	\$49900
Mean -----		\$127200	\$78500	\$155400	\$118000	\$205000	...	...	\$489400	...	\$131300	\$89800	\$255400
Current Interest Rate on First Mortgage														
Less than 5.0 percent -----		3 589	114	132	175	202	—	824	—	—	—	1 765	378	
5.0 percent -----		4 457	265	115	—	—	—	—	—	—	—	77	—	
5.1 to 5.9 percent -----		4 006	380	1 221	1 372	549	—	90	—	—	—	258	136	
6.0 percent -----		17 372	3 229	2 638	4 884	2 719	—	498	—	—	73	3 042	288	
6.1 to 6.9 percent -----		15 620	573	820	11 356	1 843	—	88	—	70	—	870	—	
7.0 percent -----		14 124	1 985	1 070	3 133	771	—	—	—	1 063	51	5 821	230	
7.1 to 7.4 percent -----		4 029	437	86	2 272	222	—	419	118	—	95	316	63	
7.5 to 7.9 percent -----		20 264	5 692	940	8 138	568	592	71	—	243	102	2 972	946	
8.0 percent -----		22 912	3 637	814	7 698	382	402	34	1 218	—	574	8 152	—	
8.1 to 8.4 percent -----		8 154	782	957	4 187	—	—	538	1 024	—	—	571	95	
8.5 to 8.9 percent -----		36 020	5 034	5 317	13 736	970	55	351	1 075	223	771	7 322	1 166	
9.0 percent -----		26 176	3 687	3 068	10 259	185	71	199	709	—	177	6 781	1 040	
9.1 to 9.9 percent -----		59 700	8 319	2 994	39 967	1 545	337	—	42	122	136	5 218	1 020	
10.0 percent -----		25 355	4 810	788	7 880	658	89	78	—	—	539	10 032	482	
10.1 to 11.9 percent -----		44 870	2 944	2 591	29 296	124	888	—	—	—	845	7 536	644	
12.0 percent -----		10 209	881	832	3 742	88	—	—	—	305	1 890	2 234	237	
12.1 to 13.9 percent -----		13 472	2 005	1 302	7 844	227	320	—	—	—	2	1 540	232	
14.0 percent or more -----		18 634	8 825	2 061	4 398	195	712	—	36	—	147	1 391	869	
Median -----		9.0	9.1	9.0	9.3	7.0	...	...	8.4	...	10.4	9.0	9.0

Table 5. Holder of First Mortgage, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE CHARACTERISTICS—Con.

Variable Interest Rate on First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Yes, interest rate can be changed	105 258	12 725	8 974	75 841	1 320	679	333	104	—	116	4 244	923
Rate higher now than when mortgage made	31 641	6 236	1 536	21 925	135	497	—	—	—	116	1 055	142
Rate lower now than when mortgage made	558	407	—	69	—	—	82	—	—	—	—	—
Rate unchanged or same now as when mortgage made	71 498	5 770	7 438	53 185	959	182	251	104	—	—	2 829	780
Not reported	1 561	312	—	662	227	—	—	—	—	—	360	—
No, interest rate cannot be changed	237 327	40 773	18 218	83 999	9 866	2 782	2 857	4 119	2 026	5 239	60 582	6 866
Not reported	2 381	102	557	498	62	5	—	—	—	47	1 072	37

Reason for Change in First Mortgage Rate

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Interest rate can be changed ¹	105 258	12 725	8 974	75 841	1 320	679	333	104	—	116	4 244	923
Rate renegotiated periodically	10 108	4 124	1 522	3 206	—	—	—	—	—	—	1 206	51
Rate changes tied to market index	19 512	2 906	1 232	14 564	227	—	—	—	—	—	503	81
When mortgage is assumed	57 411	2 650	5 574	46 804	839	182	251	—	—	—	576	534
When payments become delinquent	19 600	734	2 819	14 856	231	—	—	104	—	70	786	—
Other reason	15 609	2 009	691	11 089	68	497	82	—	—	46	870	257
Not reported	1 559	362	—	847	47	—	—	—	—	—	303	—
Interest rate cannot be changed	237 327	40 773	18 218	83 999	9 866	2 782	2 857	4 119	2 026	5 239	60 582	6 866

Term of First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Less than 8 years	35 293	9 476	2 971	5 479	83	880	—	—	—	1 911	13 801	692
8 to 12 years	46 436	8 562	6 103	10 622	401	1 277	—	—	—	1 367	16 544	1 560
13 to 17 years	47 065	13 176	3 708	11 152	901	292	—	34	—	619	15 788	1 396
18 to 22 years	76 599	13 648	8 020	39 325	6 532	166	203	—	—	949	7 619	397
23 to 27 years	69 595	4 664	4 368	50 784	2 470	480	78	35	—	346	4 656	1 715
28 to 32 years	48 740	908	1 847	39 842	333	369	797	36	305	113	3 452	737
33 to 37 years	2 635	—	—	1 834	252	—	90	119	—	—	229	111
38 or more years	10 990	—	416	1 301	85	—	2 022	3 999	1 722	3	3 372	1 071
No stated term	7 354	3 167	316	—	191	—	—	—	—	95	3 438	147
Median	20.6	15.7	18.6	24.3	21.2	...	...	38+	...	10.7	13.3	20.4

Unexpired Term of First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Less than 4 years	37 552	11 073	4 507	7 679	1 877	342	—	—	—	785	10 811	479
4 to 7 years	47 352	10 762	5 914	14 026	1 779	858	—	—	—	1 563	11 623	825
8 to 12 years	55 031	10 881	5 673	20 038	1 277	617	—	34	—	1 117	13 871	1 523
13 to 17 years	44 374	8 271	2 050	24 206	1 543	33	97	—	—	347	6 908	920
18 to 22 years	33 167	2 683	2 598	22 592	1 484	340	385	—	—	707	2 308	70
23 to 27 years	33 788	573	1 070	26 582	250	232	558	—	—	98	2 899	1 526
28 to 32 years	14 132	346	809	8 980	—	46	125	7	1 644	55	1 903	217
33 or more years	8 627	—	345	1 472	—	—	1 610	3 659	253	—	372	915
No stated term or not computed	70 942	9 012	4 783	34 764	3 037	998	415	522	129	730	15 204	1 350
Median	12.7	8.2	8.9	17.3	9.8	...	...	...	...	8.0	9.1	15.2

Graduated Interest and Principal Payments on First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Yes, monthly payments can change (other than through change in interest rate)	30 557	2 110	1 644	16 467	110	364	1 460	2 293	313	154	5 270	373
Payments increase yearly for first five years of mortgage	1 520	—	—	—	—	—	—	—	—	—	1 520	—
Payments increase yearly for first ten years of mortgage	122	—	—	122	—	—	—	—	—	—	—	—
Payments change in some other way	26 862	1 362	1 642	15 679	110	364	1 460	2 293	313	154	3 118	367
Not reported	2 053	748	2	665	—	—	—	—	—	—	632	6
No, monthly payments cannot change	307 803	50 798	25 967	141 608	11 006	3 041	1 731	1 827	1 713	5 138	58 000	6 976
Not reported	6 606	692	138	2 264	133	61	—	103	—	110	2 629	477

Location of First Mortgage Holder

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Property in Northeast Region	81 552	12 831	24 865	20 036	976	943	680	392	427	2 313	14 659	3 430
Lender in Northeast	77 273	12 831	24 865	20 036	976	943	—	—	—	2 313	12 109	3 199
Lender in North Central	186	—	—	—	—	—	—	—	—	—	186	—
Lender in South	4 021	—	—	—	—	—	680	392	427	—	2 291	231
Lender in West	—	—	—	—	—	—	—	—	—	—	—	—
Lender outside United States	73	—	—	—	—	—	—	—	—	—	73	—
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Property in North Central Region	95 413	18 931	645	44 533	3 564	1 048	1 300	2 495	828	1 595	19 038	1 437
Lender in Northeast	2 138	81	258	—	1 799	—	—	—	—	—	—	—
Lender in North Central	86 048	18 597	387	44 083	1 248	811	—	—	—	1 595	17 891	1 437
Lender in South	6 182	—	—	450	172	236	1 300	2 495	828	—	700	—
Lender in West	596	163	—	—	202	—	—	—	—	—	231	—
Lender outside United States	143	—	—	—	143	—	—	—	—	—	—	—
Not reported	306	90	—	—	—	—	—	—	—	—	216	—
Property in South Region	53 943	11 254	344	24 577	3 489	1 292	668	1 128	229	703	9 864	394
Lender in Northeast	1 299	—	72	119	823	5	—	—	—	—	130	151
Lender in North Central	752	125	—	143	429	—	—	—	—	—	54	2
Lender in South	50 656	10 833	272	24 221	2 103	1 288	668	1 128	229	703	8 971	241
Lender in West	763	—	—	—	53	—	—	—	—	—	710	—
Lender outside United States	176	—	—	95	80	—	—	—	—	—	—	—
Not reported	297	—	—	—	—	—	—	—	—	—	—	—
Property in West Region	114 057	10 584	1 896	71 191	3 219	182	542	208	542	792	22 337	2 565
Lender in Northeast	1 975	7	130	290	1 548	—	—	—	—	—	—	—
Lender in North Central	531	—	—	52	391	46	—	—	—	—	—	42
Lender in South	1 518	—	—	—	6	—	542	208	542	—	221	—
Lender in West	109 351	10 576	1 766	70 675	767	136	—	—	—	792	22 116	2 522
Lender outside United States	508	—	—	—	508	—	—	—	—	—	—	—
Not reported	174	—	—	174	—	—	—	—	—	—	—	—

Servicing of First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Holder	307 284	48 888	26 032	155 521	4 723	2 402	2 704	3 777	1 722	4 812	50 954	5 750
Agent	37 682	4 712	1 717	4 817	6 525	1 064	486	446	305	590	14 945	2 076

Holder's Acquisition of First Mortgage

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Originated by holder	293 579	49 819	23 887	144 986	5 832	1 495	2 409	3 969	—	3 533	52 789	4 859
Purchased from present servicer	18 475	1 739	1 043	8 286	3 673	—	—	135	—	1 035	1 658	907
Purchased from someone else	25 219	1 721	1 863	5 684	1 458	1 965	781	119	2 026	735	7 179	1 687
Not reported	7 693	321	956	1 382	285	5	—	—	—	98	4 272	373

¹Detail does not add to total because lenders reported more than one reason.

Table 5. **Holder of First Mortgage, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.												
Mortgage Assumption												
Lender's permission needed for assumption	188 800	22 295	11 737	117 050	4 518	1 393	1 759	3 577	305	2 167	21 002	2 999
Lender's permission not needed for assumption	110 904	23 403	12 050	28 625	5 638	2 016	751	367	1 684	2 271	30 608	3 493
Not reported	45 261	7 902	3 963	14 663	1 093	56	680	279	37	964	14 288	1 334
Prepayment Penalties												
Yes	110 299	3 919	8 251	84 889	5 526	230	67	321	1 716	142	3 507	1 731
No	222 305	48 992	18 149	71 074	5 325	3 231	3 119	3 799	310	5 117	57 503	5 685
Not reported	12 362	689	1 348	4 375	397	5	4	103	—	143	4 888	409
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	288 485	38 785	19 896	135 130	9 787	2 211	3 190	3 884	2 026	5 268	62 318	5 989
Less than 40 percent	18 283	1 999	2 462	7 724	663	38	220	—	—	378	3 911	887
40 to 49 percent	15 321	2 166	806	9 282	325	—	—	—	—	138	2 564	39
50 to 59 percent	26 385	3 974	2 750	13 451	1 437	292	65	—	—	227	3 820	369
60 to 69 percent	40 505	5 451	2 931	22 297	1 166	50	—	—	—	456	6 795	1 359
70 to 79 percent	66 226	7 950	3 496	35 088	1 333	454	—	501	—	745	15 823	836
80 to 89 percent	45 770	3 932	1 590	20 281	1 329	793	57	695	679	1 915	13 466	1 033
90 to 94 percent	19 356	4 916	849	3 000	541	37	1 038	966	440	760	6 500	310
95 to 99 percent	7 921	320	588	3 419	131	497	476	471	419	256	1 180	165
100 percent or more	24 061	4 863	925	8 852	768	46	1 064	883	155	139	5 570	796
Not reported	24 658	3 213	3 500	11 736	2 095	5	271	368	333	254	2 688	195
Median	75	75	67	73	72	...	...	...	...	83	78	73
Other properties	56 481	14 815	7 853	25 208	1 461	1 254	—	338	—	134	3 580	1 837
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	288 485	38 785	19 896	135 130	9 787	2 211	3 190	3 884	2 026	5 268	62 318	5 989
Less than 40 percent	9 504	1 233	1 169	3 943	493	38	—	—	—	59	2 005	565
40 to 49 percent	8 803	1 207	146	5 243	162	—	—	—	—	138	1 637	270
50 to 59 percent	22 051	4 101	2 673	10 484	896	—	65	—	—	210	3 445	176
60 to 69 percent	36 828	4 604	2 769	19 917	950	342	—	—	—	134	6 753	1 359
70 to 79 percent	67 014	7 707	3 574	35 267	1 543	454	—	466	—	1 106	15 924	973
80 to 89 percent	52 844	3 986	2 395	25 910	1 780	557	220	579	679	2 023	13 595	1 118
90 to 94 percent	22 293	5 432	899	4 996	597	37	758	966	440	841	7 016	310
95 to 99 percent	10 125	445	641	4 654	222	497	755	471	419	256	1 753	11
100 percent or more	34 364	6 856	2 128	12 980	1 049	282	1 121	1 033	155	246	7 503	1 011
Not reported	24 658	3 213	3 500	11 736	2 095	5	271	368	333	254	2 688	195
Median	78	79	74	76	79	...	...	...	...	84	80	75
Other properties	56 481	14 815	7 853	25 208	1 461	1 254	—	338	—	134	3 580	1 837
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	72 200	15 577	7 822	29 464	5 510	1 091	595	—	—	267	10 660	1 215
20 to 29 percent	47 611	7 292	2 566	24 497	1 814	292	65	43	117	561	9 354	1 009
30 to 39 percent	46 241	6 747	3 713	25 684	703	167	310	—	—	650	7 844	423
40 to 49 percent	49 128	6 174	2 924	29 793	100	579	338	39	201	611	6 909	1 458
50 to 59 percent	37 722	5 697	2 833	17 595	799	—	434	392	39	120	8 354	1 459
60 to 69 percent	23 479	2 032	632	10 421	229	387	260	998	234	396	7 423	468
70 to 79 percent	18 743	2 722	699	5 929	1	559	417	1 399	41	1 243	5 458	274
80 to 89 percent	10 212	1 178	605	2 384	124	87	131	944	—	839	3 400	521
90 to 99 percent	3 401	478	481	617	—	—	105	103	298	291	759	270
100 percent or more	4 582	902	874	797	316	—	78	66	361	113	826	249
Not reported	31 647	4 801	4 600	13 158	1 650	304	457	239	734	311	4 912	479
Median	38	32	33	38	20—	...	...	74	...	68	44	47
Total Outstanding Debt as Percent of Value												
Less than 20 percent	65 725	14 651	6 809	27 371	5 209	845	595	—	—	51	9 026	1 168
20 to 29 percent	39 718	6 632	2 216	19 113	1 563	246	65	43	117	452	8 351	920
30 to 39 percent	43 716	6 901	3 221	23 568	958	459	90	—	—	580	7 756	183
40 to 49 percent	46 093	6 169	2 667	26 992	60	579	281	39	201	779	6 593	1 733
50 to 59 percent	43 285	5 141	4 057	22 057	611	—	492	392	39	120	8 874	1 501
60 to 69 percent	30 558	2 527	971	14 509	553	387	260	998	234	542	9 111	468
70 to 79 percent	21 445	3 157	684	7 962	93	323	417	1 145	41	1 217	6 131	274
80 to 89 percent	11 775	1 472	1 030	3 224	124	87	131	1 047	—	839	3 400	422
90 to 99 percent	5 062	892	481	1 167	46	236	325	254	298	291	803	270
100 percent or more	5 943	1 258	1 012	1 217	380	—	78	66	361	220	941	409
Not reported	31 647	4 801	4 600	13 158	1 650	304	457	239	734	311	4 912	479
Median	42	35	38	41	20—	...	...	75	...	70	48	48
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	343 980	53 247	27 749	160 282	11 248	3 466	3 190	4 223	2 026	5 402	65 321	7 826
Interest and principal	334 723	51 055	27 460	159 349	11 248	3 466	3 190	4 223	2 026	4 233	60 717	7 757
Fully amortized	281 317	43 136	19 569	147 921	9 861	2 413	3 100	4 119	2 026	2 673	39 788	6 710
Partially amortized	53 407	7 918	7 892	11 429	1 387	1 052	90	104	—	1 559	20 929	1 047
Principal only	1 807	—	—	43	—	—	—	—	—	—	1 765	—
Fully amortized	1 336	—	—	43	—	—	—	—	—	—	1 293	—
Partially amortized	472	—	—	—	—	—	—	—	—	—	472	—
Interest only	7 449	2 193	289	890	—	—	—	—	—	1 170	2 839	69
No regular payments required	986	353	—	56	—	—	—	—	—	—	577	—
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	334 723	51 055	27 460	159 349	11 248	3 466	3 190	4 223	2 026	4 233	60 717	7 757
Real estate taxes and property insurance	56 233	5 613	2 406	30 301	3 633	255	221	802	1 896	967	8 215	1 925
With no other items	46 059	5 580	1 705	27 957	3 048	182	—	509	—	835	5 721	521
With other items	10 175	33	701	2 343	584	73	221	294	1 896	132	2 494	1 404
Real estate taxes only	69 657	5 898	12 704	43 064	1 809	691	138	36	—	47	3 101	2 168
Property insurance only	830	297	—	215	—	—	—	—	—	—	319	—
Other combinations or no other items	208 002	39 247	12 350	85 770	5 806	2 519	2 831	3 384	130	3 218	49 082	3 665
No regular payments of interest and principal	10 243	2 546	289	989	—	—	—	—	—	1 170	5 182	69

Table 5. **Holder of First Mortgage, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit												
Regular monthly payments of interest and/or principal	343 980	53 247	27 749	160 282	11 248	3 466	3 190	4 223	2 026	5 402	65 321	7 826
Less than \$60	112 902	22 050	14 723	40 123	5 064	1 785	881	861	—	1 131	22 636	3 649
\$60 to \$79	58 308	8 777	3 035	29 651	1 869	403	619	265	586	1 104	11 619	382
\$80 to \$99	43 617	5 698	3 656	20 708	982	977	262	571	295	1 505	8 147	815
\$100 to \$149	63 493	7 994	2 736	33 065	1 655	244	947	2 099	77	545	12 379	1 752
\$150 to \$199	35 843	3 838	1 179	23 461	427	56	327	205	—	457	5 196	697
\$200 to \$249	13 338	2 242	332	7 626	275	—	—	103	305	144	1 965	347
\$250 to \$299	6 905	501	500	3 310	216	—	—	—	—	516	1 861	—
\$300 to \$399	2 855	908	216	1 209	151	—	57	—	—	—	293	22
\$400 to \$499	2 232	—	229	416	193	—	92	—	122	—	1 180	—
\$500 to \$599	797	272	—	525	—	—	—	—	—	—	—	—
\$600 to \$699	350	—	139	—	159	—	6	—	—	—	45	2
\$700 to \$799	866	653	111	—	102	—	—	—	—	—	—	—
\$800 or more	2 474	315	895	188	155	—	—	119	641	—	—	161
Median	\$80	\$70	\$60	\$90	\$66	...	...	\$110	...	\$86	\$77	\$74
Mean	\$116	\$117	\$149	\$109	\$148	...	...	\$180	...	\$105	\$96	\$143
No regular payments required	986	353	—	56	—	—	—	—	—	—	577	—
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	343 980	53 247	27 749	160 282	11 248	3 466	3 190	4 223	2 026	5 402	65 321	7 826
Current or ahead of schedule	324 848	51 330	25 006	155 553	10 401	2 964	2 538	3 677	2 026	4 858	58 980	7 515
Delinquent (30 days or more)	14 207	1 618	2 407	3 808	723	497	652	546	—	446	3 340	170
1 to 3 payments	8 660	1 259	1 341	2 185	591	—	97	306	—	127	2 750	3
4 or more payments	5 547	359	1 066	1 623	132	497	555	240	—	319	590	167
Foreclosure in process	1 485	—	442	312	31	—	—	240	—	319	142	—
Foreclosure not in process	4 062	359	624	1 311	102	497	555	—	—	—	448	167
Not reported	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	4 925	299	335	921	124	5	—	—	—	98	3 001	141
No regular payments required	986	353	—	56	—	—	—	—	—	—	577	—
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	282 045	48 920	22 881	139 165	10 085	2 657	2 453	3 880	1 796	2 056	42 784	5 367
Less than 20 percent	26 894	4 180	4 936	9 415	1 556	374	709	174	—	216	4 885	448
20 to 29 percent	48 220	7 681	6 536	20 624	3 531	1 209	309	265	109	470	6 693	792
30 to 39 percent	41 400	7 636	2 396	21 974	1 239	280	198	448	79	298	6 509	343
40 to 49 percent	39 084	4 895	1 968	24 164	596	484	429	93	452	—	4 782	1 220
50 to 59 percent	31 345	4 648	1 286	17 545	742	193	90	800	233	442	4 807	559
60 to 69 percent	18 345	2 388	771	9 805	87	—	338	541	38	46	3 725	606
70 to 79 percent	13 176	1 607	185	7 842	331	—	—	140	—	122	2 728	221
80 to 89 percent	6 472	915	477	3 854	92	—	127	306	—	44	574	84
90 to 99 percent	6 553	1 531	233	1 885	—	—	93	631	92	—	2 089	—
100 percent or more	15 794	6 362	835	4 779	441	5	155	394	328	162	1 879	457
Not reported or not computed	34 761	7 079	3 258	17 278	1 471	112	4	86	465	257	4 114	637
Median	42	43	27	44	28	...	...	...	...	...	43	46
Other properties	62 921	4 680	4 868	21 172	1 163	808	737	343	230	3 346	23 114	2 459
Real Estate Tax Per \$1,000 Value												
Acquired before 1980	293 789	49 868	24 084	144 110	10 663	2 730	2 690	3 995	2 026	2 142	45 022	6 460
Less than \$10	106 411	17 806	2 866	61 345	4 033	316	587	1 151	301	482	16 290	1 234
\$10 to \$14	48 884	8 129	1 904	26 019	2 022	292	494	723	134	309	7 559	1 300
\$15 to \$19	28 246	4 513	2 220	13 457	1 129	95	199	372	288	367	4 626	979
\$20 to \$24	20 643	4 424	1 527	9 026	345	78	79	435	241	159	2 840	1 489
\$25 to \$29	10 638	2 460	923	3 959	253	50	498	911	—	73	1 412	99
\$30 to \$39	13 447	2 277	2 339	4 896	847	—	—	66	—	261	2 261	499
\$40 to \$49	9 054	506	2 067	4 335	187	387	65	—	—	44	1 463	—
\$50 to \$59	3 196	990	403	1 077	—	—	78	—	—	41	376	231
\$60 or more	15 179	1 474	4 982	4 094	334	1 209	—	—	328	95	2 602	61
Not reported or not computed	38 092	7 289	4 853	15 902	1 513	304	690	336	734	311	5 593	568
Median	\$12	\$12	\$31	\$11	\$11	...	...	...	...	...	\$12	\$17
Acquired 1980 and 1981 (part)	51 177	3 732	3 665	16 228	585	735	500	228	—	3 261	20 877	1 365
Real Estate Tax as Percent of Rental Receipts												
Acquired before 1980 ²	282 157	48 977	22 881	139 221	10 085	2 657	2 453	3 880	1 796	2 056	42 784	5 367
Less than 5 percent	22 766	5 568	655	11 057	877	335	88	461	—	178	3 303	243
5 to 9 percent	78 772	11 062	2 748	44 242	3 235	37	408	219	485	671	14 500	1 166
10 to 14 percent	55 437	11 330	2 398	26 565	2 314	387	674	444	379	598	8 938	1 409
15 to 19 percent	37 764	5 137	5 122	17 267	1 106	497	244	1 140	79	141	5 632	1 400
20 to 24 percent	17 337	3 751	3 824	6 184	388	243	318	372	—	41	2 098	117
25 to 29 percent	9 943	1 249	1 153	4 929	219	136	65	259	—	102	1 600	231
30 to 34 percent	5 277	396	1 008	2 382	54	905	—	163	—	—	369	—
35 to 39 percent	2 815	—	339	1 291	—	—	498	376	58	—	252	—
40 percent or more	12 233	1 513	1 914	6 084	404	5	155	359	329	69	1 259	143
Not reported or not computed	39 814	8 971	3 719	19 220	1 489	112	4	86	465	257	4 833	658
Median	12	11	19	11	10	...	...	...	...	...	11	13
Other properties	62 809	4 624	4 868	21 116	1 163	808	737	343	230	3 346	23 114	2 459
Selected Owner Expenses as Percent of Rental Receipts												
Acquired before 1980 ²	282 157	48 977	22 881	139 221	10 085	2 657	2 453	3 880	1 796	2 056	42 784	5 367
Less than 20 percent	473	1	—	471	—	—	—	—	—	—	—	1
20 to 29 percent	2 257	203	255	1 493	32	—	—	—	—	—	274	—
30 to 39 percent	10 511	1 710	46	5 899	1 294	—	—	—	—	178	1 237	148

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. **Holder of First Mortgage, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Selected Owner Expenses as Percent of Rental Receipts—Con.												
Acquired before 1980 ² —Con.												
40 to 49 percent	16 492	2 243	572	8 983	2 122	132	88	33	—	—	2 264	55
50 to 59 percent	24 757	3 377	1 777	12 664	1 841	958	243	70	109	147	3 215	356
60 to 69 percent	32 021	3 878	1 973	19 987	441	50	302	462	—	181	4 079	668
70 to 79 percent	32 774	5 478	3 408	15 721	553	325	344	213	384	407	5 104	837
80 to 89 percent	28 595	3 814	3 487	13 429	622	193	90	766	75	237	5 397	483
90 to 99 percent	23 760	3 910	1 181	11 128	363	56	565	54	121	292	5 270	819
100 to 109 percent	18 442	3 550	1 793	16 701	505	136	67	111	—	—	1 579	—
110 percent or more	51 534	11 834	4 783	18 949	759	695	751	2 084	642	357	9 439	1 241
Not reported or not computed	40 540	8 977	3 606	19 796	1 552	112	4	86	465	257	4 927	757
Median	81	88	85	76	54	...	...	...	...	...	85	85
Other properties	62 809	4 624	4 868	21 116	1 163	808	737	343	230	3 346	23 114	2 459
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's												
1,000,000 or more	292 476	38 470	25 480	143 832	10 691	3 466	1 826	699	1 151	4 737	55 564	6 561
250,000 to 999,999	59 644	5 159	7 385	27 384	2 467	735	582	—	—	1 654	13 173	1 105
50,000 to 249,999	54 703	5 736	2 462	26 477	2 859	677	383	—	465	805	14 469	370
10,000 to 49,999	80 490	10 709	7 962	38 610	3 208	1 149	96	71	297	943	15 393	2 052
Less than 10,000 and rural	61 513	9 640	4 162	34 050	1 631	905	97	32	118	652	8 140	2 086
Median	36 126	7 226	3 510	17 310	526	—	668	596	270	683	4 389	948
Outside SMSA's												
10,000 or more	52 490	15 130	2 268	16 506	557	—	1 364	3 524	876	665	10 334	1 265
2,500 to 9,999	18 760	5 823	486	6 393	557	—	124	375	444	665	2 810	1 083
Less than 2,500 and rural	12 489	2 710	769	6 430	—	—	452	889	143	—	931	167
Median	21 242	6 598	1 014	3 683	—	—	788	2 260	288	—	6 593	16
Number of Housing Units												
5 to 9 housing units	197 409	36 034	14 957	91 725	1 911	2 003	425	920	489	2 647	42 090	4 207
10 to 14 housing units	60 984	9 307	3 563	31 921	2 299	136	915	340	578	567	9 944	1 413
15 to 19 housing units	26 712	2 877	2 404	12 731	1 367	289	281	631	109	527	5 314	182
20 to 24 housing units	23 206	2 411	1 829	9 592	1 787	146	989	1 256	162	574	3 706	755
25 to 49 housing units	36 655	2 972	4 995	14 369	3 884	892	580	1 075	688	1 088	4 844	1 269
Year Structure Built												
1979 to March 1980	8 861	2 832	357	4 159	317	—	236	498	—	—	269	193
1977 and 1978	14 399	1 573	878	9 747	63	—	447	1 022	—	46	65	558
1975 and 1976	12 120	2 073	502	5 940	276	—	248	1 579	—	—	992	509
1970 to 1974	36 415	5 585	1 690	20 964	1 017	50	836	934	1 529	247	3 278	285
1960 to 1969	83 870	10 698	3 359	50 403	7 053	42	702	153	70	798	9 617	973
1950 to 1959	34 986	5 381	1 371	17 845	541	1 088	189	—	—	650	6 961	960
1940 to 1949	18 486	2 184	2 260	7 599	88	—	90	—	—	190	5 910	166
1939 or earlier	127 110	21 907	16 125	40 483	1 255	2 248	442	36	427	3 218	36 897	4 073
Not reported	8 718	1 366	1 208	3 197	639	38	—	—	—	254	1 908	108
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)												
Less than \$5,000	166 370	20 614	9 551	73 027	3 214	2 034	1 124	2 793	556	4 385	44 507	4 565
\$5,000 to \$9,999	16 133	2 858	1 900	3 869	47	621	—	—	—	831	5 618	388
\$10,000 to \$14,999	30 165	3 613	3 401	7 901	344	277	298	—	—	934	11 512	1 885
\$15,000 to \$19,999	31 847	5 499	1 091	12 226	675	855	93	—	—	1 052	10 242	1 114
\$20,000 to \$24,999	25 613	3 366	400	11 119	994	243	259	1 838	—	515	6 061	817
\$25,000 to \$29,999	18 971	1 711	181	10 612	230	—	222	604	305	199	4 096	811
\$30,000 to \$34,999	15 880	959	533	11 503	57	—	138	144	—	456	1 945	145
\$35,000 to \$39,999	6 975	406	227	4 766	—	—	—	—	—	146	1 126	304
\$40,000 to \$49,999	5 013	205	—	3 300	—	—	105	—	—	—	1 362	42
\$50,000 to \$59,999	2 786	126	534	1 800	—	—	—	—	122	—	169	36
\$60,000 to \$79,999	868	—	209	197	31	—	—	—	—	—	410	22
\$80,000 to \$99,999	789	293	209	249	—	38	—	—	—	—	—	—
\$100,000 to \$149,999	401	7	42	352	—	—	—	—	—	—	—	—
\$150,000 or more	64	—	—	64	—	—	—	—	—	—	—	—
Not reported	9 959	1 446	823	4 535	836	—	9	88	—	254	1 967	—
Median	\$15000	\$12800	\$8600	\$19600	...	...	...	...	...	\$11400	\$12000	\$10400
Other properties	178 596	32 986	18 198	87 311	8 034	1 432	2 066	1 430	1 471	1 017	21 391	3 261
Value												
Less than \$10,000	—	—	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$49,999	21 714	4 539	1 562	5 773	—	—	—	—	—	462	8 222	1 157
\$50,000 to \$99,999	55 903	9 676	7 385	17 550	124	1 518	220	—	—	1 645	15 923	1 861
\$100,000 to \$149,999	37 849	11 371	2 753	13 533	435	559	—	—	328	600	7 785	486
\$150,000 to \$199,999	40 266	5 814	2 032	22 692	1 282	497	78	913	—	337	6 620	2
\$200,000 to \$299,999	51 390	7 375	3 240	29 280	921	286	—	435	—	328	8 269	1 256
\$300,000 to \$399,999	34 622	3 812	1 746	20 315	1 237	33	376	225	130	198	5 474	1 076
\$400,000 to \$499,999	22 573	2 653	1 023	12 095	1 492	95	235	766	268	794	2 903	248
\$500,000 to \$999,999	36 278	2 481	2 544	19 902	2 523	133	1 163	1 356	257	607	4 485	828
\$1,000,000 or more	12 725	1 078	863	6 040	1 584	42	661	289	310	120	1 304	433
Not reported	31 647	4 801	4 600	13 158	1 650	304	457	239	734	311	4 912	479
Median	\$201800	\$144800	\$147700	\$248000	\$453700	...	...	\$454700	...	\$136600	\$140800	\$213300
Mean	\$295800	\$217700	\$285600	\$321400	\$608500	...	...	\$498300	...	\$240700	\$211800	\$322900
Monthly Rental Receipts Per Housing Unit												
Acquired before 1980 ²												
Less than \$60	282 157	48 977	22 881	139 221	10 085	2 657	2 453	3 880	1 796	2 056	42 784	5 367
\$60 to \$79	7 552	2 829	661	3 099	94	5	—	140	—	162	421	143
\$80 to \$99	10 003	1 743	1 215	2 829	—	—	—	6	58	33	3 898	220
\$100 to \$119	7 834	2 722	554	3 516	124	—	88	—	33	70	726	—
\$120 to \$149	12 874	1 963	1 430	4 679	180	—	—	713	—	—	3 221	688
\$150 to \$199	27 664	7 301	1 263	7 759	608	292	479	1 044	120	194	7 566	1 238
Median	65 723	11 209	5 014	30 992	2 122	1 525	1 028	1 434	581	402	10 537	880

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. **Holder of First Mortgage, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
PROPERTY CHARACTERISTICS—Con.												
Monthly Rental Receipts Per Housing Unit—Con.												
Acquired before 1980 ² —Con.												
\$200 to \$249	53 895	8 524	3 815	29 701	2 261	475	272	188	36	703	7 223	698
\$250 to \$299	31 072	3 154	2 523	19 424	1 910	193	85	150	188	128	3 131	186
\$300 to \$349	14 268	826	772	10 378	583	—	—	—	—	6	1 209	492
\$350 to \$399	7 282	786	1 390	4 787	43	—	—	119	—	6	1 111	41
\$400 to \$449	2 372	12	117	1 737	—	56	—	—	—	—	351	99
\$450 to \$499	1 455	235	8	1 097	113	—	—	—	—	—	—	2
\$500 or more	5 145	595	859	1 889	576	—	498	—	314	95	276	43
No rental receipts	1 742	—	585	551	—	—	—	—	—	—	498	108
Not reported	33 074	7 079	2 673	16 783	1 471	112	4	86	465	257	3 616	529
Median	\$194	\$170	\$197	\$214	\$226	...	...	...	...	...	\$167	\$154
Mean	\$278	\$205	\$440	\$263	\$393	...	...	...	...	...	\$249	\$439
Other properties	62 809	4 624	4 868	21 116	1 163	808	737	343	230	3 346	23 114	2 459
Rental Receipts as Percent of Value												
Acquired before 1980 ²												
Less than 5 percent	282 157	48 977	22 881	139 221	10 085	2 657	2 453	3 880	1 796	2 056	42 784	5 367
5 to 9 percent	13 523	3 702	917	6 355	399	5	88	146	58	162	1 482	208
10 to 14 percent	81 168	12 861	4 507	45 911	1 831	292	1 284	1 976	192	44	11 469	800
15 to 19 percent	77 522	14 596	3 920	39 054	4 176	376	481	1 366	225	712	10 948	1 667
20 to 24 percent	25 925	3 624	2 451	10 724	1 018	905	65	66	586	384	5 040	1 062
25 to 29 percent	14 210	2 226	2 040	5 473	204	246	—	—	—	74	3 388	557
30 to 34 percent	6 377	1 610	880	2 116	67	33	—	—	—	139	1 390	142
35 to 39 percent	4 576	497	556	1 372	117	497	78	—	—	231	1 093	136
40 percent or more	4 884	456	1 654	1 386	120	—	—	—	—	—	1 207	61
Not reported or not computed	53 974	9 404	5 956	26 830	2 152	304	456	325	734	311	6 768	734
Median	11	11	14	11	12	...	...	...	...	...	12	14
Other properties	62 809	4 624	4 868	21 116	1 163	808	737	343	230	3 346	23 114	2 459
Rental Vacancy Losses as Percent of Potential Receipts												
Acquired before 1980 ²												
Less than 1.0 percent	282 157	48 977	22 881	139 221	10 085	2 657	2 453	3 880	1 796	2 056	42 784	5 367
1.0 to 2.9 percent	79 141	13 389	7 015	37 236	2 797	1 428	529	773	685	499	13 193	1 596
3.0 to 4.9 percent	35 876	4 428	2 075	22 283	1 918	339	245	467	328	43	3 308	443
5.0 to 6.9 percent	29 510	3 123	1 861	17 370	719	193	709	426	172	331	4 491	116
7.0 to 8.9 percent	15 479	3 245	393	7 256	1 070	—	208	392	—	343	1 777	795
9.0 to 10.9 percent	8 885	1 111	573	3 936	503	56	—	566	—	73	2 023	42
11.0 to 12.9 percent	17 359	2 772	1 384	8 141	858	33	127	487	38	44	3 476	—
13.0 to 14.9 percent	6 794	656	537	2 291	272	—	90	117	—	—	2 273	559
15.0 percent or more	4 749	1 159	166	2 631	—	—	—	166	—	47	580	—
Not reported or not computed	34 565	8 646	4 122	14 022	232	497	261	399	109	162	5 493	623
Median	49 798	10 447	4 756	24 055	1 716	112	283	86	465	515	6 170	1 193
Mean	3.1	3.9	3.0	2.8	2.4	...	...	...	...	...	3.8	3.8
Other properties	62 809	4 624	4 868	21 116	1 163	808	737	343	230	3 346	23 114	2 459

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 6. First Mortgage Loan, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Mortgages made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. Far minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Amount of first mortgage loan											Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$49,999	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more	
5-to-49-housing-unit mortgaged properties	154 250	3 124	36 136	37 633	28 740	16 264	13 628	7 934	4 655	4 969	1 165	100 400
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	129 423	2 699	32 026	31 546	22 890	13 164	11 290	6 489	3 763	4 442	1 113	97 500
2 mortgages	23 051	426	4 110	5 563	5 405	2 894	1 893	1 342	892	527	—	113 200
3 or more mortgages	1 776	—	—	524	445	206	446	104	—	—	52	—
Origin of First Mortgage												
Mortgage made at time property acquired	117 408	1 435	25 953	29 118	22 388	12 876	11 263	6 203	3 871	3 561	740	104 900
Mortgage assumed at time property acquired	—	—	—	—	—	—	—	—	—	—	—	—
Mortgage placed later than acquisition of property	36 842	1 689	10 184	8 514	6 353	3 388	2 365	1 731	784	1 407	426	88 500
Refinanced mortgage:												
Same lender	18 101	712	4 755	5 256	3 544	1 087	918	650	226	694	258	84 100
Different lender	12 656	426	3 477	2 035	1 644	1 899	1 166	883	356	601	168	111 800
Mortgage placed on property owned free and clear of debt	6 085	551	1 951	1 223	1 165	402	281	197	202	112	—	72 100
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	36 842	1 689	10 184	8 514	6 353	3 388	2 365	1 731	784	1 407	426	88 500
Renew or extend loan that had fallen due, without increasing the outstanding balance	4 738	786	738	309	1 140	738	106	281	60	580	—	123 500
Secure better terms	3 987	—	—	929	623	765	907	386	272	32	74	178 900
Provide funds for additions, improvements, or repairs to this property	10 840	352	4 893	2 014	2 164	215	51	424	344	372	10	54 300
Provide funds for investment in other real estate	6 531	—	1 575	1 953	472	1 251	669	103	109	307	94	93 300
Provide funds for other types of investments	1 835	—	1 096	438	—	73	229	—	—	—	—	—
Provide funds for educational or medical expenses	669	—	—	—	652	17	—	—	—	—	—	—
Other reasons	4 097	551	1 007	1 052	1 055	217	95	79	—	42	—	73 300
Not reported	4 144	—	876	1 821	247	112	309	457	—	74	248	82 800
Other properties	117 408	1 435	25 953	29 118	22 388	12 876	11 263	6 203	3 871	3 561	740	104 900
Total Mortgage Loan												
Less than \$10,000	3 050	3 050	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$49,999	33 556	74	33 482	—	—	—	—	—	—	—	—	30 000
\$50,000 to \$99,999	37 271	—	2 057	35 215	—	—	—	—	—	—	—	73 500
\$100,000 to \$149,999	28 882	—	597	2 315	25 970	—	—	—	—	—	—	122 200
\$150,000 to \$199,999	17 236	—	—	103	2 197	14 935	—	—	—	—	—	171 100
\$200,000 to \$299,999	14 733	—	—	—	573	1 320	12 840	—	—	—	—	242 600
\$300,000 to \$399,999	7 295	—	—	—	—	—	491	6 804	—	—	—	346 400
\$400,000 to \$499,999	5 081	—	—	—	—	8	177	972	3 924	—	—	435 300
\$500,000 to \$999,999	5 890	—	—	—	—	—	121	158	732	4 879	—	698 200
\$1,000,000 or more	1 255	—	—	—	—	—	—	—	—	90	1 165	—
Median	\$105600	...	\$31600	\$76700	\$127700	\$177200	\$253100	\$358300	\$459300	\$754600	...	...
Mean	\$156800	...	\$32600	\$75300	\$126100	\$175500	\$249900	\$355500	\$450700	\$685800	...	...
Current Interest Rate on First Mortgage												
Less than 5.0 percent	1 115	—	716	—	114	—	—	180	—	105	—	...
5.0 percent	—	—	—	—	—	—	—	—	—	—	—	...
5.1 to 5.9 percent	—	—	—	—	—	—	—	—	—	—	—	...
6.0 percent	331	—	331	—	—	—	—	—	—	—	—	...
6.1 to 6.9 percent	39	—	—	—	—	—	—	—	—	—	—	...
7.0 percent	806	—	69	498	—	126	113	—	—	—	—	...
7.1 to 7.4 percent	157	—	—	—	—	—	—	95	—	62	—	...
7.5 to 7.9 percent	1 468	—	118	551	71	221	51	—	—	321	136	...
8.0 percent	4 824	—	1 273	1 320	584	525	226	470	75	311	40	93 200
8.1 to 8.4 percent	608	—	—	—	—	2	—	141	366	99	—	...
8.5 to 8.9 percent	11 605	207	4 504	1 505	1 999	825	743	800	765	251	6	86 300
9.0 percent	11 265	—	2 916	3 465	1 354	1 473	1 072	180	96	704	6	89 200
9.1 to 9.9 percent	34 444	133	8 383	8 300	7 421	3 272	3 470	1 583	982	869	30	102 700
10.0 percent	17 930	682	3 728	5 206	3 090	2 712	1 504	395	283	133	197	93 700
10.1 to 11.9 percent	33 384	413	5 182	7 311	8 243	3 827	3 668	2 475	899	1 084	281	123 000
12.0 percent	8 464	903	1 187	1 682	1 461	721	820	599	647	342	104	115 800
12.1 to 13.9 percent	10 733	—	2 423	2 740	2 310	1 636	578	277	361	276	133	104 400
14.0 percent or more	17 076	786	5 306	5 056	2 094	924	1 383	739	181	413	194	74 200
Median	10.0	...	10.0	10.0	10.0	10.0	10.0	10.1	10.0	9.7	...	...
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	52 648	—	7 622	11 958	15 623	5 812	5 027	2 815	1 933	1 421	437	121 600
Rate higher now than when mortgage made	15 651	—	1 498	4 365	5 166	1 165	1 161	951	751	537	58	119 000
Rate lower now than when mortgage made	407	—	—	—	159	—	55	109	—	77	7	...
Rate unchanged or same now as when mortgage made	35 802	—	5 661	7 531	10 262	4 647	3 585	1 756	1 183	807	372	122 900
Not reported	788	—	463	61	37	—	227	—	—	—	—	...
No, interest rate cannot be changed	100 600	3 124	28 514	25 526	12 461	10 452	8 534	5 081	2 667	3 510	728	86 600
Not reported	1 002	—	—	149	656	—	67	38	55	37	—	...
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	52 648	—	7 622	11 958	15 623	5 812	5 027	2 815	1 933	1 421	437	121 600
Rate renegotiated periodically	7 114	—	1 286	2 201	1 330	1 611	171	51	270	187	6	102 600
Rate changes tied to market index	13 821	—	1 200	3 977	4 414	918	1 266	1 105	628	263	49	119 600
When mortgage is assumed	22 941	—	2 805	4 988	7 816	2 209	2 481	1 030	697	577	338	123 500
When payments become delinquent	9 220	—	1 295	2 142	3 372	770	866	504	118	153	—	117 400
Other reason	8 603	—	1 820	1 858	2 152	1 268	477	260	311	413	44	114 500
Not reported	394	—	151	61	111	—	—	—	—	70	—	...
Interest rate cannot be changed	100 600	3 124	28 514	25 526	12 461	10 452	8 534	5 081	2 667	3 510	728	86 600

¹Detail does not add to total because lenders reported more than one reason.

Table 6. First Mortgage Loan, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Mortgages made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage

Less than 8 years	29 552	2 309	7 780	3 955	3 520	4 858	2 830	2 052	804	1 206	238	110 400
8 to 12 years	25 351	815	10 261	4 488	2 917	1 212	3 082	1 028	789	687	73	67 800
13 to 17 years	20 016	—	6 498	7 904	2 313	1 164	1 380	326	107	139	185	72 200
18 to 22 years	19 037	—	5 086	6 971	3 294	794	1 470	1 082	249	92	—	81 800
23 to 27 years	22 516	—	4 163	5 207	7 186	2 136	2 062	720	374	525	144	113 100
28 to 32 years	27 101	—	1 978	7 080	7 672	4 487	2 048	1 393	1 260	984	201	129 300
33 to 37 years	1 174	—	—	—	371	508	74	168	—	—	52	—
38 or more years	5 316	—	—	—	800	578	626	680	1 074	1 335	221	396 000
No stated term	4 186	—	372	2 029	668	527	55	484	—	—	52	92 400
Median	18.0	...	12.9	19.0	24.4	22.0	16.2	19.5	28.0	26.4	...	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	13 396	—	3 630	832	3 453	1 691	1 735	417	774	604	259	132 400
Payments increase yearly for first five years of mortgage	1 227	—	585	—	293	88	—	—	70	36	155	...
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—	—	—	...
Payments change in some other way	10 530	—	1 926	771	2 859	1 603	1 652	348	704	569	98	144 900
Not reported	1 639	—	1 119	61	301	—	83	69	—	—	6	...
No, monthly payments cannot change	137 624	3 124	31 964	36 128	24 333	14 324	11 757	7 241	3 827	4 020	906	96 700
Not reported	3 229	—	543	672	954	249	136	276	55	345	—	...

Servicing of First Mortgage

Holder	136 090	1 861	32 638	34 146	25 846	13 210	11 703	7 396	4 295	4 205	790	99 100
Agent	18 160	1 263	3 498	3 486	2 894	3 055	1 925	538	361	764	376	114 400

Holder's Acquisition of First Mortgage

Originated by holder	135 369	1 999	33 363	32 659	25 282	13 407	12 322	7 145	4 243	3 917	1 032	99 500
Purchased from present servicer	7 040	—	1 497	1 390	1 611	1 008	639	583	104	170	39	119 700
Purchased from someone else	8 501	1 125	648	2 911	1 387	1 018	447	75	155	640	94	92 500
Not reported	3 340	—	628	673	461	832	221	132	153	241	—	...

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made at time of purchase	117 408	1 435	25 953	29 118	22 388	12 876	11 263	6 203	3 871	3 561	740	104 900
Less than 40 percent	2 914	413	1 608	416	151	174	150	—	—	—	—	...
40 to 49 percent	3 110	370	455	470	923	232	79	51	493	—	36	...
50 to 59 percent	7 233	133	2 340	1 394	1 592	821	776	36	—	141	—	91 000
60 to 69 percent	14 575	—	3 811	2 458	3 791	1 387	1 438	1 076	336	—	278	113 400
70 to 79 percent	35 529	—	6 495	11 873	6 067	4 174	4 052	1 175	703	936	55	97 500
80 to 89 percent	24 686	519	5 990	4 638	5 116	3 560	2 233	940	1 237	454	—	111 700
90 to 94 percent	7 777	—	1 190	3 218	946	659	285	775	110	472	122	91 900
95 to 99 percent	2 609	—	—	466	802	300	462	287	—	287	6	...
100 percent or more	12 100	—	3 857	2 456	1 288	593	911	1 304	653	992	46	94 600
Not reported	6 876	—	206	1 731	1 713	976	877	558	339	279	197	143 800
Median	78	...	77	78	76	78	77	85	...	...	...	...
Other properties	36 842	1 689	10 184	8 514	6 353	3 388	2 365	1 731	784	1 407	426	88 500

MORTGAGE PAYMENTS AND OTHER EXPENSES

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	153 508	3 124	36 136	37 336	28 740	16 264	13 628	7 545	4 599	4 969	1 165	100 300
Current or ahead of schedule	144 994	2 573	33 980	35 091	27 779	15 134	13 018	7 254	4 219	4 818	1 130	101 500
Delinquent (30 days or more)	6 359	551	1 772	1 572	646	764	566	195	228	35	30	77 300
1 to 3 payments	4 757	551	1 291	974	362	764	512	13	228	33	30	77 500
4 or more payments	1 602	—	481	598	284	—	55	183	—	2	—	...
Foreclosure in process	250	—	—	—	95	—	55	99	—	2	—	...
Foreclosure not in process	1 352	—	481	598	190	—	—	84	—	—	—	...
Not reported	—	—	—	—	—	—	—	—	—	—	—	...
Not reported	2 155	—	385	673	316	366	45	95	153	116	6	...
No regular payments required	742	—	—	297	—	—	—	390	56	—	—	...

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	114 548	2 917	24 798	26 320	23 940	13 069	9 871	5 972	3 118	3 809	734	106 800
Less than 20 percent	5 900	964	2 459	1 525	650	170	37	95	—	—	—	42 300
20 to 29 percent	9 202	876	6 027	983	446	85	218	147	281	139	—	34 700
30 to 39 percent	10 122	559	2 766	2 954	1 546	1 009	489	542	73	143	42	79 400
40 to 49 percent	11 893	—	3 488	2 405	2 427	718	777	1 045	437	554	41	101 100
50 to 59 percent	16 351	—	3 350	4 122	2 463	2 046	1 731	866	572	1 197	6	114 300
60 to 69 percent	13 134	—	949	3 440	3 642	2 340	1 610	506	269	378	—	129 900
70 to 79 percent	10 298	—	532	2 242	3 351	1 872	1 493	683	8	77	39	135 400
80 to 89 percent	6 012	—	—	820	2 742	488	705	460	667	130	—	139 900
90 to 99 percent	3 723	—	297	386	467	936	886	352	176	128	94	...
100 percent or more	12 481	—	1 777	3 922	2 611	2 175	783	366	80	650	116	110 400
Not reported or not computed	15 433	519	3 153	3 521	3 595	1 229	1 141	910	555	413	397	107 300
Median	58	...	38	59	67	68	67	58	...	...	...	...
Other properties	39 702	207	11 338	11 312	4 800	3 196	3 758	1 963	1 537	1 159	431	86 700

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980	8 564	—	7	2 050	1 377	893	2 022	780	693	736	6	197 500
1977 and 1978	12 809	—	164	1 866	2 934	1 715	1 502	2 051	1 032	1 230	315	192 000
1975 and 1976	4 992	—	808	297	2 106	488	770	142	302	72	6	133 000
1970 to 1974	10 036	—	811	1 773	1 701	1 901	2 140	862	261	482	105	169 300
1960 to 1969	24 410	—	1 022	6 030	5 874	3 839	3 526	1 599	1 135	1 158	227	143 900
1950 to 1959	16 306	712	1 879	3 937	5 077	2 092	882	1 219	168	202	138	116 000
1940 to 1949	7 289	—	1 428	2 406	1 125	845	437	55	579	416	—	96 100
1939 or earlier	65 302	2 412	28 329	18 435	7 104	4 246	2 332	1 226	444	631	141	55 200
Not reported	4 541	—	1 689	838	1 442	244	18	—	42	41	228	84 700

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 6. First Mortgage Loan, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Mortgages made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ²	114 660	2 917	24 798	26 320	23 940	13 069	9 871	6 028	3 174	3 809	734	106 900
Less than \$60	2 573	—	621	1 082	526	69	214	55	7	—	—	...
\$60 to \$79	3 727	370	3 218	61	33	—	—	—	—	44	—	...
\$80 to \$99	3 870	352	1 686	942	852	—	39	—	—	—	—	47 600
\$100 to \$119	5 486	—	3 622	961	530	228	128	—	22	56	—	40 800
\$120 to \$149	10 084	551	3 599	2 433	1 026	1 265	471	271	176	292	—	68 300
\$150 to \$199	25 228	1 125	7 223	7 108	4 457	1 614	1 574	981	738	406	—	80 000
\$200 to \$249	22 186	—	521	5 899	6 628	3 858	2 812	1 317	373	637	143	135 300
\$250 to \$299	12 340	—	850	2 799	2 760	2 162	1 812	973	477	501	6	145 700
\$300 to \$349	6 928	—	—	873	2 078	1 605	901	560	83	828	—	166 000
\$350 to \$399	3 494	—	366	254	873	747	676	274	201	49	53	...
\$400 to \$449	610	—	—	—	—	291	—	160	—	160	—	...
\$450 to \$499	1 050	—	—	387	581	—	—	2	—	80	—	...
\$500 or more	1 594	—	—	—	—	—	103	525	486	345	136	...
No rental receipts	1 049	—	—	1 049	—	—	—	—	—	—	—	...
Not reported	14 440	519	3 153	2 472	3 595	1 229	1 141	910	611	413	397	115 000
Median	\$197	...	\$134	\$192	\$221	\$236	\$234	\$248	...	...	...	...
Mean	\$267	...	\$182	\$250	\$276	\$276	\$322	\$370	...	...	...	...
Other properties	39 590	207	11 338	11 312	4 800	3 196	3 758	1 906	1 481	1 159	431	86 500

OWNER CHARACTERISTICS

Type of Owner

Individual	110 213	2 118	29 646	30 145	21 222	10 578	9 164	4 122	1 258	1 807	151	88 700
Partnership	33 343	487	5 588	5 302	5 736	3 908	3 618	3 197	2 472	2 556	480	146 200
Real estate corporation	3 959	—	424	1 500	678	472	305	99	126	118	238	104 100
Real estate investment trust	1 318	—	—	66	427	117	95	166	258	188	—	...
Financial institution	6	—	—	—	—	—	—	—	—	6	—	...
Housing cooperative organization	475	—	—	45	—	—	—	—	259	131	40	...
Church or church-related institution	121	—	79	—	—	—	—	—	—	—	42	...
Other	3 465	—	365	540	402	1 050	441	46	282	156	185	...
Not reported	1 350	519	35	36	276	139	6	305	—	6	30	...

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 7. First Mortgage Loan as Percent of Purchase Price, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

5-to-49-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	118 693	5 796	4 579	7 303	12 314	32 170	23 633	9 867	3 331	11 812	7 888	78
2 mortgages	33 700	6 938	4 332	4 615	5 279	5 979	3 504	62	218	1 202	1 571	60
3 or more mortgages	6 182	1 980	1 279	1 518	448	486	212	111	-	44	103	48

Current Interest Rate on First Mortgage

Less than 5.0 percent	1 397	439	-	-	-	-	-	207	-	752	-	...
5.0 percent	115	-	-	-	-	-	-	115	-	-	-	...
5.1 to 5.9 percent	36	36	-	-	-	-	-	-	-	-	-	...
6.0 percent	1 768	865	105	59	91	112	87	-	-	331	118	...
6.1 to 6.9 percent	1 390	768	214	-	-	1	-	87	-	-	320	...
7.0 percent	2 724	516	-	509	-	2	90	1 605	-	4	-	...
7.1 to 7.4 percent	381	224	-	-	-	-	95	-	-	62	-	...
7.5 to 7.9 percent	3 802	980	427	46	192	546	143	125	631	319	394	...
8.0 percent	7 685	1 240	547	1 068	13	2 426	605	872	285	94	535	73
8.1 to 8.4 percent	1 485	298	-	303	-	333	266	-	-	247	39	...
8.5 to 8.9 percent	14 045	1 481	432	1 209	1 767	2 978	2 580	288	476	1 342	1 491	75
9.0 percent	12 944	968	613	1 584	1 043	3 154	3 022	126	213	1 771	451	76
9.1 to 9.9 percent	31 839	2 239	1 594	2 008	2 734	9 876	6 936	1 071	782	2 624	1 975	76
10.0 percent	18 414	542	2 215	1 926	1 564	4 067	4 206	1 340	120	1 196	1 238	76
10.1 to 11.9 percent	34 513	2 485	1 597	2 393	6 836	9 643	5 602	1 395	481	2 738	1 344	73
12.0 percent	7 742	364	1 382	664	633	505	1 946	805	75	870	499	80
12.1 to 13.9 percent	7 914	322	504	1 045	946	3 309	880	258	196	381	73	73
14.0 percent or more	10 381	946	562	623	2 223	1 685	893	1 744	292	329	1 085	72
Median	10.0	9.0	10.0	10.0	10.5	10.0	10.0	10.0	...	9.6	9.7	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	49 458	2 964	4 717	3 228	9 074	11 870	6 944	2 135	2 130	3 927	2 468	73
Rate higher now than when mortgage made	17 196	1 848	2 567	1 431	2 881	3 523	1 261	1 679	1 254	153	600	69
Rate lower now than when mortgage made	333	-	-	-	109	7	214	3	-	-	-	...
Rate unchanged or same now as when mortgage made	31 137	1 116	2 002	1 798	5 857	8 299	5 172	453	876	3 696	1 868	75
Not reported	792	-	148	-	227	41	297	-	-	79	-	...
No, interest rate cannot be changed	107 889	11 542	5 474	10 207	8 899	26 408	19 899	7 904	1 417	9 083	7 056	75
Not reported	1 227	209	-	-	68	357	505	-	3	47	38	...

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	49 458	2 964	4 717	3 228	9 074	11 870	6 944	2 135	2 130	3 927	2 468	73
Rate renegotiated periodically	4 397	503	396	285	583	1 442	988	-	65	97	38	73
Rate changes tied to market index	11 947	470	2 043	668	2 239	2 548	1 728	1 270	371	364	247	72
When mortgage is assumed	25 817	1 608	2 276	2 079	4 713	5 720	3 314	467	798	2 843	1 999	72
When payments become delinquent	8 097	138	204	835	1 310	2 169	1 337	59	112	1 430	504	76
Other reason	7 743	332	188	749	1 579	1 441	1 537	398	895	527	98	77
Not reported	364	-	-	-	-	41	213	-	-	-	111	...
Interest rate cannot be changed	107 889	11 542	5 474	10 207	8 899	26 408	19 899	7 904	1 417	9 083	7 056	75

Term of First Mortgage

Less than 8 years	23 633	1 949	951	1 798	1 853	7 726	4 107	1 836	188	729	2 497	75
8 to 12 years	26 538	2 320	2 128	3 561	1 954	4 676	5 398	709	624	3 115	2 054	75
13 to 17 years	20 236	1 183	875	1 376	1 376	5 594	2 772	3 597	3	2 279	1 182	78
18 to 22 years	22 512	3 135	1 178	2 048	2 783	5 312	3 241	1 258	499	1 661	1 398	73
23 to 27 years	26 032	2 521	2 329	2 299	3 580	6 251	5 710	491	509	835	1 509	72
28 to 32 years	29 401	2 972	2 641	1 587	5 445	7 240	4 669	812	768	2 541	727	72
33 to 37 years	1 727	503	-	2	122	181	486	63	371	-	-	...
38 or more years	5 361	-	-	282	369	836	580	1 068	587	1 568	71	93
No stated term	3 135	133	90	484	560	819	387	207	-	331	124	...
Median	19.6	20.9	22.7	17.1	24.1	18.9	19.9	16.3	...	18.7	13.7	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	15 238	897	968	1 306	2 610	3 793	1 867	829	703	1 896	369	74
Payments increase yearly for first five years of mortgage	1 227	-	-	-	-	966	106	-	-	-	155	...
Payments increase yearly for first ten years of mortgage	-	-	-	-	-	-	-	-	-	-	-	...
Payments change in some other way	12 551	828	813	825	2 340	2 819	1 618	829	703	1 561	215	75
Not reported	1 460	69	155	481	270	7	143	-	-	335	-	...
No, monthly payments cannot change	139 598	12 990	9 186	11 441	15 173	33 610	25 040	9 163	2 846	10 957	9 192	75
Not reported	3 739	828	37	689	258	1 232	442	48	-	205	-	...

Holder's Acquisition of First Mortgage

Originated by holder	136 089	10 858	7 162	12 059	16 849	33 682	23 062	9 396	2 646	12 007	8 368	75
Purchased from present servicer	6 243	971	654	115	799	1 343	1 394	166	-	305	496	72
Purchased from someone else	12 645	2 388	2 177	1 053	394	1 766	2 419	430	903	642	473	70
Not reported	3 598	498	197	208	-	1 844	475	48	-	105	225	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	104 880	6 768	5 954	7 784	12 288	28 161	16 819	7 403	3 109	9 704	6 890	76
Less than 20 percent	2 668	800	-	30	138	456	699	146	-	383	16	...
20 to 29 percent	9 012	1 206	379	990	780	2 464	398	115	741	1 430	509	74
30 to 39 percent	10 050	1 002	577	506	1 303	3 174	1 916	548	247	544	233	75
40 to 49 percent	11 673	524	685	1 974	1 713	2 712	2 228	236	401	1 132	68	73
50 to 59 percent	16 353	718	655	1 192	2 180	5 509	3 177	607	128	1 688	500	76
60 to 69 percent	13 701	612	1 138	805	1 866	5 125	1 914	117	539	1 075	509	74
70 to 79 percent	9 822	-	1 123	423	1 206	4 438	343	644	328	519	798	74
80 to 89 percent	4 756	294	352	-	514	1 424	532	289	105	775	469	77
90 to 99 percent	4 460	78	291	169	123	161	631	2 636	125	93	153	91
100 percent or more	9 745	927	455	1 073	198	835	2 611	1 234	427	1 419	565	84
Not reported or not computed	12 642	608	298	623	2 267	1 863	2 370	830	68	646	3 070	75
Median	58	41	65	51	55	58	56	92	...	56	...	...
Other properties	53 695	7 947	4 237	5 652	5 754	10 474	10 530	2 636	440	3 354	2 672	72

¹Detail does not add to total because lenders reported more than one reason. ²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 7. **First Mortgage Loan as Percent of Purchase Price, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS

Year Structure Built

	Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	Not reported	Median
1979 to March 1980	8 168	—	194	1 085	931	668	1 233	1 721	200	1 060	1 075	85
1977 and 1978	13 772	652	300	609	436	4 587	2 834	943	978	1 515	919	80
1975 and 1976	5 416	342	280	416	539	1 587	1 203	—	371	529	149	77
1970 to 1974	11 219	1 511	1 114	1 139	1 355	1 403	2 289	1 154	343	286	626	71
1960 to 1969	26 162	3 849	1 871	1 477	3 438	6 950	4 686	624	463	1 357	1 445	72
1950 to 1959	15 628	1 730	1 130	1 634	1 653	4 691	1 686	951	42	1 354	758	73
1940 to 1949	9 815	1 348	1 022	342	250	2 902	2 115	1 454	174	174	33	77
1939 or earlier	63 720	4 954	3 583	6 669	8 364	15 413	11 229	2 757	854	6 491	3 407	74
Not reported	4 675	329	697	64	1 074	435	74	434	125	292	1 150	...

OWNER CHARACTERISTICS

Type of Owner

	Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	Not reported	Median
Individual	110 788	8 913	8 058	10 821	13 344	28 009	19 400	6 955	1 810	7 812	5 667	74
Partnership	36 577	4 666	1 646	2 275	3 610	8 786	6 582	1 994	700	3 742	2 576	75
Real estate corporation	4 408	394	438	188	213	1 072	247	145	668	850	193	78
Real estate investment trust	1 402	—	—	—	231	160	200	233	371	174	34	...
Financial institution	6	—	—	—	—	6	—	—	—	—	—	...
Housing cooperative organization	669	321	—	—	—	—	—	—	—	150	198	...
Church or church-related institution	121	—	—	—	42	—	—	—	—	79	—	...
Other	2 770	172	49	151	599	328	403	713	—	244	113	...
Not reported	1 834	249	—	—	3	276	519	—	—	6	782	...

Table 8. Value per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States

Value per housing unit															Median (dollars)
Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported			
344 966	46 134	54 961	46 071	76 740	46 520	18 156	11 827	6 726	1 928	3 189	1 069	31 647	21 200		
280 900 42 543 45 464 37 167 61 799 34 253 12 304 7 455 5 985 1 648 2 804 876 28 603 20 200															
55 862 3 542 8 129 8 117 12 745 11 013 4 832 3 697 492 280 355 193 2 466 25 400															
8 204 49 1 368 786 2 196 1 254 1 020 675 249 - 31 - 577 27 300															
65 725 10 056 11 876 6 083 15 067 9 943 3 674 2 508 2 976 1 041 2 073 428 - 23 200															
39 718 6 400 6 123 6 440 7 095 7 246 2 312 1 481 2 017 305 115 185 - 21 300															
43 716 6 966 4 105 8 844 12 366 4 403 3 238 3 222 - 378 - 193 - 21 600															
46 093 4 562 7 130 7 593 10 807 6 970 4 968 2 804 717 42 499 - - 23 500															
43 285 3 981 8 155 5 655 12 700 9 421 1 866 754 94 156 503 - - 23 000															
30 558 3 370 6 460 4 216 8 029 5 078 1 938 1 059 409 - - - 21 500															
21 445 4 085 4 436 2 653 7 167 2 583 - - 513 7 - - 19 100															
11 775 2 861 3 100 3 349 1 451 763 115 - - - - 135 - 14 900															
5 062 2 013 1 114 731 921 111 44 - - - - 129 - 12 300															
5 943 1 839 2 461 507 1 138 - - - - - - - 12 300															
31 647 - - - - - - - - - - - 31 647 - - -															
42 39 48 42 44 42 40 36 22 - - -															
293 789 35 527 43 506 39 652 67 840 39 460 16 341 10 275 6 107 1 669 3 153 593 29 668 22 000															
28 301 9 288 6 745 3 403 4 123 1 713 1 020 - 8 - - - 2 002 12 900															
72 800 11 677 14 389 13 012 17 633 7 971 2 406 214 343 - 147 - 5 008 18 000															
61 189 5 465 8 015 8 026 14 369 9 966 3 093 2 980 3 230 344 652 - 5 049 24 600															
39 948 4 145 3 840 5 424 9 193 7 170 3 640 2 537 145 247 208 - 3 399 25 300															
27 741 1 754 3 377 2 535 7 651 3 466 3 039 2 798 697 293 378 - 1 753 27 000															
17 777 214 2 024 1 859 5 121 2 529 1 409 429 924 - 109 - 3 158 26 300															
8 103 910 1 413 1 524 1 486 1 790 65 466 - - - 450 19 900															
6 935 466 867 1 378 1 736 1 181 136 - - - - 1 061 21 300															
3 550 6 347 482 526 1 099 258 - - 129 293 - 411 - -															
1 763 52 39 - 562 72 - 60 160 - - 818 - -															
7 860 390 198 825 1 878 1 364 263 282 557 390 352 37 1 324 29 900															
8 266 247 1 166 265 1 501 31 608 448 43 156 516 371 2 913 26 700															
9 556 914 1 086 918 2 060 1 108 404 61 - - 498 185 2 322 23 400															
51 177 10 607 11 455 6 419 8 900 7 060 1 815 1 552 619 259 36 476 1 978 17 000															
282 045 33 712 41 388 38 106 66 203 37 386 15 671 10 275 5 633 1 510 3 137 517 28 507 22 000															
23 138 6 024 5 205 986 4 146 1 886 711 932 795 - 498 - 1 953 14 400															
44 146 8 914 6 997 5 306 8 625 4 698 2 341 857 1 614 385 - - 4 408 18 700															
38 599 3 389 7 840 7 939 8 825 5 075 1 479 618 581 250 - 193 2 409 19 300															
37 915 4 788 6 688 4 886 9 844 4 304 1 938 1 917 298 61 295 129 2 768 21 200															
32 539 989 4 685 4 962 10 482 4 821 1 934 1 524 41 - 109 - 2 991 23 900															
20 146 1 039 2 236 2 722 5 344 5 047 2 036 1 605 244 - - 871 26 800															
15 659 656 1 326 1 990 3 640 3 701 1 514 1 148 - - 652 - 1 031 29 200															
7 543 97 496 1 528 1 411 982 821 714 160 134 437 - 764 29 000															
6 764 347 258 2 077 1 926 436 1 007 495 - - - 218 23 100															
20 836 690 2 166 2 090 8 062 3 072 362 1 556 145 302 648 - 1 744 25 700															
34 761 6 779 3 491 3 619 3 897 3 365 1 528 510 1 393 134 498 195 9 350 18 400															
45 28 39 46 50 52 53 54 28 43 ...															
62 921 12 422 13 572 7 965 10 537 9 133 2 485 1 552 1 093 418 52 552 3 139 17 400															
293 789 35 527 43 506 39 652 67 840 39 460 16 341 10 275 6 107 1 669 3 153 593 29 668 22 000															
106 411 3 617 11 178 12 912 26 981 23 317 11 178 8 534 5 347 1 123 2 139 86 - 29 500															
48 884 4 836 7 881 9 465 14 561 7 561 3 139 890 161 390 - - 21 600															
28 246 3 867 5 286 4 828 9 866 2 883 458 335 401 - - 322 - 20 100															
20 643 3 219 5 457 3 668 5 850 2 134 5 - 155 156 - - 17 200															
10 638 2 970 1 832 2 147 1 917 966 258 7 43 - 498 - 16 200															
13 447 3 179 4 355 1 940 2 829 884 258 - - - 2 - 14 100															
9 054 2 524 2 082 2 588 1 380 479 - - - - - 14 800															
3 196 1 848 799 101 401 31 - - - 16 - -															
15 179 8 346 3 459 1 037 1 538 - 351 448 - - - 10000-															
38 092 1 120 1 177 966 2 517 1 205 694 61 - - 498 185 29 668 23 800															
51 177 10 607 11 455 6 419 8 900 7 060 1 815 1 552 619 259 36 476 1 978 17 000															
8 861 - 312 574 4 612 2 059 429 223 375 - 6 - 271 27 400															
14 399 145 198 910 5 912 3 224 1 717 947 378 1 293 - - 675 29 500															
12 120 151 2 020 1 230 4 405 1 767 951 61 - 244 - - 1 291 24 600															
36 415 447 2 469 5 672 12 754 6 939 1 906 1 513 717 243 2 129 3 624 26 100															
83 870 1 864 7 810 13 635 21 623 14 568 7 685 3 780 1 265 680 1 374 545 9 038 26 500															
34 986 1 953 5 692 5 404 9 269 6 002 1 932 1 184 1 002 73 293 - 2 183 23 600															
18 486 2 794 4 319 2 935 2 809 2 316 80 1 289 774 156 352 - 662 18 100															
27 110 37 869 31 914 14 622 15 212 8 899 2 875 1 985 2 215 531 869 86 10 032 13 200															
8 718 911 226 1 089 145 744 579 844 - - - 309 3 871 30 700															

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 8. Value per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Value per housing unit													Medion (dollars)
		Less than Total	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not re- ported	
PROPERTY CHARACTERISTICS—Con.														
Purchase Price Per Housing Unit														
Properties acquired by purchase 1977 to 1981 (part) ----	166 370	22 534	27 100	21 433	38 823	26 544	9 241	5 173	2 142	320	1 180	790	11 090	21 700
Less than \$5,000 ----	16 133	11 761	2 882	192	299	—	—	—	—	—	—	—	999	10000—
\$5,000 to \$9,999 ----	30 165	10 122	12 011	4 535	1 831	927	—	—	—	—	—	—	739	11 900
\$10,000 to \$14,999 ----	31 847	68	11 695	7 702	8 782	1 331	125	—	145	—	498	—	1 502	17 200
\$15,000 to \$19,999 ----	25 613	—	104	8 235	12 767	3 210	867	36	—	—	—	—	394	23 300
\$20,000 to \$24,999 ----	18 971	—	—	—	9 467	6 362	1 729	221	155	61	—	—	976	29 500
\$25,000 to \$29,999 ----	15 880	—	—	—	3 482	8 988	2 269	343	225	1	6	—	567	34 600
\$30,000 to \$34,999 ----	6 975	—	—	—	272	3 974	1 631	703	—	—	—	—	394	37 600
\$35,000 to \$39,999 ----	5 013	—	—	—	—	1 241	1 652	1 849	218	—	—	—	53	47 500
\$40,000 to \$49,999 ----	2 786	—	—	—	—	—	908	1 387	369	—	—	—	122	—
\$50,000 to \$59,999 ----	868	—	—	—	—	—	22	447	369	—	31	—	—	—
\$60,000 to \$79,999 ----	789	—	—	—	—	—	—	—	287	209	293	—	—	—
\$80,000 to \$99,999 ----	401	—	—	—	—	—	—	—	49	352	—	—	—	—
\$100,000 to \$149,999 ----	64	—	—	—	—	—	—	—	—	—	—	—	64	—
\$150,000 or more ----	909	—	—	—	—	—	—	—	—	—	—	790	119	—
Not reported ----	9 959	584	408	769	1 923	513	40	187	375	—	—	—	5 161	23 300
Median ----	\$15000	5000—	\$9400	\$13600	\$18000	\$25700	\$29100	\$38200	...	...	...	...	\$14100	...
Other properties ----	178 596	23 600	27 860	24 638	37 917	19 975	8 914	6 654	4 585	1 607	2 010	279	20 556	20 800
Monthly Rental Receipts Per Housing Unit														
Acquired before 1980 ¹ ----	282 157	33 712	41 444	38 162	66 204	37 386	15 671	10 275	5 633	1 510	3 137	517	28 507	22 000
Less than \$60 ----	7 552	1 822	1 301	835	2 419	515	5	—	155	—	—	—	501	17 400
\$60 to \$79 ----	10 003	3 694	2 628	2 289	1 298	—	220	—	—	—	—	—	873	11 700
\$80 to \$99 ----	7 834	3 059	1 903	436	1 865	—	—	249	—	—	—	—	323	11 800
\$100 to \$119 ----	12 874	4 387	2 201	2 311	1 047	405	314	—	578	—	—	—	1 630	12 800
\$120 to \$149 ----	27 864	5 572	8 492	5 438	3 768	1 191	747	291	—	146	—	—	2 220	14 300
\$150 to \$199 ----	65 723	6 882	14 647	14 129	20 609	4 189	—	1 498	—	—	355	—	3 414	18 400
\$200 to \$249 ----	53 895	1 021	4 600	6 454	20 225	12 190	2 421	769	632	217	—	—	5 368	26 000
\$250 to \$299 ----	31 072	275	1 699	1 866	8 437	8 593	4 466	2 120	748	278	737	—	1 854	32 700
\$300 to \$349 ----	14 268	79	109	203	2 036	4 676	3 200	2 152	561	174	—	—	1 078	38 900
\$350 to \$399 ----	7 282	45	36	405	758	2 004	2 390	1 310	134	—	—	—	201	41 200
\$400 to \$449 ----	2 372	—	332	30	256	33	135	421	648	—	402	—	114	—
\$450 to \$499 ----	1 455	97	—	—	138	82	48	395	581	73	—	—	41	—
\$500 or more ----	5 145	—	4	90	452	145	196	559	202	488	1 145	322	1 541	—
No rental receipts ----	1 742	585	551	—	—	—	—	—	—	—	498	—	108	—
Not reported ----	33 074	6 194	2 940	3 675	3 897	3 365	1 528	510	1 393	134	—	195	9 242	18 800
Median ----	\$194	\$123	\$158	\$171	\$203	\$244	\$288	\$299	\$301	...	...	...	\$206	...
Mean ----	\$278	\$174	\$199	\$205	\$236	\$311	\$345	\$340	\$456	...	...	...	\$551	...
Other properties ----	62 809	12 422	13 517	7 909	10 536	9 133	2 485	1 552	1 093	418	52	552	3 139	17 500
Rental Receipts as Percent of Value														
Acquired before 1980 ¹ ----	282 157	33 712	41 444	38 162	66 204	37 386	15 671	10 275	5 633	1 510	3 137	517	28 507	22 000
Less than 5 percent ----	13 523	—	819	503	4 188	1 474	540	1 892	1 908	815	1 385	—	—	38 500
5 to 9 percent ----	81 168	657	5 281	6 320	26 538	21 603	10 546	6 280	2 130	561	1 252	—	—	30 800
10 to 14 percent ----	77 522	3 617	11 686	20 416	27 304	10 329	2 569	1 341	64	—	2	193	—	21 100
15 to 19 percent ----	25 925	4 653	11 060	6 113	3 009	615	94	252	—	—	—	129	—	13 800
20 to 24 percent ----	14 210	5 766	6 714	1 013	717	—	—	—	—	—	—	—	—	11 000
25 to 29 percent ----	6 377	4 092	1 661	—	331	—	293	—	—	—	—	—	—	10000—
30 to 39 percent ----	4 576	3 765	723	88	—	—	—	—	—	—	—	—	—	10000—
40 percent or more ----	4 884	4 381	10	32	220	—	102	—	139	—	—	—	—	10000—
Not reported or not computed ----	53 974	6 779	3 491	3 675	3 897	3 365	1 528	510	1 393	134	498	195	28 507	18 400
Median ----	11	24	16	13	10	9	8	7	5	...	...	...	...	...
Other properties ----	62 809	12 422	13 517	7 909	10 536	9 133	2 485	1 552	1 093	418	52	552	3 139	17 500
Rental Vacancy Losses as Percent of Potential Receipts														
Acquired before 1980 ¹ ----	282 157	33 712	41 444	38 162	66 204	37 386	15 671	10 275	5 633	1 510	3 137	517	28 507	22 000
Less than 1.0 percent ----	79 141	4 810	12 562	11 709	18 297	13 717	5 453	3 153	1 007	605	1 614	—	6 214	24 000
1.0 to 2.9 percent ----	35 876	1 403	4 754	5 121	8 290	6 197	4 539	1 676	1 706	134	2	—	2 055	26 800
3.0 to 4.9 percent ----	29 510	2 813	2 777	3 281	9 587	5 268	1 089	1 800	493	73	498	129	1 702	25 300
5.0 to 6.9 percent ----	15 479	1 778	2 559	2 427	3 390	2 493	1 254	453	92	146	293	193	401	22 300
7.0 to 8.9 percent ----	8 885	1 494	845	1 366	1 977	927	1 011	656	—	—	—	—	609	22 200
9.0 to 10.9 percent ----	17 359	3 272	3 024	2 924	5 452	1 209	—	478	291	—	—	—	708	18 500
11.0 to 12.9 percent ----	6 794	1 100	1 232	862	1 173	516	—	249	64	—	—	—	1 599	16 500
13.0 to 14.9 percent ----	4 749	639	699	782	2 152	43	—	—	—	—	—	—	434	20 200
15.0 percent or more ----	34 565	7 782	7 707	3 921	7 154	2 114	—	600	588	174	231	—	4 294	14 800
Not reported or not computed ----	49 798	8 621	5 283	5 769	8 732	4 904	2 325	1 211	1 393	378	498	195	10 490	20 000
Median ----	3.1	9.2	3.6	2.8	3.4	1.8	1.5	2.6	2.3	...	...	...	3.9	...
Other properties ----	62 809	12 422	13 517	7 909	10 536	9 133	2 485	1 552	1 093	418	52	552	3 139	17 500
OWNER CHARACTERISTICS														
Type of Owner														
Individual ----	247 285	33 767	41 804	33 955	53 073	33 307	14 322	8 591	5 214	1 161	1 845	352	19 894	20 800
Partnership ----	63 676	6 368	8 045	8 508	16 772	9 086	2 506	2 949	1 096	134	1 212	457	6 542	23 400
Real estate corporation ----	15 864	3 314	3 137	1 972	2 383	2 203	79	240	39	380	115	—	2 001	16 200
Real estate investment trust ----	4 287	464	1 037	831	1 077	49	—	—	—	—	—	—	830	—
Financial institution ----	219	—	—	55	6	—	56	—	—	—	—	—	102	—
Housing cooperative organization ----	2 153	122	—	4	594	238	40	37	120	209	16	76	697	—
Church or church-related institution ----	263	79	—	—	86	—	—	—	8	42	—	—	49	—
Other ----	8 256	998	752	747	2 747	1 355	1 151	10	—	—	—	185	311	25 400
Not reported ----	2 963	1 022	185	—	2	282	1	—	249	1	—	—	1 221	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 9. Value per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Nonmortgaged Properties: 1981

[Number of nonmortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States	Value per housing unit														Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported		
5-to-49-housing-unit nonmortgaged properties	177 964	63 631	32 081	16 911	22 015	7 517	4 004	3 085	1 488	1 202	770	872	24 387	12 100	
RECURRING EXPENSES															
Real Estate Tax Per Housing Unit															
Acquired before 1980	168 760	58 341	30 436	16 731	21 730	7 176	3 994	3 085	1 482	958	718	872	23 236	12 400	
Less than \$100	40 645	22 639	8 988	1 262	3 200	800	34	1 379	52	4	—	—	2 287	10000—	
\$100 to \$199	50 799	17 894	9 138	4 632	6 974	3 728	2 256	—	822	196	—	—	5 160	12 700	
\$200 to \$299	24 297	6 487	4 854	3 878	3 287	1 329	522	247	—	293	—	—	3 399	14 100	
\$300 to \$399	15 421	3 665	2 368	2 268	3 363	—	730	565	218	—	—	—	2 244	16 200	
\$400 to \$499	4 940	984	643	1 566	674	329	41	50	252	—	—	—	400	17 100	
\$500 to \$599	4 998	1 033	1 290	479	591	43	236	146	—	—	61	—	1 118	13 500	
\$600 to \$699	2 357	661	333	221	551	—	—	—	—	—	—	—	591	...	
\$700 to \$799	2 121	225	—	—	258	—	176	311	—	221	—	—	930	...	
\$800 to \$899	579	—	—	189	251	—	—	—	139	—	—	—	—	...	
\$900 to \$999	458	—	—	184	—	91	—	—	—	—	—	—	183	...	
\$1,000 to \$1,499	1 884	91	356	—	263	310	—	—	—	244	244	366	11	...	
\$1,500 or more	2 838	543	327	—	622	—	—	—	—	—	412	409	524	...	
Not reported	17 424	4 118	2 139	2 052	1 695	546	—	387	—	—	2	97	6 388	13 300	
Median	\$169	\$125	\$156	\$237	\$198	\$167	\$187	...	...	...	...	...	\$229	...
Acquired 1980 and 1981 (part)	9 204	5 290	1 645	180	285	342	10	—	6	244	52	—	1 151	10000—	
Real Estate Tax Per \$1,000 Value															
Acquired before 1980	168 760	58 341	30 436	16 731	21 730	7 176	3 994	3 085	1 482	958	718	872	23 236	12 400	
Less than \$10	45 504	6 208	10 040	4 623	11 140	5 801	3 507	1 514	1 292	710	305	366	—	21 700	
\$10 to \$14	22 122	7 935	6 284	2 363	3 928	329	277	458	139	—	—	409	—	12 500	
\$15 to \$19	16 287	7 294	2 102	3 774	2 655	43	176	—	—	244	—	—	—	12 000	
\$20 to \$24	10 518	5 571	2 594	2 054	300	—	—	—	—	—	—	—	—	10000—	
\$25 to \$29	10 011	4 672	3 658	793	614	274	—	—	—	—	—	—	—	10 500	
\$30 to \$39	8 685	6 552	871	626	509	127	—	—	—	—	—	—	—	10000—	
\$40 to \$49	6 917	5 178	1 491	108	141	—	—	—	—	—	—	—	—	10000—	
\$50 to \$59	2 973	2 405	—	339	—	—	—	—	—	—	229	—	—	...	
\$60 or more	8 700	6 831	943	—	744	—	—	—	—	—	183	—	—	10000—	
Not reported or not computed	37 043	5 696	2 454	2 052	1 700	603	34	1 114	52	4	2	97	23 236	12 500	
Median	\$15	\$24	\$13	\$15	10—	10—	10—	...	...	...	...	...	...	...
Acquired 1980 and 1981 (part)	9 204	5 290	1 645	180	285	342	10	—	6	244	52	—	1 151	10000—	
PROPERTY CHARACTERISTICS															
Year Structure Built															
1979 to March 1980	269	187	—	—	27	—	—	50	—	—	—	—	6	...	
1977 and 1978	370	73	—	—	297	—	—	—	—	—	—	—	—	...	
1975 and 1976	1 122	103	—	204	684	6	—	—	125	—	—	—	—	...	
1970 to 1974	3 946	108	1 400	1 124	672	—	215	87	52	—	52	97	139	...	
1960 to 1969	18 640	2 251	4 849	1 955	4 553	600	1 283	563	—	4	184	—	2 398	17 600	
1950 to 1959	17 330	3 244	3 431	1 449	2 277	2 767	312	901	470	293	—	—	2 185	18 100	
1940 to 1949	21 964	6 201	3 537	1 915	3 998	2 044	177	313	836	—	—	368	2 577	14 900	
1939 or earlier	111 576	50 832	18 864	10 043	9 507	2 101	1 444	1 171	6	904	534	407	15 762	10000—	
Not reported	2 747	632	—	220	—	—	574	—	—	—	—	—	1 320	...	
Purchase Price Per Housing Unit															
Properties acquired by purchase 1977 to 1981 (part)	16 618	9 496	1 534	1 361	569	574	10	—	6	488	53	—	2 527	10000—	
Less than \$5,000	7 246	6 463	148	99	—	49	—	—	—	—	—	—	488	10000—	
\$5,000 to \$9,999	3 083	2 594	—	484	—	—	—	—	—	—	—	—	5	...	
\$10,000 to \$14,999	2 887	—	1 386	778	153	—	—	—	—	244	—	—	326	...	
\$15,000 to \$19,999	229	—	—	—	104	125	—	—	—	—	—	—	—	...	
\$20,000 to \$24,999	368	—	—	—	124	—	—	—	—	244	—	—	—	...	
\$25,000 to \$29,999	27	—	—	—	27	—	—	—	—	—	—	—	—	...	
\$30,000 to \$34,999	135	—	—	—	—	135	—	—	—	—	—	—	—	...	
\$35,000 to \$39,999	275	—	—	—	—	265	10	—	—	—	—	—	—	...	
\$40,000 to \$49,999	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
\$50,000 to \$59,999	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
\$60,000 to \$79,999	8	—	—	—	—	—	—	—	6	—	2	—	—	...	
\$80,000 to \$99,999	571	73	—	—	—	—	—	—	—	—	—	—	498	...	
\$100,000 to \$149,999	52	—	—	—	—	—	—	—	—	—	52	—	—	...	
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
Not reported	1 738	366	—	—	162	—	—	—	—	—	—	—	1 210	...	
Median	\$5300	5000—	...	...	...	...	...	...	...	...	...	...	...	...
Other properties	161 346	54 135	30 548	15 550	21 446	6 944	3 994	3 085	1 482	714	716	872	21 860	12 600	
Monthly Rental Receipts Per Housing Unit															
Acquired before 1980	158 537	55 150	28 989	15 933	21 173	6 673	3 818	2 939	1 482	737	716	872	20 054	12 400	
Less than \$60	19 396	13 514	2 387	147	1 460	220	—	311	—	—	—	—	1 357	10000—	
\$60 to \$79	8 619	5 149	1 281	461	—	147	—	—	—	—	—	368	1 213	10000—	
\$80 to \$99	10 442	6 729	2 381	149	—	—	177	—	—	—	—	—	1 007	10000—	
\$100 to \$119	16 673	8 373	3 380	2 571	1 625	517	—	—	—	—	—	—	207	10000—	
\$120 to \$149	20 967	6 200	4 947	2 833	3 272	52	1 629	313	52	—	—	—	1 670	13 500	
\$150 to \$199	25 118	5 101	4 693	3 958	4 879	2 088	953	652	—	—	229	—	2 566	16 900	
\$200 to \$249	13 439	1 327	2 070	2 608	2 803	1 604	299	—	822	4	—	—	1 903	19 500	
\$250 to \$299	6 508	77	125	767	2 221	1 281	47	174	139	196	61	—	1 420	27 100	
\$300 to \$349	2 555	—	183	102	696	254	477	—	218	293	244	—	87	...	
\$350 to \$399	797	—	—	—	—	—	236	73	—	244	—	244	—	...	
\$400 to \$449	623	331	—	—	—	—	—	—	—	—	—	—	293	...	
\$450 to \$499	372	—	—	—	—	—	—	301	—	—	—	—	70	...	
\$500 or more	1 731	—	52	1 406	—	—	—	—	—	—	183	42	49	...	
No rental receipts	5 182	2 403	1 879	93	234	352	—	—	—	—	—	—	221	10 200	
Not reported	26 115	5 945	5 664	2 194	2 576	159	—	1 114	252	—	—	219	7 991	12 800	
Median	\$132	\$94	\$128	\$158	\$179	\$202	...	...	...	...	...	...	\$159	...
Mean	\$178	\$109	\$139	\$179	\$224	\$221	...	...	...	...	...	...	\$205	...
Other properties	19 427	8 482	3 092	978	842	844	186	146	6	465	53	—	4 333	10000—	

Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 9. Value per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Nonmortgaged Properties: 1981—Con.

[Number of nonmortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	Value per housing unit												Not reported	Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more		
Acquired before 1980 ¹	158 537	55 150	28 989	15 933	21 173	6 673	3 818	2 939	1 482	737	716	872	20 054	12 400
Less than 5 percent	12 801	2 258	1 703	147	1 780	890	2 097	1 277	1 012	493	534	611	—	35 800
5 to 9 percent	28 058	5 308	2 243	4 289	9 552	4 431	1 485	247	218	244	—	42	—	22 300
10 to 14 percent	32 348	7 941	10 914	6 935	5 271	750	236	301	—	—	—	—	—	13 800
15 to 19 percent	12 947	6 469	3 972	2 061	353	91	—	—	—	—	—	—	—	10 000
20 to 24 percent	10 056	8 864	1 090	102	—	—	—	—	—	—	—	—	—	10000—
25 to 29 percent	6 985	5 563	1 280	62	80	—	—	—	—	—	—	—	—	10000—
30 to 39 percent	6 837	5 215	244	52	1 326	—	—	—	—	—	—	—	—	10000—
40 percent or more	5 366	5 183	—	—	—	—	—	—	—	—	183	—	—	10000—
Not reported or not computed	43 139	8 349	7 543	2 287	2 811	510	—	1 114	252	—	—	219	20 054	12 100
Median	13	21	13	12	9	7	...	...	...	...	...	...	...	...
Other properties	19 427	8 482	3 092	978	842	844	186	146	6	465	53	—	4 333	10000—

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	158 537	55 150	28 989	15 933	21 173	6 673	3 818	2 939	1 482	737	716	872	20 054	12 400
Less than 1.0 percent	47 722	11 155	8 151	6 548	8 141	3 353	2 217	860	1 230	444	656	653	4 316	16 800
1.0 to 2.9 percent	11 586	4 469	2 793	1 430	1 327	350	34	—	—	—	—	—	1 183	11 300
3.0 to 4.9 percent	7 614	2 055	1 482	1 118	883	224	621	313	—	—	61	—	855	14 500
5.0 to 6.9 percent	4 740	2 744	149	669	826	—	—	—	—	—	—	—	352	10000—
7.0 to 8.9 percent	5 154	2 693	964	445	734	275	—	—	—	—	—	—	44	10000—
9.0 to 10.9 percent	6 471	3 155	876	398	1 252	—	—	—	—	—	—	—	789	10000—
11.0 to 12.9 percent	3 189	1 305	637	—	—	69	41	652	—	—	—	—	486	...
13.0 to 14.9 percent	2 464	1 771	298	—	395	—	—	—	—	—	—	—	—	...
15.0 percent or more	27 885	15 231	4 255	933	2 835	1 771	730	—	293	—	—	—	1 836	10000—
Not reported or not computed	41 711	10 572	9 385	4 391	4 779	629	176	1 114	252	—	—	219	10 195	12 800
Median	2.8	8.4	2.2	1.0—	1.1	1.0—	...	...	...	...	...	...	2.0	...
Other properties	19 427	8 482	3 092	978	842	844	186	146	6	465	53	—	4 333	10000—

OWNER CHARACTERISTICS

Type of Owner

Individual	136 906	51 280	24 571	12 414	18 055	6 506	3 507	1 577	1 292	489	305	—	16 911	11 800
Partnership	18 089	5 437	4 636	1 802	1 688	622	247	458	139	244	229	97	2 491	12 500
Real estate corporation	11 496	4 261	1 142	1 478	818	154	176	73	—	—	52	407	2 935	10 100
Real estate investment trust	1 541	856	—	—	258	—	—	251	—	—	—	—	176	...
Financial institution	610	196	37	120	34	—	41	—	—	—	183	—	—	...
Housing cooperative organization	1 626	160	256	361	180	144	—	—	6	465	2	—	52	...
Church or church-related institution	2 171	284	797	259	5	—	34	726	—	—	—	—	66	...
Other	5 487	1 158	643	477	978	91	—	—	52	4	—	368	1 717	...
Not reported	38	—	—	—	—	—	—	—	—	—	—	—	38	...

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. **Total Outstanding Debt as Percent of Value, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

5-to-49-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	280 900	63 114	34 944	33 005	34 209	31 354	21 582	17 287	9 904	3 098	3 801	28 603	39
2 mortgages	55 862	2 521	4 591	8 720	11 133	10 761	6 859	3 826	1 361	1 624	2 000	2 466	50
3 or more mortgages	8 204	90	183	1 991	751	1 170	2 117	332	509	341	143	577	57

Origin of First Mortgage

Mortgage made at time property acquired	226 116	37 229	24 970	26 325	31 052	30 809	21 382	16 237	9 275	3 976	3 637	21 226	44
Mortgage assumed at time property acquired	63 107	12 887	8 404	10 548	8 278	6 949	5 518	2 496	843	1 003	700	5 481	37
Mortgage placed later than acquisition of property	55 743	15 608	6 345	6 843	6 763	5 527	3 658	2 712	1 657	83	1 607	4 940	35
Refinanced mortgage:													
Some lender	27 581	6 599	3 403	2 932	4 571	2 985	1 409	766	1 421		906	2 589	39
Different lender	17 294	3 614	2 194	3 043	1 547	1 504	2 088	1 064	234	83	240	1 684	37
Mortgage placed on property owned free and clear of debt	10 868	5 395	748	868	645	1 038	162	882	2		461	667	20—

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	55 743	15 608	6 345	6 843	6 763	5 527	3 658	2 712	1 657	83	1 607	4 940	35
Renew or extend loan that had fallen due, without increasing the outstanding balance	6 201	1 383	1 204	573	140	252	1 072	602	—	47	77	849	32
Secure better terms	5 827	1 287	204	490	373	1 050	927	885	108	—	163	341	54
Provide funds for additions, improvements, or repairs to this property	17 051	4 403	2 362	2 019	1 836	1 763	610	303	478	—	840	2 438	33
Provide funds for investment in other real estate	9 652	2 529	868	854	2 653	1 283	541	133	246	36	309	201	42
Provide funds for other types of investments	3 132	658	406	1 153	114	—	—	—	473	—	184	144	...
Provide funds for educational or medical expenses	814	652	145	—	17	—	—	—	—	—	—	—	...
Other reasons	6 683	3 076	619	843	796	790	175	42	—	—	—	343	22
Not reported	6 384	1 620	537	912	834	389	333	748	353	—	35	624	38

Other properties

Year First Mortgage Made or Assumed

1979 to 1981 (part)	106 378	5 788	5 887	8 839	13 844	19 099	19 648	14 080	7 422	2 820	1 262	7 689	58
1977 and 1978	90 056	10 177	8 205	12 714	16 636	16 417	7 628	5 371	3 719	1 101	1 792	6 295	46
1975 and 1976	43 426	6 423	6 953	9 070	7 481	4 620	1 224	1 172	625	470	1 108	4 279	37
1970 to 1974	63 950	17 721	14 091	10 801	7 641	2 925	1 198	706	8	671	1 402	6 785	28
1965 to 1969	28 062	15 106	4 215	2 201	491	136	859	116	—	—	303	4 636	20—
1960 to 1964	12 486	9 967	366	91	—	88	—	—	—	—	77	1 897	...
1959 or earlier	608	543	—	—	—	—	—	—	—	—	—	65	...

Term of First Mortgage

Less than 8 years	35 293	7 208	2 359	1 641	3 860	5 500	6 092	3 570	1 305	347	202	3 210	52
8 to 12 years	46 436	9 279	8 346	6 355	4 672	4 800	3 330	1 516	2 239	870	284	4 747	35
13 to 17 years	47 065	8 842	5 459	6 964	6 182	5 003	3 178	3 665	2 359	773	1 391	3 249	41
18 to 22 years	76 859	23 298	7 186	11 837	7 502	6 901	4 779	3 095	1 557	632	1 632	8 441	33
23 to 27 years	69 595	10 638	10 733	7 592	11 363	8 376	5 906	4 270	1 737	955	1 365	6 660	42
28 to 32 years	48 740	4 237	4 846	7 666	10 709	9 841	4 974	2 709	586	822	214	2 137	46
33 to 37 years	2 635	334	6	803	171	145	103	42	377	—	99	554	...
38 or more years	10 990	221	160	133	1 379	1 150	1 785	2 010	1 464	662	646	1 379	70
No stated term	7 354	1 667	624	726	255	1 570	412	569	151	—	112	1 269	41
Median	20.6	19.4	20.4	20.8	23.3	22.0	20.6	20.7	17.8	22.3	21.2	20.4	...

Holder's Acquisition of First Mortgage

Originated by holder	293 579	54 265	33 069	37 488	40 847	36 160	26 588	18 487	10 465	4 391	4 878	26 943	42
Purchased from present servicer	18 475	5 174	2 377	1 624	1 982	2 662	957	1 675	283	46	151	1 544	36
Purchased from someone else	25 219	5 321	3 472	3 285	2 654	2 243	2 570	956	931	625	838	2 323	38
Not reported	7 693	964	800	1 319	610	2 220	443	328	95	—	77	837	46

MORTGAGE PAYMENTS AND OTHER EXPENSES

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	343 980	65 725	39 473	43 716	45 796	43 285	30 225	21 445	11 720	5 006	5 943	31 647	42
Current or ahead of schedule	324 848	62 450	38 204	41 532	44 385	38 458	29 608	20 280	11 120	4 024	5 587	29 200	41
Delinquent (30 days or more)	14 207	2 758	777	985	1 297	3 030	470	1 090	505	982	280	2 033	51
1 to 3 payments	8 660	1 766	739	660	748	2 597	108	473	228	—	178	1 163	48
4 or more payments	5 547	992	39	326	549	434	361	617	277	982	101	871	60
Foreclosure in process	1 485	62	—	264	52	376	—	617	—	—	66	47	...
Foreclosure not in process	4 062	930	39	62	497	57	361	—	277	982	35	823	...
Not reported	—	—	—	—	—	—	—	—	—	—	—	—	...
No regular payments required	4 925	517	492	1 199	114	1 796	147	74	95	—	77	413	44
Median	986	—	245	—	297	—	333	—	55	56	—	—	...

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	282 045	61 614	36 281	38 293	38 677	34 116	18 851	11 595	6 712	2 608	4 791	28 507	38
Less than 20 percent	23 138	14 330	3 021	1 799	428	655	482	340	95	—	35	1 953	20—
20 to 29 percent	44 146	18 819	8 757	5 195	3 318	1 401	499	639	514	481	115	4 408	21
30 to 39 percent	38 599	9 783	7 920	8 017	4 355	3 607	978	558	687	47	236	2 409	30
40 to 49 percent	37 915	6 098	5 983	6 953	6 642	4 778	1 934	873	1 041	523	322	2 768	38
50 to 59 percent	32 539	1 422	3 659	5 501	7 385	5 137	2 334	2 729	934	36	411	2 991	46
60 to 69 percent	20 146	427	1 522	1 678	5 522	4 832	2 551	1 443	894	38	369	871	51
70 to 79 percent	15 659	910	1 227	669	2 047	4 828	2 931	1 140	466	297	112	1 031	55
80 to 89 percent	7 543	319	—	153	2 071	1 494	1 531	340	688	—	184	764	56
90 to 99 percent	6 764	428	—	1 652	817	406	2 181	352	408	182	121	218	59
100 percent or more	20 836	2 311	1 591	2 342	2 127	3 592	1 637	2 302	629	605	1 956	1 744	53
Not reported or not computed	34 761	6 767	2 600	4 334	3 965	3 387	1 793	879	356	400	929	9 350	38
Median	45	27	36	43	54	60	69	62	59	...	100+	43	...
Other properties	62 921	4 110	3 437	5 423	7 416	9 169	11 707	9 850	5 063	2 454	1 153	3 139	60

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. Total Outstanding Debt as Percent of Value, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	Total outstanding debt as percent of value											Not reported	Median
	Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more		
Acquired before 1980	293 789	64 248	37 277	40 179	40 271	35 244	19 350	12 598	6 880	2 666	5 409	29 668	38
Less than \$10	106 411	30 051	17 699	16 994	18 220	13 090	4 981	3 735	1 268	137	235	—	33
\$10 to \$14	48 884	9 403	7 305	7 311	7 259	7 380	4 668	2 711	1 677	678	492	—	41
\$15 to \$19	28 246	6 327	3 195	4 831	3 406	3 806	3 499	2 047	283	426	426	—	40
\$20 to \$24	20 643	4 212	2 338	2 258	3 393	4 347	1 055	1 567	750	406	315	—	44
\$25 to \$29	10 638	3 872	1 089	1 366	1 552	651	965	374	600	—	149	—	33
\$30 to \$39	13 447	2 694	1 516	2 713	2 619	1 563	828	657	403	—	454	—	39
\$40 to \$49	9 054	1 799	2 233	767	1 719	472	865	121	794	47	237	—	36
\$50 to \$59	3 196	298	295	808	366	501	55	122	87	—	664	—	...
\$60 or more	15 179	3 798	1 023	1 815	1 198	1 619	1 715	624	604	916	1 867	—	48
Not reported or not computed	38 092	1 792	585	1 316	539	1 815	718	620	414	56	569	29 668	50
Median	\$12	\$11	\$10	\$12	\$11	\$12	\$15	\$14	\$20	...	\$52	...	...
Acquired 1980 and 1981 (part)	51 177	1 477	2 441	3 537	5 822	8 040	11 208	8 847	4 895	2 396	535	1 978	63

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	92 806	3 967	4 694	6 984	13 059	16 650	18 396	12 362	7 051	2 820	1 191	5 632	59
1977 and 1978	74 749	6 676	4 691	12 149	13 541	15 582	6 393	6 101	1 950	1 053	830	5 782	48
1975 and 1976	44 835	5 878	7 679	7 787	8 137	4 418	1 861	1 438	1 374	435	1 294	4 533	38
1970 to 1974	70 343	17 978	15 676	10 683	9 752	4 867	1 611	833	1 097	707	1 190	5 949	29
1965 to 1969	33 824	14 393	4 976	4 881	827	703	1 708	362	172	47	508	5 246	20—
1960 to 1964	16 481	10 317	801	495	490	224	366	152	76	—	670	2 889	20—
1959 or earlier	11 929	6 516	1 201	737	286	840	223	197	55	—	261	1 615	20—

Year Structure Built

1979 to March 1980	8 861	9	233	484	823	2 671	1 524	1 510	545	551	241	271	60
1977 and 1978	14 399	236	—	2 203	1 981	3 726	2 122	2 650	643	164	—	675	57
1975 and 1976	12 120	1	699	877	2 597	2 800	1 961	1 176	295	—	425	1 291	54
1970 to 1974	36 415	3 510	4 247	5 359	7 252	4 286	2 721	1 779	1 392	1 100	1 145	3 624	45
1960 to 1969	83 870	24 641	11 054	10 236	10 695	8 496	4 063	3 049	1 310	350	938	9 038	32
1950 to 1959	34 986	7 117	3 507	5 229	5 339	5 010	4 561	1 222	443	138	238	2 183	41
1940 to 1949	18 486	3 829	905	4 353	1 860	2 122	1 053	896	—	192	662	614	40
1939 or earlier	127 110	25 553	18 247	14 105	15 140	13 045	10 698	8 932	6 126	2 467	2 766	10 032	40
Not reported	8 718	830	825	871	408	636	786	74	125	292	—	3 871	39

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	166 370	10 399	9 385	19 133	26 398	32 232	24 576	18 261	9 001	3 874	2 021	11 090	54
Less than \$5,000	16 133	4 302	2 033	2 079	2 203	1 866	1 691	300	457	84	119	999	36
\$5,000 to \$9,999	30 165	1 822	2 680	5 735	4 287	4 602	2 372	4 853	1 041	1 725	310	739	50
\$10,000 to \$14,999	31 847	1 757	1 579	3 433	3 573	6 747	7 096	2 677	2 393	429	661	1 502	57
\$15,000 to \$19,999	25 613	511	1 873	2 171	5 149	5 637	3 276	2 743	3 243	375	241	394	55
\$20,000 to \$24,999	18 971	300	153	1 364	3 663	4 521	3 480	3 834	382	299	—	976	58
\$25,000 to \$29,999	15 880	65	447	1 834	2 283	4 848	2 531	2 183	406	486	229	567	56
\$30,000 to \$34,999	6 975	88	—	291	2 430	1 469	954	851	220	142	136	394	53
\$35,000 to \$39,999	5 013	—	—	820	1 055	1 433	1 285	220	42	105	—	53	54
\$40,000 to \$49,999	2 786	38	215	990	652	8	717	—	—	44	—	122	...
\$50,000 to \$59,999	868	150	37	—	209	—	450	—	22	—	—	—	...
\$60,000 to \$79,999	789	246	—	—	—	293	249	—	—	—	—	—	...
\$80,000 to \$99,999	401	—	—	394	—	—	—	7	—	—	—	—	...
\$100,000 to \$149,999	64	—	—	—	—	—	—	—	—	—	—	—	...
\$150,000 or more	909	352	185	—	—	—	—	125	129	56	324	5 161	57
Not reported	9 959	768	183	417	500	808	476	593	671	—	—	—	...
Median	\$15000	\$6400	\$9800	\$12300	\$17800	\$17200	\$16400	\$16800	\$15400	...	...	\$14100	...
Other properties	178 596	55 326	30 333	24 583	19 695	11 053	5 982	3 184	2 774	1 189	3 923	20 556	28

Monthly Rental Receipts Per Housing Unit

Acquired before 1980	282 157	61 614	36 282	38 293	38 677	34 116	18 851	11 595	6 767	2 664	4 791	28 507	38
Less than \$60	7 552	3 596	633	1 042	303	461	310	1	195	204	305	501	20—
\$60 to \$79	10 003	2 895	2 596	1 923	64	113	748	790	—	—	—	873	26
\$80 to \$99	7 834	2 615	1 592	965	329	66	839	431	642	—	33	323	27
\$100 to \$119	12 874	2 612	1 635	2 104	1 657	1 576	267	202	1 191	—	—	1 630	37
\$120 to \$149	27 864	5 345	4 826	4 177	9 910	1 419	1 473	1 602	1 842	542	509	2 220	36
\$150 to \$199	65 723	13 351	8 753	8 997	9 383	10 840	4 044	3 634	731	909	1 667	3 414	40
\$200 to \$249	53 895	11 658	6 039	5 052	8 700	8 208	4 093	2 419	1 308	297	754	5 368	42
\$250 to \$299	31 072	7 618	4 182	4 662	4 588	3 986	2 939	932	116	36	160	1 854	36
\$300 to \$349	14 268	1 606	1 075	2 223	3 843	2 575	1 169	300	154	47	198	1 078	44
\$350 to \$399	7 282	1 242	1 134	1 791	842	909	935	184	—	44	—	201	36
\$400 to \$449	2 372	804	304	290	490	70	199	—	—	—	99	114	...
\$450 to \$499	1 455	557	581	—	186	8	—	82	—	—	—	41	...
\$500 or more	5 145	948	330	732	417	499	43	139	231	129	136	1 541	...
No rental receipts	1 742	1 083	—	—	—	551	—	—	—	—	—	108	...
Not reported	33 074	5 684	2 600	4 334	3 965	2 836	1 793	879	356	456	929	9 242	38
Median	\$194	\$189	\$182	\$188	\$210	\$205	\$210	\$182	\$139	...	\$182	\$206	...
Mean	\$278	\$209	\$218	\$246	\$253	\$275	\$321	\$370	\$314	...	\$247	\$551	...
Other properties	62 809	4 110	3 436	5 423	7 416	9 169	11 707	9 850	5 008	2 398	1 153	3 139	60

Rental Receipts as Percent of Value

Acquired before 1980	282 157	61 614	36 282	38 293	38 677	34 116	18 851	11 595	6 767	2 664	4 791	28 507	38
Less than 5 percent	13 523	7 029	1 553	2 125	1 229	420	386	259	217	—	305	—	20—
5 to 9 percent	81 168	20 268	14 073	12 086	13 520	11 383	5 646	2 544	1 293	103	252	—	35
10 to 14 percent	77 522	16 932	10 539	11 157	13 997	11 215	6 973	3 990	1 591	518	609	—	40
15 to 19 percent	25 925	4 972	3 026	3 256	2 912	5 023	2 037	2 476	849	259	1 114	—	46
20 to 24 percent	14 210	2 659	2 490	3 625	1 325	1 413	251	354	1 173	561	361	—	35
25 to 29 percent	6 377	1 054	1 055	1 015	618	336	402	601	889	36	371	—	41
30 to 39 percent	4 576	1 504	412	331	902	430	336	83	32	47	499	—	40
40 percent or more	4 884	429	534	364	210	510	1 029	409	366	685	349	—	64
Not reported or not computed	53 974	6 767	2 600	4 334	3 965	3 387	1 793	879	356	456	929	28 507	38
Median	11	10	11	11	11	12	12	13	16	...	18	...	...
Other properties	62 809	4 110	3 436	5 423	7 416	9 169	11 707	9 850	5 008	2 398	1 153	3 139	60

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. **Total Outstanding Debt as Percent of Value, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	282 157	61 614	36 282	38 293	38 677	34 116	18 851	11 595	6 767	2 664	4 791	28 507	38
Less than 1.0 percent	79 141	18 412	12 263	9 522	12 480	10 269	3 794	2 302	1 620	875	1 390	6 214	36
1.0 to 2.9 percent	35 876	7 671	3 548	5 018	5 326	6 018	3 081	1 146	977	217	819	2 055	41
3.0 to 4.9 percent	29 510	5 489	4 653	5 201	3 281	5 117	1 267	1 382	1 173	129	116	1 702	37
5.0 to 6.9 percent	15 479	3 598	1 358	1 185	4 285	2 489	996	372	140	—	656	401	43
7.0 to 8.9 percent	8 885	2 147	1 419	1 359	1 091	582	1 074	448	116	—	41	609	34
9.0 to 10.9 percent	17 359	3 883	1 884	2 930	1 414	1 502	1 468	2 279	1 100	38	154	708	39
11.0 to 12.9 percent	6 794	1 006	557	185	768	1 458	197	204	394	264	162	1 599	51
13.0 to 14.9 percent	4 749	1 459	485	1 230	134	312	398	297	—	—	—	434	32
15.0 percent or more	34 565	8 314	5 879	4 867	2 576	1 462	3 987	2 096	268	685	137	4 294	32
Not reported or not computed	49 798	9 636	4 236	6 797	7 323	4 907	2 590	1 068	978	456	1 316	10 490	39
Median	3.1	3.0	3.1	3.5	2.2	2.4	5.0	7.3	3.5	...	...	3.9	...
Other properties	62 809	4 110	3 436	5 423	7 416	9 169	11 707	9 850	5 008	2 398	1 153	3 139	60

OWNER CHARACTERISTICS

Type of Owner

Individual	247 285	50 037	30 414	34 708	32 528	29 481	21 185	13 259	8 385	4 042	3 352	19 894	40
Partnership	63 676	7 284	6 659	5 650	10 172	10 242	6 517	5 800	2 890	655	1 266	6 542	49
Real estate corporation	15 864	4 091	1 575	1 596	1 978	1 747	580	993	259	48	996	2 001	38
Real estate investment trust	4 287	545	250	558	237	684	491	541	—	151	—	830	...
Financial institution	219	56	—	—	—	55	—	6	—	—	—	102	...
Housing cooperative organization	2 153	518	73	170	1	131	188	181	109	1	83	697	...
Church or church-related institution	263	20	74	79	42	—	—	—	—	—	—	49	...
Other	8 256	2 374	488	770	1 133	940	1 072	665	132	166	206	311	43
Not reported	2 963	799	185	185	2	6	525	—	—	—	41	1 221	...

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Monthly rental receipts per housing unit															Median (dollars)
	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported		
5-to-49-housing-unit mortgaged properties	282 157	7 552	10 003	7 834	12 874	27 864	65 723	53 895	31 072	21 550	3 827	5 145	1 742	33 074	194	
MORTGAGE CHARACTERISTICS																
Number of Mortgages																
1 mortgage	234 899	6 996	9 746	6 446	11 893	24 170	55 014	42 718	24 589	15 072	3 431	4 096	1 742	28 986	189	
2 mortgages	42 748	556	258	1 388	981	3 648	10 238	9 364	5 923	5 543	396	516	—	3 937	212	
3 or more mortgages	4 510	—	—	—	—	46	471	1 813	561	934	—	533	—	151	246	
Total Outstanding Debt as Percent of Value																
Less than 20 percent	61 614	3 596	2 895	2 615	2 612	5 345	13 351	11 658	7 618	2 848	1 361	948	1 083	5 684	189	
20 to 29 percent	36 282	633	2 596	1 592	1 635	4 826	8 753	6 039	4 182	2 210	885	330	—	2 600	182	
30 to 39 percent	38 293	1 042	1 923	965	2 104	4 177	8 997	5 052	4 662	4 014	290	732	—	4 334	188	
40 to 49 percent	38 677	303	64	329	1 657	3 910	9 383	8 700	4 588	4 684	677	417	—	3 965	210	
50 to 59 percent	34 116	461	113	66	1 576	1 419	10 840	8 208	3 986	3 484	78	499	551	2 836	205	
60 to 69 percent	18 851	310	748	839	267	1 473	4 044	4 093	2 939	2 103	199	43	—	1 793	210	
70 to 79 percent	11 595	1	790	431	202	1 602	3 634	2 419	932	484	82	139	—	879	182	
80 to 89 percent	6 767	195	—	642	1 191	1 842	731	1 308	116	154	—	231	—	356	139	
90 to 99 percent	2 664	204	—	—	—	542	909	297	36	91	—	129	—	456	...	
100 percent or more	4 791	305	—	33	—	509	1 667	754	160	198	99	136	—	929	182	
Not reported	28 507	501	873	323	1 630	2 220	3 414	5 368	1 854	1 279	155	1 541	108	9 242	206	
Median	38	20	26	27	37	36	40	42	36	42	...	...	...	38	...
MORTGAGE PAYMENTS AND OTHER EXPENSES																
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit																
Regular monthly payments of interest and/or principal	282 045	7 497	10 003	7 834	12 874	27 864	65 723	53 894	31 072	21 550	3 827	5 145	1 742	33 018	194	
Less than \$60	96 568	4 150	6 966	5 013	8 103	16 098	23 072	10 405	6 283	1 137	106	36	585	14 613	151	
\$60 to \$79	50 852	816	2 773	1 545	1 786	4 759	13 365	12 779	4 513	1 870	527	247	1 049	4 823	190	
\$80 to \$99	33 028	409	220	544	852	1 853	11 578	7 099	5 166	2 302	248	363	108	2 285	199	
\$100 to \$149	50 572	1 158	44	484	1 102	3 052	12 121	14 318	6 358	6 087	1 040	1 040	—	3 769	219	
\$150 to \$199	29 585	—	—	249	766	899	3 449	7 300	6 331	6 114	971	166	—	3 339	254	
\$200 to \$249	8 442	602	—	—	—	1 111	484	855	1 396	2 061	404	212	—	1 317	268	
\$250 to \$299	5 326	1	—	—	244	—	431	251	916	1 743	371	527	—	843	323	
\$300 to \$399	2 501	—	—	—	22	—	601	659	104	—	160	414	—	542	...	
\$400 to \$499	1 647	—	—	—	—	92	—	229	—	—	—	609	—	717	...	
\$500 to \$599	422	—	—	—	—	—	—	—	—	—	—	95	—	327	...	
\$600 to \$699	350	—	—	—	—	—	—	—	6	—	—	140	—	204	...	
\$700 to \$799	866	360	—	—	—	—	—	—	—	111	—	395	—	—	...	
\$800 or more	1 886	—	—	—	—	—	620	—	—	125	—	900	—	240	...	
Median	\$77	60	60	60	60	60	\$75	\$91	\$98	\$145	...	\$298	...	\$68	...	
Mean	\$110	\$102	\$43	\$50	\$64	\$69	\$98	\$101	\$113	\$162	...	\$619	...	\$117	...	
No regular payments required	112	55	—	—	—	—	—	1	—	—	—	—	—	56	...	
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit																
Regular monthly payments of interest and/or principal	282 045	7 497	10 003	7 834	12 874	27 864	65 723	53 894	31 072	21 550	3 827	5 145	1 742	33 018	194	
Less than \$60	89 494	4 150	6 966	4 828	8 035	14 856	20 639	9 252	5 844	551	106	36	585	13 646	148	
\$60 to \$79	45 864	565	2 515	1 197	1 767	4 562	12 024	11 308	4 031	1 638	469	247	1 049	4 491	190	
\$80 to \$99	35 570	586	478	749	761	2 474	13 268	6 735	4 860	2 226	306	363	108	2 655	193	
\$100 to \$149	48 959	1 158	44	811	1 222	3 282	12 476	13 283	6 551	4 174	941	919	—	4 096	213	
\$150 to \$199	34 531	—	—	249	766	1 340	4 421	9 712	5 780	7 386	893	185	—	3 800	244	
\$200 to \$249	11 618	602	—	—	58	1 257	783	1 603	2 106	3 073	573	246	—	1 317	270	
\$250 to \$299	6 642	75	—	—	244	—	682	818	1 306	1 705	371	458	—	985	289	
\$300 to \$399	3 240	—	—	—	22	—	454	954	339	481	168	280	—	542	...	
\$400 to \$499	1 837	—	—	—	—	92	—	229	249	—	—	550	—	717	...	
\$500 to \$599	502	—	—	—	—	—	—	—	—	80	—	95	—	327	...	
\$600 to \$699	991	—	—	—	—	—	355	—	6	—	—	471	—	159	...	
\$700 to \$799	866	360	—	—	—	—	—	—	—	111	—	395	—	—	...	
\$800 or more	1 930	—	—	—	—	—	620	—	—	125	—	900	—	285	...	
Median	\$83	60	60	60	60	60	\$80	\$99	\$106	\$165	...	\$342	...	\$73	...	
Mean	\$118	\$105	\$43	\$54	\$65	\$74	\$106	\$110	\$123	\$178	...	\$671	...	\$122	...	
No regular payments required	112	55	—	—	—	—	—	1	—	—	—	—	—	56	...	
Current Status of First Mortgage Payments																
Regular payments of interest and/or principal	282 045	7 497	10 003	7 834	12 874	27 864	65 723	53 894	31 072	21 550	3 827	5 145	1 742	33 018	194	
Current or ahead of schedule	267 023	6 858	9 619	7 764	11 662	25 421	61 502	51 841	29 835	21 299	3 827	4 316	1 742	31 337	195	
Delinquent (30 days or more)	11 274	627	385	70	1 212	1 296	3 367	1 505	639	202	—	734	—	1 237	171	
1 to 3 payments	6 041	131	80	—	626	1 036	1 748	361	637	202	—	134	—	1 086	167	
4 or more payments	5 232	496	305	70	586	260	1 618	1 144	2	—	—	600	—	151	175	
Foreclosure in process	1 253	—	258	70	111	260	95	311	2	—	—	—	—	146	...	
Foreclosure not in process	3 979	496	47	—	475	—	1 523	833	—	—	—	600	—	4	182	
Not reported	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
Not reported	3 748	11	—	—	—	1 147	854	548	599	49	—	95	—	445	...	
No regular payments required	112	55	—	—	—	—	—	1	—	—	—	—	—	56	...	
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts																
Regular payments of interest and/or principal on first mortgage	282 045	7 497	10 003	7 834	12 874	27 864	65 723	53 894	31 072	21 550	3 827	5 145	1 742	33 018	194	
Less than 20 percent	23 138	313	485	471	1 180	3 677	5 155	3 734	4 887	912	614	1 711	—	204	...	
20 to 29 percent	44 146	217	692	1 967	3 003	4 029	13 102	9 719	6 338	3 607	604	868	—	196	...	
30 to 39 percent	38 599	67	1 485	1 170	2 152	5 456	8 095	10 622	4 849	3 103	1 267	331	—	204	...	
40 to 49 percent	37 915	623	3 051	1 367	2 055	3 928	10 541	7 966	3 207	4 148	533	495	—	188	...	
50 to 59 percent	32 539	451	508	368	1 029	4 109	11 351	6 170	3 528	4 475	358	192	—	193	...	
60 to 69 percent	20 146	427	—	703	1 206	969	5 571	5 363	3 105	2 130	291	382	—	211	...	
70 to 79 percent	15 659	124	1 451	185	226	449	4 597	4 903	1 840	1 884	—	—	—	208	...	
80 to 89 percent	7 543	56	—	312	535	773	1 464	2 134	1 003	620	160	486	—	215	...	
90 to 99 percent	6 764	81	1 809	232	273	2 035	355	738	898	249	—	94	—	135	...	
100 percent or more	20 836	5 137	522	1 060	1 216	2 438	5 491	2 546	1 417	423	—	586	—	150	...	
Not reported or not computed	34 761	—	—	—	—	—	—	—	—	—	—	—	1 742	33 018	...	
Median	45	100	48	42	40	42	46	44	39	48	...	30	...	...	...
Other properties	112	55	—	—	—	—	—	1	—	—	—	—	—	56	...	

Table 11. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
Less than \$10	102 592	3 196	3 676	2 759	3 180	8 308	21 392	21 380	13 525	11 681	2 462	1 105	551	9 376	209
\$10 to \$14	47 001	1 173	2 892	1 671	3 128	5 814	12 975	7 409	4 989	3 102	—	448	—	3 401	177
\$15 to \$19	27 540	717	250	1 158	818	4 555	7 227	5 254	3 159	1 760	323	940	—	1 379	189
\$20 to \$24	19 160	843	375	646	784	2 025	3 629	5 028	2 259	980	293	320	—	1 979	203
\$25 to \$29	10 350	—	33	336	873	485	3 086	2 730	1 137	341	235	498	—	596	201
\$30 to \$39	13 131	272	136	402	521	2 012	2 927	2 917	1 520	761	—	137	—	1 525	192
\$40 to \$49	8 686	312	760	330	1 142	269	2 432	1 523	1 281	332	171	—	—	134	180
\$50 to \$59	3 094	7	—	45	484	224	1 092	47	29	342	9	—	—	817	—
\$60 or more	13 959	441	704	128	293	1 476	5 430	1 572	858	465	167	95	585	1 746	176
Not reported or not computed	36 644	590	1 178	359	1 652	2 697	5 533	6 034	2 315	1 787	167	1 602	606	12 122	200
Median	\$12	\$11	\$11	\$13	\$14	\$14	\$13	\$12	\$11	10—	...	...	...	\$12	...

Real Estate Tax as Percent of Rental Receipts

Less than 5 percent	22 766	—	508	926	1 704	2 536	4 554	4 756	4 316	2 793	106	568	—	—	212
5 to 9 percent	78 772	729	1 983	2 530	3 904	8 659	23 076	18 372	7 308	8 108	2 903	1 199	—	—	197
10 to 14 percent	55 437	530	1 556	665	2 627	6 856	13 713	11 719	10 647	5 676	209	1 239	—	—	208
15 to 19 percent	37 764	743	2 477	791	2 238	4 994	10 838	8 817	3 604	1 892	349	1 021	—	—	185
20 to 24 percent	17 337	221	940	892	689	1 742	4 655	3 891	2 628	1 159	87	432	—	—	195
25 to 29 percent	9 943	750	1 454	916	310	1 099	1 119	2 237	914	159	161	127	—	—	168
30 to 34 percent	5 277	427	—	772	61	157	1 869	1 242	749	—	—	—	—	—	183
35 to 39 percent	2 815	138	58	305	376	258	252	711	108	111	—	498	—	—	—
40 percent or more	12 233	3 884	768	37	946	1 203	3 236	1 372	54	723	12	—	—	—	132
Not reported or not computed	39 814	90	258	—	22	360	2 410	777	746	273	—	61	1 742	33 074	187
Median	12	40+	17	13	12	12	11	11	12	10	...	13	...	...	...

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	40 655	214	359	1 011	761	5 429	8 569	8 615	4 144	4 052	32	917	498	6 054	204
1977 and 1978	71 690	1 880	4 678	1 453	4 268	4 751	19 963	12 825	6 462	6 563	597	643	551	7 055	188
1975 and 1976	42 877	421	1 183	1 235	3 890	3 601	10 600	7 247	4 030	3 259	963	1 670	—	4 778	191
1970 to 1974	68 476	3 248	2 284	3 314	2 486	8 053	14 058	14 840	7 983	4 123	1 511	643	108	5 826	192
1965 to 1969	31 506	960	830	433	246	2 769	8 079	4 662	4 998	2 335	208	910	—	5 077	199
1960 to 1964	15 763	339	65	—	519	1 291	2 873	3 627	2 170	1 150	320	70	—	3 340	216
1959 or earlier	11 190	490	604	389	706	1 970	1 580	2 078	1 286	68	196	293	585	944	171

Year Structure Built

1979 to March 1980	6 185	—	—	312	—	650	2 516	1 361	274	514	2	—	—	557	187
1977 and 1978	12 905	254	164	484	—	555	3 169	2 795	1 360	2 302	240	531	—	1 052	203
1975 and 1976	10 940	514	6	—	271	638	3 567	1 715	2 112	1 006	99	467	—	546	206
1970 to 1974	30 780	186	58	1 026	541	1 726	8 473	7 341	4 376	3 729	253	460	—	2 611	214
1960 to 1969	72 381	1 328	—	372	1 401	4 861	15 186	19 336	12 008	7 197	1 373	2 034	—	7 285	224
1950 to 1959	29 559	1 737	1 151	145	672	2 794	6 079	6 212	2 631	2 184	519	331	—	5 103	197
1940 to 1949	14 620	—	2 136	478	857	1 395	3 426	3 015	1 348	753	39	352	—	821	180
1939 or earlier	98 157	3 533	6 488	4 768	9 131	15 245	21 692	11 719	6 922	3 461	1 295	734	1 634	11 533	158
Not reported	6 629	—	—	249	—	1 615	401	—	42	403	8	236	108	3 567	...

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1979	111 509	2 094	5 037	2 464	4 785	10 180	28 265	21 440	10 606	10 615	629	1 560	1 049	12 785	193
Less than \$5,000	10 289	66	2 812	552	1 552	735	2 860	378	139	46	—	—	—	1 150	115
\$5,000 to \$9,999	19 799	251	1 986	522	2 343	3 717	6 632	1 577	81	—	—	—	—	2 684	148
\$10,000 to \$14,999	20 457	797	196	328	379	2 255	8 560	4 889	944	235	—	—	—	796	181
\$15,000 to \$19,999	18 898	283	44	484	490	1 220	7 525	5 115	1 560	1 015	30	—	1 049	162	192
\$20,000 to \$24,999	12 757	526	—	—	—	750	1 618	4 133	3 077	1 937	—	103	—	614	238
\$25,000 to \$29,999	10 455	—	—	—	—	103	6	2 240	3 238	2 698	140	328	—	1 703	281
\$30,000 to \$34,999	4 805	—	—	—	—	845	218	1 420	532	1 184	—	143	—	461	239
\$35,000 to \$39,999	3 474	—	—	—	—	—	—	74	469	2 273	—	144	—	271	...
\$40,000 to \$49,999	1 658	—	—	249	—	—	—	41	291	657	299	—	—	122	...
\$50,000 to \$59,999	472	—	—	—	22	—	—	—	—	—	160	—	—	291	...
\$60,000 to \$79,999	293	—	—	—	—	—	—	—	—	—	—	—	—	—	...
\$80,000 to \$99,999	352	—	—	—	—	—	—	—	—	—	—	293	—	—	...
\$100,000 to \$149,999	64	—	—	—	—	—	—	—	—	—	—	352	—	—	...
\$150,000 or more	432	—	—	—	—	—	—	—	—	—	—	64	—	—	...
Not reported	7 304	171	—	329	—	557	603	1 573	—	119	—	129	—	185	...
Median	\$15,400	...	5,000—	...	\$6,800	\$10,800	\$12,500	\$18,000	\$24,000	\$28,400	...	...	...	\$3,345	210
Other properties	170 647	5 457	4 966	5 371	8 089	17 684	37 458	32 455	20 466	10 935	3 198	3 586	693	20 289	194

Rental Receipts as Percent of Value

Less than 5 percent	13 523	4 131	451	1 916	1 005	1 284	1 609	947	1 712	174	293	—	—	—	105
5 to 9 percent	81 168	1 755	4 984	1 729	3 999	6 247	19 797	20 540	10 649	8 231	1 606	1 632	—	—	205
10 to 14 percent	77 522	834	1 165	1 467	2 059	10 160	22 390	17 613	11 729	8 491	797	818	—	—	202
15 to 19 percent	25 925	121	769	1 355	1 359	3 259	8 638	4 886	2 914	2 122	134	368	—	—	205
20 to 24 percent	14 210	6	397	581	665	2 995	4 593	2 971	734	122	146	136	—	—	185
25 to 29 percent	6 377	—	252	364	1 675	520	1 359	674	1 140	62	235	95	—	—	177
30 to 39 percent	4 576	—	361	101	412	223	2 334	452	117	156	363	58	—	—	164
40 percent or more	4 884	204	751	—	71	957	1 589	445	223	50	97	497	—	—	176
Not reported or not computed	53 974	501	873	323	1 630	2 220	3 414	5 368	1 854	1 279	155	1 541	1 742	33 074	206
Median	11	5—	9	10	12	13	12	11	11	11	...	...	...	...	...

Table 11. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Less than 1.0 percent
 1.0 to 2.9 percent
 3.0 to 4.9 percent
 5.0 to 6.9 percent
 7.0 to 8.9 percent
 9.0 to 10.9 percent
 11.0 to 12.9 percent
 13.0 to 14.9 percent
 15.0 percent or more
 Not reported or not computed
 Median

OWNER CHARACTERISTICS

Type of Owner

Individual
 Partnership
 Real estate corporation
 Real estate investment trust
 Financial institution
 Housing cooperative organization
 Church or church-related institution
 Other
 Not reported

Monthly rental receipts per housing unit														
Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
79 141	1 989	2 216	1 028	2 482	8 272	21 130	19 828	11 730	6 566	1 819	2 082	—	—	206
35 876	386	—	1 056	984	1 461	9 500	7 905	8 493	4 515	948	628	—	—	229
29 510	218	—	—	1 116	2 857	7 720	8 742	4 564	3 238	385	670	—	—	216
15 479	140	213	—	841	2 440	4 736	3 163	1 066	2 394	—	487	—	—	193
8 885	—	409	142	162	1 474	2 436	2 271	366	1 045	64	515	—	—	196
17 359	59	—	1 020	1 826	2 313	5 118	4 027	1 098	1 189	511	200	—	—	184
6 794	—	97	508	1 179	1 357	1 605	1 363	623	—	—	64	—	—	158
4 749	—	—	62	591	674	2 046	378	881	—	—	118	—	—	176
34 565	4 051	7 069	3 476	3 018	5 387	6 733	3 032	1 108	691	—	—	—	—	118
49 798	709	—	543	675	1 630	4 701	3 186	1 145	1 912	99	381	1 742	33 074	192
3.1	15.0+	15.0+	12.6	9.6	5.4	3.0	2.4	1.8	2.4	...	2.0	...	...	...
205 605	4 888	8 210	6 940	10 418	20 892	49 920	40 049	22 713	14 082	3 030	1 833	1 191	21 438	190
48 565	1 003	1 747	518	1 344	2 989	9 774	9 715	6 092	5 753	638	2 726	551	5 714	219
13 201	1 072	47	73	911	1 961	3 867	1 431	1 278	574	47	395	—	1 545	173
3 933	515	—	56	—	766	670	566	253	206	—	30	—	872	...
213	—	—	—	—	—	55	—	—	56	—	102	—	—	...
—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
142	—	—	—	—	2	8	—	—	74	12	—	—	47	...
7 980	74	—	247	201	1 257	1 435	2 127	736	804	99	60	—	940	207
2 518	—	—	—	—	—	—	—	—	—	—	—	—	2 518	...

Table 12. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Nonmortgaged Properties: 1981**

[Number of nonmortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

5-to-49-housing-unit nonmortgaged properties

RECURRING EXPENSES

Real Estate Tax Per \$1,000 Value

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
5-to-49-housing-unit nonmortgaged properties	158 537	19 396	8 619	10 442	16 673	20 967	25 118	13 439	6 508	3 351	995	1 731	5 182	26 115	132
Real Estate Tax Per \$1,000 Value															
Less than \$10	44 046	5 023	2 054	1 712	4 908	6 644	9 580	4 506	2 877	2 466	301	836	1 216	1 922	151
\$10 to \$14	21 315	4 165	1 461	1 446	2 911	1 426	3 202	1 425	1 037	236	—	42	93	3 871	111
\$15 to \$19	14 997	930	1 085	1 416	3 122	3 220	1 276	1 204	263	244	—	—	774	1 464	119
\$20 to \$24	10 200	1 794	584	979	1 085	1 507	2 516	985	—	—	—	—	—	751	126
\$25 to \$29	8 933	1 421	—	519	562	1 554	1 581	1 093	125	4	—	—	305	1 769	138
\$30 to \$39	8 257	838	600	1 291	1 305	558	1 282	918	58	97	—	—	222	1 088	111
\$40 to \$49	6 488	254	418	146	988	776	590	330	141	183	—	—	1 353	1 310	—
\$50 to \$59	2 937	809	—	554	—	805	462	—	77	—	—	—	45	200	—
\$60 or more	8 148	1 234	623	1 371	625	1 309	1 174	204	1 868	121	363	805	49	1 175	143
Not reported or not computed	33 216	2 929	1 795	1 007	1 168	3 168	3 456	2 774	—	—	—	—	—	13 342	—
Median	\$14	\$14	\$15	\$21	\$15	\$16	\$12	\$13	10—	—	—	—	\$19	\$17	—

Real Estate Tax as Percent of Rental Receipts

	Total	Less than 5 percent	5 to 9 percent	10 to 14 percent	15 to 19 percent	20 to 24 percent	25 to 29 percent	30 to 34 percent	35 to 39 percent	40 percent or more	Not reported or not computed	Median
5-to-49-housing-unit nonmortgaged properties	16 607	1 120	578	1 116	2 001	1 609	4 769	2 393	1 045	1 140	—	170
Real Estate Tax as Percent of Rental Receipts												
Less than 5 percent	37 716	2 300	2 968	3 020	5 396	6 521	8 275	4 877	3 053	886	372	144
5 to 9 percent	23 598	2 059	1 627	1 711	4 471	3 535	4 993	3 467	844	561	331	136
10 to 14 percent	14 462	3 089	939	948	1 160	2 461	3 823	427	223	244	—	133
15 to 19 percent	9 482	2 166	418	506	1 137	3 451	523	508	480	—	293	124
20 to 24 percent	4 499	395	527	1 202	1 049	135	656	292	—	244	—	102
25 to 29 percent	3 204	1 243	—	469	244	532	331	—	141	244	—	—
30 to 34 percent	1 484	244	122	554	—	—	381	183	—	—	—	—
35 to 39 percent	9 129	5 485	674	356	433	1 749	394	4	—	34	—	60—
40 percent or more	38 356	1 295	766	559	783	973	987	723	—	—	—	124
Not reported or not computed	11	21	11	12	11	13	9	9	8	—	—	—
Median	11	21	11	12	11	13	9	9	8	—	—	—

PROPERTY CHARACTERISTICS

Year Property Acquired

	Total	1979 to 1981 (part)	1977 and 1978	1975 and 1976	1970 to 1974	1965 to 1969	1960 to 1964	1959 or earlier
5-to-49-housing-unit nonmortgaged properties	4 053	50	—	295	552	246	1 111	753
Year Property Acquired								
1979 to 1981 (part)	8 221	1 660	528	98	1 249	978	1 752	250
1977 and 1978	6 931	708	505	—	615	189	1 034	1 869
1975 and 1976	28 791	3 402	1 026	1 055	3 775	5 545	2 152	1 126
1970 to 1974	25 127	3 651	1 667	3 064	2 671	4 307	2 897	1 472
1965 to 1969	22 211	447	1 529	860	2 241	3 613	2 877	1 942
1960 to 1964	63 203	9 478	3 363	5 071	5 390	7 859	9 902	5 000
1959 or earlier	—	—	—	—	—	—	—	—

Year Structure Built

	Total	1979 to March 1980	1977 and 1978	1975 and 1976	1970 to 1974	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
5-to-49-housing-unit nonmortgaged properties	50	—	—	—	—	—	—	—	—
Year Structure Built									
1979 to March 1980	370	41	—	—	9	217	104	—	—
1977 and 1978	918	—	—	—	—	103	518	—	—
1975 and 1976	3 637	147	—	—	373	634	1 635	223	47
1970 to 1974	16 553	1 288	672	316	526	2 764	4 518	2 462	561
1960 to 1969	15 299	1 170	729	233	597	1 559	1 855	1 499	2 381
1950 to 1959	20 058	3 318	1 781	1 434	1 702	2 788	2 219	2 097	1 858
1940 to 1949	98 914	13 141	5 437	7 832	13 475	12 639	14 396	6 472	1 476
1939 or earlier	2 739	293	—	627	—	574	176	65	—

Purchase Price Per Housing Unit

	Total	Properties acquired by purchase 1977 to 1979	Less than \$5,000	\$5,000 to \$9,999	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$24,999	\$25,000 to \$29,999	\$30,000 to \$34,999	\$35,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported	Median
5-to-49-housing-unit nonmortgaged properties	9 139	964	413	216	1 639	1 031	2 457	732	125	379	—	—	—	—	—	—	1 183	142
Purchase Price Per Housing Unit																		
Properties acquired by purchase 1977 to 1979	3 379	924	413	216	656	629	298	—	—	—	—	—	—	—	—	—	244	—
Less than \$5,000	2 156	—	—	—	907	147	697	406	—	—	—	—	—	—	—	—	—	—
\$5,000 to \$9,999	2 007	—	—	—	—	255	1 120	—	—	—	—	—	—	—	—	—	—	—
\$10,000 to \$14,999	229	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$15,000 to \$19,999	41	41	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$20,000 to \$24,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$25,000 to \$29,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$30,000 to \$34,999	135	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$35,000 to \$39,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$40,000 to \$49,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$50,000 to \$59,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$60,000 to \$79,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$80,000 to \$99,999	73	—	—	—	—	—	73	—	—	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Not reported	1 119	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Median	\$6500	—	—	—	76	—	269	97	—	—	—	—	—	—	—	—	—	—
Other properties	149 398	18 432	8 205	10 226	15 034	19 936	22 661	12 707	6 383	2 972	995	1 731	5 182	24 931	132	—	—	—

Rental Receipts as Percent of Value

Less than 5 percent	12 801	6 099	514	177	836	1 994	1 179	826	395	781	—	—	—	—	72
5 to 9 percent	28 058	5 447	2 078	330	4 033	4 309	6 967	2 834	1 006	1 012	—	42	—	—	135
10 to 14 percent	32 348	3 400	1 310	4 151	4 296	5 882	5 994	3 340	2 487	1 187	301	—	—	—	135
15 to 19 percent	12 947	1 289	1 070	2 121	1 644	1 254	3 112	1 521	936	—	—	—	—	—	128
20 to 24 percent	10 056	723	983	1 134	2 890	1 847	1 862	390	125	102	—	—	—	—	115
25 to 29 percent	6 985	783	204	231	1 147	1 783	1 272	1 241	62	183	—	80	—	—	139
30 to 39 percent	6 837	54	528	795	1 620	665	1 049	748	—	—	—	1 378	—	—	139
40 percent or more	5 366	244	718	496	—	1 563	1 119	637	77	—	—	—	—	—	144
Not reported or not computed	43 139	1 357	1 213	1 007	207	1 670	2 566	1 903	1 420	87	331	183	49	5 182	159
Median	13	8	14	15	14	13	13	13	12	—	—	—	—	—	—

Table 12. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 5-to-49-Housing-Unit Nonmortgaged Properties: 1981—Con.**

[Number of nonmortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Less than 1.0 percent
 1.0 to 2.9 percent
 3.0 to 4.9 percent
 5.0 to 6.9 percent
 7.0 to 8.9 percent
 9.0 to 10.9 percent
 11.0 to 12.9 percent
 13.0 to 14.9 percent
 15.0 percent or more
 Not reported or not computed
 Median

OWNER CHARACTERISTICS

Type of Owner

Individual
 Partnership
 Real estate corporation
 Real estate investment trust
 Financial institution
 Housing cooperative organization
 Church or church-related institution
 Other
 Not reported

Monthly rental receipts per housing unit														Median (dollars)
Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	
47 722	4 392	1 686	2 014	6 535	8 324	11 337	6 532	3 636	2 660	301	305	—	—	154
11 586	562	753	427	2 913	2 481	1 217	1 839	547	143	—	704	—	—	134
7 614	4	276	543	344	1 906	2 694	1 076	604	97	70	—	—	—	164
4 740	—	759	267	1 075	1 061	837	411	329	—	—	—	—	—	128
5 154	966	74	1 012	210	1 188	1 165	500	—	40	—	—	—	—	128
6 471	1 403	373	920	896	1 149	1 231	288	212	—	—	—	—	—	112
3 189	696	215	1 391	—	124	652	99	11	—	—	—	—	—	...
2 464	—	—	1 165	582	276	442	—	—	—	—	—	—	—	...
27 885	10 988	4 273	1 992	3 129	2 621	2 827	1 090	291	293	331	52	—	—	74
41 711	384	210	710	990	1 837	2 716	1 604	880	119	293	671	5 182	26 115	170
Median	2.8	15.0+	15.0+	10.3	1.9	2.0	1.0—	1.0—	1.0—	...	...	...	...	...
125 629	16 357	7 193	10 106	15 264	16 484	18 784	10 878	4 942	2 412	120	1 378	4 244	17 467	126
14 673	2 137	555	150	590	1 849	2 735	508	866	537	—	49	483	4 215	145
9 763	863	147	187	442	1 091	1 921	1 342	559	321	293	42	395	2 160	173
1 541	—	—	—	137	409	558	186	—	—	251	—	—	—	...
454	—	—	—	—	123	37	75	—	—	—	183	—	37	...
—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
1 720	40	210	—	—	448	74	—	—	34	—	—	61	853	...
4 719	—	514	—	239	564	1 009	451	141	47	331	80	—	1 343	...
38	—	—	—	—	—	—	—	—	—	—	—	—	38	...

Table 13. Junior Mortgage Characteristics, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of junior mortgages. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Properties with—			United States	Properties with—		
	All junior mortgages	FHA first mortgage	Conventional first mortgage		All junior mortgages	FHA first mortgage	Conventional first mortgage
Total junior mortgages	72 270	272	71 998	MORTGAGE CHARACTERISTICS—Con.			
MORTGAGE CHARACTERISTICS				Graduated interest and Principal Payments on Junior Mortgages			
Year Junior Mortgage Made or Assumed				Yes, monthly payments can change (other than through change in interest rate)	4 607	2	4 605
1979 to 1981 (part)	41 334	71	41 263	Payments increase yearly for first five years of mortgage	138	—	138
1977 and 1978	15 974	—	15 974	Payments increase yearly for first ten years of mortgage	—	—	—
1975 and 1976	8 155	202	7 953	Payments change in some other way	3 108	2	3 107
1970 to 1974	5 769	—	5 769	Not reported	1 361	—	1 361
1965 to 1969	1 039	—	1 039	No, monthly payments cannot change	51 705	271	51 434
1960 to 1964	—	—	—	Not reported	15 958	—	15 958
1959 or earlier	—	—	—				
Face Amount of Junior Mortgage Loan				Holder of Junior Mortgage			
Less than \$5,000	2 576	—	2 576	Commercial bank or trust company	8 596	2	8 595
\$5,000 to \$9,999	8 379	—	8 379	Mutual savings bank	1 252	—	1 252
\$10,000 to \$14,999	6 241	—	6 241	Savings and loan association	10 525	—	10 525
\$15,000 to \$19,999	7 935	—	7 935	Life insurance company	519	—	519
\$20,000 to \$24,999	6 426	—	6 426	Mortgage company	1 383	—	1 383
\$25,000 to \$34,999	10 290	202	10 088	Federal agency	543	—	543
\$35,000 to \$49,999	7 878	—	7 878	Federally-secured pool	352	—	352
\$50,000 to \$99,999	12 339	69	12 270	Federal National Mortgage Association	151	—	151
\$100,000 to \$199,999	7 492	2	7 490	Real estate or construction company	4 151	35	4 116
\$200,000 or more	2 715	—	2 715	Individual or individual's estate	39 166	35	39 131
Median	\$29400	...	\$29400	Other	5 633	202	5 432
Mean	\$53400	...	\$53400				
Current Interest Rate on Junior Mortgage				Location of Junior Mortgage Holder			
Less than 5.0 percent	1 639	35	1 605	Property in Northeast Region	15 806	202	15 604
5.0 percent	145	—	145	Lender in Northeast	15 166	202	14 965
5.1 to 5.9 percent	113	—	113	Lender in North Central	58	—	58
6.0 percent	1 026	202	825	Lender in South	532	—	532
6.1 to 6.9 percent	53	—	53	Lender in West	—	—	—
7.0 percent	2 923	—	2 923	Lender outside United States	49	—	49
7.1 to 7.4 percent	663	—	663	Not reported	—	—	—
7.5 to 7.9 percent	2 725	—	2 725	Property in North Central Region	9 446	69	9 377
8.0 percent	8 838	—	8 838	Lender in Northeast	8 457	35	8 422
8.1 to 8.4 percent	1 595	—	1 595	Lender in North Central	345	35	310
8.5 to 8.9 percent	6 092	—	6 092	Lender in South	236	—	236
9.0 percent	4 258	—	4 258	Lender outside United States	64	—	64
9.1 to 9.9 percent	2 634	—	2 634	Not reported	344	—	344
10.0 percent	13 897	35	13 863	Property in South Region	10 471	—	10 471
10.1 to 11.9 percent	6 277	—	6 277	Lender in Northeast	69	—	69
12.0 percent	4 397	—	4 397	Lender in North Central	10 267	—	10 267
12.1 to 13.9 percent	4 562	—	4 562	Lender in South	73	—	73
14.0 percent or more	10 433	2	10 432	Lender in West	—	—	—
Median	10.0	...	10.0	Lender outside United States	62	—	62
Variable Interest Rate on Junior Mortgage				Not reported	—	—	—
Yes, interest rate can be changed	8 322	2	8 321	Property in West Region	36 547	2	36 546
Rate higher now than when mortgage made	1 436	—	1 436	Lender in Northeast	60	—	60
Rate lower now than when mortgage made	984	2	984	Lender in North Central	454	2	453
Rate unchanged or same now as when mortgage made	4 982	—	4 982	Lender in South	289	—	289
Not reported	921	—	921	Lender in West	35 617	—	35 617
No, interest rate cannot be changed	49 669	271	49 398	Lender outside United States	46	—	46
Not reported	14 279	—	14 279	Not reported	82	—	82
Reason for Change in Junior Mortgage Rate				Servicing of Junior Mortgage			
Interest rate can be changed	8 322	2	8 321	Holder	61 853	272	61 581
Rate renegotiated periodically	605	—	605	Agent	10 417	—	10 417
Rate changes tied to market index	2 811	2	2 809				
When mortgage is assumed	1 454	—	1 454	Holder's Acquisition of Junior Mortgage			
When payments become delinquent	579	—	579	Originated by holder	50 288	272	50 015
Other reason	2 177	—	2 177	Purchased from present servicer	2 006	—	2 006
Not reported	844	—	844	Purchased from someone else	4 629	—	4 629
Interest rate cannot be changed	49 669	271	49 398	Not reported	15 348	—	15 348
Not reported	14 279	—	14 279				
Term of Junior Mortgage				MORTGAGE PAYMENTS AND OTHER EXPENSES			
Less than 8 years	29 091	203	28 888	Method of Payment of Junior Mortgage			
8 to 12 years	19 232	69	19 163	Regular payments of interest and/or principal	71 413	238	71 175
13 to 17 years	10 292	—	10 292	Interest and principal	51 219	2	51 217
18 to 22 years	6 451	—	6 451	Fully amortized	35 534	—	35 534
23 to 27 years	2 244	—	2 244	Partially amortized	15 685	2	15 683
28 to 32 years	2 097	—	2 097	Principal only	605	—	605
33 to 37 years	—	—	—	Fully amortized	239	—	239
38 or more years	840	—	840	Partially amortized	366	—	366
No stated term	2 022	—	2 022	Interest only	19 589	236	19 353
Median	9.6	...	9.6	No regular payments required	857	35	822
				Current Status of Junior Mortgage Payments			
				Regular payments of interest and/or principal	71 413	238	71 175
				Current or ahead of schedule	55 181	238	54 943
				Delinquent (30 days or more)	1 641	—	1 641
				1 to 3 payments	784	—	784
				4 or more payments	857	—	857
				Foreclosure in process	765	—	765
				Foreclosure not in process	92	—	92
				Not reported	—	—	—
				Not reported	14 591	—	14 591
				No regular payments required	857	35	822

*Detail does not add to total because lenders reported more than one reason

Table 1b. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's				Inside SMSA's			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
5-to-49-housing-unit properties -----	443 000	150 524	292 476	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$150,000 to \$199,999 -----	52 304	16 564	35 739
Inside SMSA's -----	443 000	150 524	292 476	\$200,000 to \$299,999 -----	63 280	16 043	47 237
1,000,000 or more -----	102 645	43 001	59 644	\$300,000 to \$399,999 -----	37 667	5 376	32 291
250,000 to 999,999 -----	82 926	28 223	54 703	\$400,000 to \$499,999 -----	22 605	3 406	19 198
50,000 to 249,999 -----	121 844	41 355	80 490	\$500,000 to \$999,999 -----	36 264	4 844	31 420
10,000 to 49,999 -----	83 307	21 794	61 513	\$1,000,000 or more -----	14 084	2 206	11 878
Less than 10,000 and rural -----	52 278	16 151	36 126	Not reported -----	52 009	22 695	29 314
Outside SMSA's -----	—	—	—	Median -----	\$179400	\$101600	\$222100
10,000 or more -----	—	—	—	Mean -----	\$265100	\$169500	\$311500
2,500 to 9,999 -----	—	—	—	Value Per Housing Unit			
Less than 2,500 and rural -----	—	—	—	Less than \$5,000 -----	27 343	18 211	9 133
Number of Housing Units				\$5,000 to \$9,999 -----	60 508	32 798	27 710
5 to 9 housing units -----	270 568	107 145	163 423	\$10,000 to \$14,999 -----	66 920	23 939	42 981
10 to 14 housing units -----	77 220	23 105	54 115	\$15,000 to \$19,999 -----	51 847	14 823	37 024
15 to 19 housing units -----	31 549	7 885	23 664	\$20,000 to \$24,999 -----	39 449	8 989	30 460
20 to 24 housing units -----	23 752	4 825	18 927	\$25,000 to \$29,999 -----	41 615	11 551	30 064
25 to 49 housing units -----	39 911	7 564	32 347	\$30,000 to \$34,999 -----	33 894	4 879	29 015
Number of Buildings				\$35,000 to \$39,999 -----	16 714	2 191	14 523
1 building -----	297 529	108 707	188 822	\$40,000 to \$49,999 -----	21 401	3 561	17 840
2 to 4 buildings -----	81 232	27 867	53 364	\$50,000 to \$59,999 -----	14 294	2 785	11 509
5 or more buildings -----	25 341	9 904	15 437	\$60,000 to \$79,999 -----	8 214	1 488	6 726
Not reported -----	38 898	4 046	34 852	\$80,000 to \$99,999 -----	3 129	1 202	1 928
Manner of Acquisition				\$100,000 to \$149,999 -----	3 730	541	3 189
By purchase -----	409 221	120 360	288 861	\$150,000 or more -----	1 931	872	1 059
Placed one new mortgage -----	247 772	59 118	188 654	Not reported -----	52 009	22 695	29 314
Placed two or more new mortgages -----	32 334	4 964	27 369	Median -----	\$18900	\$12700	\$22400
Assumed mortgage(s) already on property -----	59 617	13 140	46 478	Mean -----	\$24000	\$18200	\$26800
Assumed mortgage already on property and placed new mortgage -----	22 774	2 040	20 734	Monthly Rental Receipts Per Housing Unit			
All cash -----	32 907	28 925	3 981	Acquired before 1980 ¹ -----	373 422	134 247	239 175
Borrowed other than with mortgage -----	13 817	12 173	1 644	Less than \$60 -----	18 495	12 702	5 793
Inheritance or gift -----	23 863	21 253	2 610	\$60 to \$79 -----	14 086	7 252	6 834
Other -----	5 634	4 752	882	\$80 to \$99 -----	13 929	8 847	5 082
Not reported -----	4 282	4 159	123	\$100 to \$119 -----	24 197	14 784	9 413
Land and Building Acquisition				\$120 to \$149 -----	40 554	19 041	21 513
During same 12-month period -----	397 658	132 136	265 522	\$150 to \$199 -----	71 494	19 972	51 522
Acquired land previously -----	35 332	14 273	21 059	\$200 to \$249 -----	60 963	11 699	49 264
Land not owned by building owner -----	3 346	825	2 521	\$250 to \$299 -----	34 848	5 876	28 973
Not reported -----	6 664	3 290	3 374	\$300 to \$349 -----	15 963	2 111	13 852
Year Property Acquired				\$350 to \$399 -----	7 519	797	6 722
1979 to 1981 (part) -----	89 641	12 382	77 258	\$400 to \$449 -----	2 847	623	2 224
1977 and 1978 -----	68 622	7 080	61 542	\$450 to \$499 -----	1 826	372	1 455
1975 and 1976 -----	43 587	6 689	36 899	\$500 or more -----	6 638	1 731	4 907
1970 to 1974 -----	82 639	23 544	59 096	No rental receipts -----	6 179	4 436	1 742
1965 to 1969 -----	54 261	22 678	31 582	Not reported -----	53 885	24 004	29 881
1960 to 1964 -----	38 276	22 277	15 999	Median -----	\$182	\$135	\$204
1959 or earlier -----	65 975	55 874	10 100	Mean -----	\$259	\$190	\$294
Year Structure Built				Other properties -----	69 577	16 277	53 301
1979 to March 1980 -----	4 511	83	4 428	Purchase Price as Percent of Value			
1977 and 1978 -----	11 326	361	10 965	Acquired by purchase -----	409 221	120 360	288 861
1975 and 1976 -----	8 653	900	7 754	Purchased 1977 to 1981 (part) -----	151 330	13 512	137 818
1970 to 1974 -----	31 204	2 080	29 123	Less than 80 percent -----	74 592	7 972	66 620
1960 to 1969 -----	92 926	14 447	78 479	80 to 89 percent -----	24 842	727	24 115
1950 to 1959 -----	44 253	14 763	29 490	90 to 94 percent -----	12 617	767	11 850
1940 to 1949 -----	33 248	17 738	15 509	95 to 99 percent -----	3 763	6	3 757
1939 or earlier -----	206 766	97 405	109 361	100 percent or more -----	18 111	1 179	16 932
Not reported -----	10 114	2 747	7 367	Not reported -----	17 405	2 862	14 544
Purchase Price Per Housing Unit				Median -----	80—	80—	80—
Properties acquired by purchase 1977 to 1981 (part) -----	151 330	13 512	137 818	Purchased 1970 to 1976 -----	116 849	21 849	95 000
Less than \$5,000 -----	18 932	5 303	13 629	Less than 60 percent -----	67 790	13 697	54 093
\$5,000 to \$9,999 -----	24 837	2 671	22 165	60 to 79 percent -----	19 900	2 520	17 380
\$10,000 to \$14,999 -----	27 693	2 329	25 364	80 to 89 percent -----	4 821	496	4 325
\$15,000 to \$19,999 -----	20 391	229	20 162	90 to 99 percent -----	2 398	392	2 006
\$20,000 to \$24,999 -----	15 988	368	15 620	100 percent or more -----	3 761	625	3 136
\$25,000 to \$29,999 -----	14 845	27	14 818	Not reported -----	18 179	4 120	14 059
\$30,000 to \$34,999 -----	6 847	135	6 712	Median -----	60—	60—	60—
\$35,000 to \$39,999 -----	4 955	275	4 680	Purchased 1969 or earlier -----	141 042	84 999	56 043
\$40,000 to \$49,999 -----	2 786	—	2 786	Less than 40 percent -----	51 540	32 910	18 630
\$50,000 to \$59,999 -----	868	—	868	40 to 59 percent -----	31 702	18 071	13 631
\$60,000 to \$79,999 -----	796	8	789	60 to 79 percent -----	13 109	8 703	4 406
\$80,000 to \$99,999 -----	972	571	401	80 to 99 percent -----	5 191	2 885	2 306
\$100,000 to \$149,999 -----	116	52	64	100 percent or more -----	6 158	3 447	2 711
\$150,000 or more -----	909	—	909	Not reported -----	33 342	18 983	14 359
Not reported -----	10 396	1 545	8 851	Median -----	41	40	43
Median -----	\$14800	\$6300	\$15800	Not acquired by purchase -----	33 779	30 164	3 615
Other properties -----	291 670	137 012	154 658	Rental Receipts as Percent of Value			
Value				Acquired before 1980 ¹ -----	373 422	134 247	239 175
Less than \$10,000 -----	575	575	—	Less than 5 percent -----	22 633	10 598	12 035
\$10,000 to \$49,999 -----	49 331	33 443	15 888	5 to 9 percent -----	89 622	22 578	67 044
\$50,000 to \$99,999 -----	71 896	29 395	42 501	10 to 14 percent -----	89 258	25 853	63 405
\$100,000 to \$149,999 -----	42 986	15 977	27 009	15 to 19 percent -----	32 500	11 140	21 360
				20 to 24 percent -----	21 122	8 283	12 840
				25 to 29 percent -----	9 383	5 146	4 237
				30 to 39 percent -----	9 880	5 756	4 124
				40 percent or more -----	9 908	5 243	4 665
				Not reported or not computed -----	89 116	39 652	49 465
				Median -----	12	13	11
				Other properties -----	69 577	16 277	53 301

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1b. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980¹	373 422	134 247	239 175
Less than 1.0 percent	105 467	37 463	68 004
1.0 to 2.9 percent	40 615	9 510	31 105
3.0 to 4.9 percent	33 017	7 237	25 780
5.0 to 6.9 percent	17 993	4 414	13 579
7.0 to 8.9 percent	11 722	3 910	7 813
9.0 to 10.9 percent	20 073	6 029	14 044
11.0 to 12.9 percent	8 821	3 189	5 631
13.0 to 14.9 percent	5 623	2 360	3 263
15.0 percent or more	48 336	22 030	26 307
Not reported or not computed	81 754	38 106	43 648
Median	3.0	3.3	2.9
Other properties	69 577	16 277	53 301

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980¹	392 901	143 254	249 647
Less than \$100	51 446	29 924	21 522
\$100 to \$199	104 229	43 369	60 860
\$200 to \$299	70 943	20 576	50 367
\$300 to \$399	51 288	14 963	36 325
\$400 to \$499	29 349	4 643	24 706
\$500 to \$599	19 519	4 750	14 769
\$600 to \$699	10 414	2 357	8 057
\$700 to \$799	8 520	2 121	6 399
\$800 to \$899	3 980	579	3 402
\$900 to \$999	2 128	458	1 670
\$1,000 to \$1,499	9 101	1 880	7 221
\$1,500 or more	10 333	2 609	7 723
Not reported or not computed	21 651	15 026	6 625
Median	\$242	\$179	\$278
Acquired 1980 and 1981 (part)	50 099	7 270	42 829

Real Estate Tax Per \$1,000 Value

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980¹	392 901	143 254	249 647
Less than \$10	131 712	37 984	93 728
\$10 to \$14	56 205	18 074	38 131
\$15 to \$19	36 720	13 523	23 197
\$20 to \$24	25 117	8 725	16 393
\$25 to \$29	15 057	6 511	8 547
\$30 to \$39	19 615	7 925	11 690
\$40 to \$49	14 435	6 917	7 518
\$50 to \$59	5 360	2 164	3 196
\$60 or more	22 794	8 700	14 093
Not reported or not computed	65 886	32 731	33 155
Median	\$13	\$15	\$12
Acquired 1980 and 1981 (part)	50 099	7 270	42 829

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980¹	373 422	134 247	239 175
Less than 5 percent	31 822	13 027	18 795
5 to 9 percent	102 459	32 259	70 200
10 to 14 percent	66 192	19 075	47 117
15 to 19 percent	41 379	11 825	29 554
20 to 24 percent	21 765	7 766	13 999
25 to 29 percent	11 419	4 119	7 300
30 to 34 percent	6 725	2 824	3 901
35 to 39 percent	3 865	1 484	2 381
40 percent or more	18 411	7 278	11 134
Not reported or not computed	69 385	34 590	34 794
Median	11	11	11
Other properties	69 577	16 277	53 301

Selected Owner Expenses as Percent of Rental Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980¹	373 422	134 247	239 175
Less than 20 percent	22 672	22 301	371
20 to 29 percent	14 791	12 546	2 245
30 to 39 percent	22 966	12 847	10 120
40 to 49 percent	29 102	14 107	14 995
50 to 59 percent	33 003	9 737	23 266
60 to 69 percent	33 523	6 015	27 508
70 to 79 percent	32 201	4 763	27 439
80 to 89 percent	26 770	3 573	23 197
90 to 99 percent	20 865	2 093	18 772
100 to 109 percent	15 410	1 477	13 933
110 percent or more	52 126	10 060	42 066
Not reported or not computed	69 992	34 729	35 263
Median	69	41	79
Other properties	69 577	16 277	53 301

OWNER CHARACTERISTICS

Type of Owner

	Total properties	Nonmortgaged properties	Mortgaged properties
Individual	325 021	115 209	209 813
Partnership	68 601	14 704	53 897
Real estate corporation	24 290	11 274	13 017
Real estate investment trust	5 026	1 355	3 671
Financial institution	672	453	219
Housing cooperative organization	3 472	1 626	1 845
Church or church-related institution	2 030	1 779	251
Other	10 886	4 085	6 800
Not reported	3 002	38	2 963

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

5-to-49-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage -----	234 308	234 308	—	4 516	4 516	—	229 792	229 792	—
2 mortgages -----	50 684	—	50 684	272	—	272	50 411	—	50 411
3 or more mortgages -----	7 484	—	7 484	—	—	—	7 484	—	7 484

Form of Debt of First Mortgage

Mortgage or deed of trust -----	269 459	214 166	55 293	4 788	4 516	272	264 670	209 650	55 021
Contract to purchase -----	17 387	15 277	2 110	—	—	—	17 387	15 277	2 110
Wrap-around mortgage -----	5 630	4 865	765	—	—	—	5 630	4 865	765

Origin of First Mortgage

Mortgage made at time property acquired -----	186 954	156 720	30 234	2 965	2 930	35	183 989	153 790	30 199
Mortgage assumed at time property acquired -----	57 493	33 771	23 722	1 273	1 035	238	56 221	32 737	23 484
Mortgage placed later than acquisition of property -----	48 029	43 816	4 212	551	551	—	47 478	43 265	4 212
Refinanced mortgage:									
Same lender -----	24 284	22 161	2 124	—	—	—	24 284	22 161	2 124
Different lender -----	15 084	13 277	1 807	—	—	—	15 084	13 277	1 807
Mortgage placed on property owned free and clear of debt -----	8 660	8 379	281	551	551	—	8 109	7 828	281

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property -----	48 029	43 816	4 212	551	551	—	47 478	43 265	4 212
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	5 526	4 631	895	—	—	—	5 526	4 631	895
Secure better terms -----	5 037	4 385	653	—	—	—	5 037	4 385	653
Provide funds for additions, improvements, or repairs to this property -----	13 865	12 051	1 814	—	—	—	13 865	12 051	1 814
Provide funds for investment in other real estate -----	8 981	8 856	125	—	—	—	8 981	8 856	125
Provide funds for other types of investments -----	2 106	2 106	—	—	—	—	2 106	2 106	—
Provide funds for educational or medical expenses -----	814	814	—	—	—	—	814	814	—
Other reasons -----	5 856	5 783	73	551	551	—	5 305	5 232	73
Not reported -----	5 843	5 190	653	—	—	—	5 843	5 190	653

Other properties -----

	244 447	190 491	53 956	4 237	3 965	272	240 210	186 526	53 683
--	---------	---------	--------	-------	-------	-----	---------	---------	--------

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property -----	17 158	—	17 158	36	—	36	17 122	—	17 122
Provide funds for additions, improvements or repairs to this property -----	5 744	—	5 744	—	—	—	5 744	—	5 744
Provide funds for investment in other real estate -----	2 420	—	2 420	—	—	—	2 420	—	2 420
Provide funds for other types of investments -----	297	—	297	—	—	—	297	—	297
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—	—
Other reasons -----	2 801	—	2 801	36	—	36	2 765	—	2 765
Not reported -----	5 896	—	5 896	—	—	—	5 896	—	5 896

Other properties -----

	41 010	—	41 010	236	—	236	40 774	—	40 774
--	--------	---	--------	-----	---	-----	--------	---	--------

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----	88 349	64 755	23 594	923	887	36	87 426	63 868	23 558
1977 and 1978 -----	76 575	60 845	15 730	1 394	1 394	—	75 181	59 451	15 730
1975 and 1976 -----	35 513	26 995	8 519	606	370	236	34 907	26 625	8 282
1970 to 1974 -----	52 973	45 435	7 538	814	814	—	52 159	44 621	7 538
1965 to 1969 -----	26 343	23 847	2 495	765	765	—	25 578	23 082	2 495
1960 to 1964 -----	12 248	11 955	292	85	85	—	12 163	11 871	292
1959 or earlier -----	475	475	—	202	202	—	273	273	—

First Mortgage Loan

Less than \$10,000 -----	5 642	4 511	1 131	551	551	—	5 091	3 960	1 131
\$10,000 to \$49,999 -----	73 669	60 639	13 030	475	475	—	73 194	60 164	13 030
\$50,000 to \$99,999 -----	80 954	67 141	13 814	325	325	—	80 630	66 816	13 814
\$100,000 to \$149,999 -----	46 758	35 319	11 440	202	—	202	46 557	35 319	11 238
\$150,000 to \$199,999 -----	29 417	21 922	7 494	724	724	—	28 693	21 198	7 494
\$200,000 to \$299,999 -----	26 455	20 921	5 534	333	333	—	26 122	20 588	5 534
\$300,000 to \$399,999 -----	13 028	9 771	3 257	111	111	—	12 917	9 660	3 257
\$400,000 to \$499,999 -----	5 668	4 235	1 432	125	125	—	5 543	4 110	1 432
\$500,000 to \$999,999 -----	7 837	6 852	984	817	746	71	7 020	6 106	914
\$1,000,000 or more -----	3 048	2 996	52	1 127	1 127	—	1 921	1 869	52
Median -----	\$91300	\$88700	\$104800	\$235500	\$255200	...	\$90700	\$88000	\$104300
Mean -----	\$152300	\$156900	\$133600	\$1029500	\$1076300	...	\$137700	\$138800	\$133000

First Mortgage Outstanding Debt

Less than \$10,000 -----	29 105	26 222	2 883	795	795	—	28 310	25 427	2 883
\$10,000 to \$49,999 -----	84 054	70 068	13 986	298	298	—	83 755	69 770	13 986
\$50,000 to \$99,999 -----	72 493	56 912	15 582	526	526	—	71 967	56 385	15 582
\$100,000 to \$149,999 -----	39 469	29 487	9 982	638	436	202	38 831	29 051	9 780
\$150,000 to \$199,999 -----	24 372	17 828	6 544	382	382	—	23 990	17 447	6 544
\$200,000 to \$299,999 -----	20 151	15 039	5 112	173	173	—	19 978	14 867	5 112
\$300,000 to \$399,999 -----	9 162	7 054	2 108	194	194	—	8 968	6 860	2 108
\$400,000 to \$499,999 -----	5 421	4 286	1 135	40	40	—	5 381	4 246	1 135
\$500,000 to \$999,999 -----	5 550	4 714	837	615	544	71	4 935	4 169	766
\$1,000,000 or more -----	2 698	2 698	—	1 127	1 127	—	1 571	1 571	—
Median -----	\$72800	\$68300	\$89200	\$167900	\$176500	...	\$72100	\$67500	\$88800
Mean -----	\$129200	\$131500	\$119700	\$965400	\$1008900	...	\$115300	\$114300	\$119100

Total Mortgage Outstanding Debt

Less than \$10,000 -----	27 089	26 222	868	795	795	—	26 294	25 427	868
\$10,000 to \$49,999 -----	79 176	70 068	9 108	298	298	—	78 877	69 770	9 108
\$50,000 to \$99,999 -----	70 175	56 912	13 263	526	526	—	69 648	56 385	13 263
\$100,000 to \$149,999 -----	41 297	29 487	11 810	638	436	202	40 659	29 051	11 608
\$150,000 to \$199,999 -----	26 025	17 828	6 196	382	382	—	25 643	17 447	6 196
\$200,000 to \$299,999 -----	21 379	15 039	6 340	173	173	—	21 207	14 867	6 340
\$300,000 to \$399,999 -----	10 289	7 054	3 235	194	194	—	10 095	6 860	3 235
\$400,000 to \$499,999 -----	6 788	4 286	2 502	40	40	—	6 748	4 246	2 502
\$500,000 to \$999,999 -----	7 374	4 714	2 660	615	544	71	6 759	4 169	2 589
\$1,000,000 or more -----	2 883	2 698	185	1 127	1 127	—	1 756	1 571	185
Median -----	\$78500	\$68300	\$124700	\$167900	\$176500	...	\$77800	\$67500	\$124600
Mean -----	\$139600	\$131500	\$172100	\$966600	\$1008900	...	\$125800	\$114300	\$171700

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 5.0 percent	3 352	3 132	220	454	454	—	2 898	2 678	220
5.0 percent	457	457	—	—	—	—	457	457	—
5.1 to 5.9 percent	3 841	3 512	329	85	85	—	3 757	3 428	329
6.0 percent	16 219	13 659	2 560	244	244	—	15 975	13 415	2 560
6.1 to 6.9 percent	14 442	13 338	1 104	109	109	—	14 332	13 228	1 104
7.0 percent	11 504	10 046	1 457	524	524	—	10 980	9 523	1 457
7.1 to 7.4 percent	3 447	2 762	685	—	—	—	3 447	2 762	685
7.5 to 7.9 percent	16 786	14 039	2 747	1 197	1 197	—	15 589	12 842	2 747
8.0 percent	18 358	14 994	3 364	1	1	—	18 357	14 993	3 364
8.1 to 8.4 percent	6 480	5 059	1 421	—	—	—	6 480	5 059	1 421
8.5 to 8.9 percent	30 373	23 131	7 241	690	489	202	29 683	22 643	7 040
9.0 percent	20 364	17 915	2 449	408	374	35	19 955	17 541	2 415
9.1 to 9.9 percent	51 610	40 977	10 632	158	123	35	51 452	40 854	10 598
10.0 percent	22 098	18 950	3 148	—	—	—	22 098	18 950	3 148
10.1 to 11.9 percent	37 056	23 851	13 206	325	323	2	36 732	23 528	13 204
12.0 percent	9 527	7 879	1 648	551	551	—	8 976	7 328	1 648
12.1 to 13.9 percent	12 270	8 437	3 833	42	42	—	12 228	8 396	3 833
14.0 percent or more	14 291	12 168	2 123	—	—	—	14 291	12 168	2 123
Median	9.0	9.0	9.5	7.9	7.9	...	9.0	9.0	9.5

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	91 213	69 840	21 373	—	—	—	91 213	69 840	21 373
Rate higher now than when mortgage made	28 026	18 081	9 945	—	—	—	28 026	18 081	9 945
Rate lower now than when mortgage made	476	422	55	—	—	—	476	422	55
Rate unchanged or same now as when mortgage made	61 298	49 925	11 373	—	—	—	61 298	49 925	11 373
Not reported	1 413	1 413	—	—	—	—	1 413	1 413	—
No, interest rate cannot be changed	198 985	162 492	36 493	4 788	4 516	272	194 197	157 976	36 221
Not reported	2 278	1 976	302	—	—	—	2 278	1 976	302

Reason for Change in First Mortgage Rate

Interest rate can be changed	91 213	69 840	21 373	—	—	—	91 213	69 840	21 373
Rate renegotiated periodically	8 587	7 476	1 111	—	—	—	8 587	7 476	1 111
Rate changes tied to market index	17 504	11 712	5 792	—	—	—	17 504	11 712	5 792
When mortgage is assumed	48 395	37 848	10 547	—	—	—	48 395	37 848	10 547
When payments become delinquent	17 664	14 509	3 155	—	—	—	17 664	14 509	3 155
Other reason	15 159	11 198	3 961	—	—	—	15 159	11 198	3 961
Not reported	1 520	1 365	155	—	—	—	1 520	1 365	155
Interest rate cannot be changed	198 985	162 492	36 493	4 788	4 516	272	194 197	157 976	36 221

Term of First Mortgage

Less than 8 years	31 178	25 818	5 359	551	551	—	30 627	25 267	5 359
8 to 12 years	40 187	34 868	5 319	202	—	202	39 986	34 868	5 118
13 to 17 years	32 139	26 641	5 498	—	—	—	32 139	26 641	5 498
18 to 22 years	66 020	54 272	11 748	527	527	—	65 493	53 745	11 748
23 to 27 years	62 714	51 208	11 506	138	69	69	62 576	51 139	11 437
28 to 32 years	46 542	30 072	16 470	323	323	—	46 219	29 749	16 470
33 to 37 years	2 339	1 496	843	691	690	2	1 648	806	842
38 or more years	4 920	4 282	638	2 357	2 357	—	2 563	1 926	638
No stated term	6 437	5 651	786	—	—	—	6 437	5 651	786
Median	21.0	20.5	23.3	37.7	38+	...	20.9	20.4	23.4

Unexpired Term of First Mortgage

Less than 4 years	32 857	29 850	3 007	753	753	—	32 104	29 097	3 007
4 to 7 years	41 656	37 663	3 993	244	244	—	41 412	37 419	3 993
8 to 12 years	43 714	38 349	5 364	52	52	—	43 661	38 297	5 364
13 to 17 years	34 150	30 529	3 622	—	—	—	34 150	30 529	3 622
18 to 22 years	28 181	22 318	5 863	119	85	35	28 062	22 233	5 828
23 to 27 years	30 955	22 441	8 515	62	62	—	30 894	22 379	8 515
28 to 32 years	12 872	9 934	2 939	829	829	—	12 043	9 105	2 939
33 or more years	3 680	3 043	638	1 457	1 457	—	2 223	1 586	638
No stated term or not computed	64 410	40 183	24 228	1 273	1 035	238	63 138	39 148	23 990
Median	12.5	11.9	18.8	...	...	...	12.4	11.8	18.8

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	26 465	22 062	4 403	1 095	1 095	—	25 370	20 967	4 403
Payments increase yearly for first five years of mortgage	1 520	1 520	—	—	—	—	1 520	1 520	—
Payments increase yearly for first ten years of mortgage	122	122	—	—	—	—	122	122	—
Payments change in some other way	23 036	18 971	4 064	1 095	1 095	—	21 941	17 876	4 064
Not reported	1 787	1 448	339	—	—	—	1 787	1 448	339
No, monthly payments cannot change	260 308	207 821	52 487	3 693	3 421	272	256 614	204 400	52 215
Not reported	5 703	4 426	1 278	—	—	—	5 703	4 426	1 278

Holder of First Mortgage

Commercial bank or trust company	38 470	32 893	5 577	782	782	—	37 688	32 111	5 577
Mutual savings bank	25 480	19 981	5 499	621	621	—	24 860	19 360	5 499
Savings and loan association	143 832	107 922	35 909	714	476	238	143 118	107 446	35 672
Life insurance company	10 691	8 945	1 746	287	287	—	10 405	8 658	1 746
Mortgage company	3 466	2 653	812	323	323	—	3 143	2 330	812
Federal agency	1 826	1 548	277	283	283	—	1 542	1 265	277
Federally secured pool	699	566	133	153	119	35	545	447	99
Federal National Mortgage Association	1 151	1 151	—	846	846	—	305	305	—
Real estate or construction company	4 737	3 798	939	69	69	—	4 668	3 729	939
Individual or individual's estate	55 564	48 964	6 599	—	—	—	55 564	48 964	6 599
Other	6 561	5 886	675	711	711	—	5 850	5 175	675

Location of First Mortgage Holder

Property in Northeast Region	70 311	58 673	11 638	904	703	202	69 407	57 970	11 437
Lender in Northeast	66 824	55 637	11 187	777	575	202	66 047	55 061	10 986
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	3 414	2 963	451	—	—	—	—	—	—
Lender in West	—	—	—	128	128	—	3 287	2 836	451
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	73	73	—	—	—	—	73	73	—

Detail does not add to total because lenders reported more than one reason

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in North Central Region	75 050	67 244	7 807	2 294	2 225	69	72 756	65 019	7 738
Lender in Northeast	2 138	1 608	530	460	460	—	1 678	1 148	530
Lender in North Central	68 734	61 884	6 850	1 122	1 087	35	67 612	60 797	6 815
Lender in South	3 133	2 706	427	712	678	35	2 421	2 029	392
Lender in West	596	596	—	—	—	—	596	596	—
Lender outside United States	143	143	—	—	—	—	143	143	—
Not reported	306	306	—	—	—	—	306	306	—
Property in South Region	44 362	35 976	8 387	802	802	—	43 560	35 173	8 387
Lender in Northeast	1 175	884	291	222	222	—	953	662	291
Lender in North Central	752	588	164	—	—	—	752	588	164
Lender in South	41 199	33 363	7 836	580	580	—	40 619	32 783	7 836
Lender in West	763	763	—	—	—	—	763	763	—
Lender outside United States	176	80	95	—	—	—	176	80	95
Not reported	297	297	—	—	—	—	297	297	—
Property in West Region	102 752	72 415	30 336	788	786	2	101 964	71 629	30 335
Lender in Northeast	1 682	1 682	—	139	139	—	1 543	1 543	—
Lender in North Central	531	380	151	42	42	—	489	338	151
Lender in South	553	553	—	230	230	—	323	323	—
Lender in West	99 303	69 366	29 938	376	375	2	98 927	68 991	29 936
Lender outside United States	508	260	248	—	—	—	508	260	248
Not reported	174	174	—	—	—	—	174	174	—

Servicing of First Mortgage

Holder	259 059	207 736	51 323	1 873	1 635	238	257 186	206 101	51 085
Agent	33 417	26 572	6 845	2 916	2 881	35	30 501	23 691	6 810

Holder's Acquisition of First Mortgage

Originated by holder	246 605	199 359	47 247	1 874	1 602	272	244 731	197 756	46 974
Purchased from present servicer	15 951	12 553	3 397	467	467	—	15 484	12 087	3 397
Purchased from someone else	22 333	16 634	5 699	2 440	2 440	—	19 893	14 193	5 699
Not reported	7 587	5 762	1 825	7	7	—	7 580	5 755	1 825

Mortgage Assumption

Lender's permission needed for assumption	161 792	128 460	33 332	2 017	1 779	238	159 775	126 681	33 094
Lender's permission not needed for assumption	89 706	72 374	17 332	2 485	2 450	35	87 222	69 924	17 297
Not reported	40 977	33 473	7 504	287	287	—	40 690	33 186	7 504

Prepayment Penalties

Yes	103 747	77 274	26 472	2 725	2 523	202	101 022	74 751	26 271
No	177 796	149 071	28 725	2 064	1 993	71	175 733	147 078	28 654
Not reported	10 933	7 963	2 970	—	—	—	10 933	7 963	2 970

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	243 709	189 900	53 809	4 237	3 965	272	239 471	185 935	53 536
Less than 40 percent	16 957	7 344	9 613	—	—	—	16 957	7 344	9 613
40 to 49 percent	14 006	7 114	6 892	270	69	202	13 735	7 045	6 690
50 to 59 percent	22 463	14 687	7 777	2	—	2	22 462	14 687	7 775
60 to 69 percent	37 664	28 901	8 763	274	274	—	37 390	28 627	8 763
70 to 79 percent	57 441	47 081	10 360	344	275	69	57 096	46 806	10 291
80 to 89 percent	36 298	31 568	4 731	1 171	1 171	—	35 128	30 397	4 731
90 to 94 percent	12 717	11 904	812	363	363	—	12 354	11 542	812
95 to 99 percent	6 995	5 804	1 191	199	199	—	6 797	5 606	1 191
100 percent or more	17 710	16 245	1 465	398	398	—	17 312	15 847	1 465
Not reported	21 458	19 253	2 205	1 217	1 217	—	20 241	18 036	2 205
Median	73	76	62	...	...	...	73	76	62
Other properties	48 767	44 408	4 359	551	551	—	48 216	43 857	4 359

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	243 709	189 900	53 809	4 237	3 965	272	239 471	185 935	53 536
Less than 40 percent	8 745	7 344	1 401	—	—	—	8 745	7 344	1 401
40 to 49 percent	8 398	7 114	1 284	69	69	—	8 329	7 045	1 284
50 to 59 percent	18 267	14 687	3 580	202	—	202	18 065	14 687	3 379
60 to 69 percent	34 323	28 901	5 423	274	274	—	34 050	28 627	5 423
70 to 79 percent	58 386	47 081	11 305	311	275	36	58 075	46 806	11 269
80 to 89 percent	43 040	31 568	11 473	1 205	1 171	35	41 835	30 397	11 438
90 to 94 percent	15 721	11 904	3 817	363	363	—	15 538	11 542	3 817
95 to 99 percent	8 130	5 804	2 326	199	199	—	7 932	5 606	2 326
100 percent or more	27 240	16 245	10 995	398	398	—	26 842	15 847	10 995
Not reported	21 458	19 253	2 205	1 217	1 217	—	20 241	18 036	2 205
Median	77	76	82	...	...	...	77	76	83
Other properties	48 767	44 408	4 359	551	551	—	48 216	43 857	4 359

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	64 051	55 377	8 674	821	821	—	63 230	54 556	8 674
20 to 29 percent	43 121	30 913	12 208	453	453	—	42 668	30 459	12 208
30 to 39 percent	39 683	27 216	12 467	302	101	202	39 381	27 115	12 266
40 to 49 percent	42 394	29 184	13 210	208	206	2	42 186	28 978	13 208
50 to 59 percent	30 221	24 645	5 576	350	316	35	29 871	24 330	5 541
60 to 69 percent	17 592	16 408	1 184	146	146	—	17 446	16 262	1 184
70 to 79 percent	12 654	11 451	1 203	363	328	35	12 291	11 123	1 168
80 to 89 percent	7 161	7 004	158	585	585	—	6 576	6 419	158
90 to 99 percent	2 747	2 747	—	168	168	—	2 579	2 579	—
100 percent or more	3 537	2 968	569	252	252	—	3 285	2 716	569
Not reported	29 314	26 395	2 919	1 139	1 139	—	28 174	25 255	2 919
Median	36	36	35	...	...	...	36	36	35

Total Outstanding Debt as Percent of Value

Less than 20 percent	57 988	55 377	2 611	821	821	—	57 167	54 556	2 611
20 to 29 percent	35 487	30 913	4 574	453	453	—	35 034	30 459	4 574
30 to 39 percent	37 736	27 216	10 520	302	101	202	37 434	27 115	10 319

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
40 to 49 percent	40 496	29 184	11 312	206	206	—	40 290	28 978	11 312
50 to 59 percent	35 356	24 645	10 710	352	316	36	35 004	24 330	10 674
60 to 69 percent	24 025	16 408	7 617	146	146	—	23 879	16 262	7 617
70 to 79 percent	14 685	11 451	3 235	328	328	—	14 357	11 123	3 235
80 to 89 percent	8 621	7 004	1 617	620	585	35	8 001	6 419	1 582
90 to 99 percent	4 264	2 747	1 517	168	168	—	4 096	2 579	1 517
100 percent or more	4 504	2 968	1 536	252	252	—	4 252	2 716	1 536
Not reported	29 314	26 395	2 919	1 139	1 139	—	28 174	25 255	2 919
Median	40	36	49	...	...	...	40	36	49

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	291 489	233 655	57 834	4 788	4 516	272	286 701	229 139	57 562
Interest and principal	283 504	226 782	56 722	4 788	4 516	272	278 715	222 266	56 449
Fully amortized	234 863	186 724	48 140	4 545	4 474	71	230 318	182 249	48 069
Partially amortized	48 640	40 058	8 582	243	42	202	48 397	40 017	8 381
Principal only	1 807	1 807	—	—	—	—	1 807	1 807	—
Fully amortized	1 336	1 336	—	—	—	—	1 336	1 336	—
Partially amortized	472	472	—	—	—	—	472	472	—
Interest only	6 178	5 066	1 113	—	—	—	6 178	5 066	1 113
No regular payments required	986	653	333	—	—	—	986	653	333

Items Included in First Mortgage Payment

Regular payments of both interest and principal	283 504	226 782	56 722	4 788	4 516	272	278 715	222 266	56 449
Real estate taxes and property insurance	48 227	38 594	9 632	2 522	2 487	35	45 705	36 107	9 598
With no other items	39 896	30 981	8 916	—	—	—	39 896	30 981	8 916
With other items	8 330	7 613	717	2 522	2 487	35	5 808	5 126	682
Real estate taxes only	66 140	53 059	13 081	1 401	1 165	236	64 739	51 894	12 845
Property insurance only	817	753	64	—	—	—	817	753	64
Other combinations or no other items	168 320	134 376	33 944	865	864	2	167 455	133 512	33 942
No regular payments of interest and principal	6 972	7 526	1 446	—	—	—	8 972	7 526	1 446

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	291 489	233 655	57 834	4 788	4 516	272	286 701	229 139	57 562
Less than \$60	95 052	79 999	15 053	1 166	1 166	—	93 887	78 834	15 053
\$60 to \$79	48 637	37 535	11 102	439	237	202	48 199	37 298	10 900
\$80 to \$99	34 861	28 773	6 088	687	652	35	34 174	28 121	6 053
\$100 to \$149	54 353	40 272	14 081	1 110	1 074	36	53 243	39 198	14 045
\$150 to \$199	31 437	24 702	6 735	217	217	—	31 221	24 485	6 735
\$200 to \$249	12 063	10 300	1 764	43	43	—	12 020	10 256	1 764
\$250 to \$299	6 208	4 704	1 504	—	—	—	6 208	4 704	1 504
\$300 to \$399	2 855	1 879	976	57	57	—	2 798	1 822	976
\$400 to \$499	2 232	2 039	193	214	214	—	2 018	1 825	193
\$500 to \$599	797	797	—	—	—	—	797	797	—
\$600 to \$699	350	305	45	6	6	—	344	299	45
\$700 to \$799	506	506	—	—	—	—	506	506	—
\$800 or more	2 136	1 843	293	851	851	—	1 286	993	293
Median	\$81	\$80	\$89	\$105	\$109	...	\$81	\$79	\$89
Mean	\$120	\$122	\$111	\$581	\$612	...	\$112	\$112	\$112
No regular payments required	986	653	333	—	—	—	986	653	333

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	291 489	233 655	57 834	4 788	4 516	272	286 701	229 139	57 562
Less than \$60	85 451	79 999	5 451	1 166	1 166	—	84 285	78 834	5 451
\$60 to \$79	44 492	37 535	6 957	237	237	—	44 255	37 298	6 957
\$80 to \$99	35 243	28 773	6 469	854	652	202	34 389	28 121	6 268
\$100 to \$149	52 923	40 272	12 651	1 109	1 074	35	51 814	39 198	12 616
\$150 to \$199	37 691	24 702	6 735	251	217	35	37 440	24 485	12 954
\$200 to \$249	15 962	10 300	1 764	45	43	2	15 917	10 256	5 661
\$250 to \$299	8 553	4 704	3 849	—	—	—	8 553	4 704	3 849
\$300 to \$399	3 608	1 879	1 729	57	57	—	3 551	1 822	1 729
\$400 to \$499	2 822	2 039	783	214	214	—	2 608	1 825	783
\$500 to \$599	984	797	187	—	—	—	984	797	187
\$600 to \$699	1 074	305	768	6	6	—	1 068	299	768
\$700 to \$799	506	506	—	—	—	—	506	506	—
\$800 or more	2 181	1 843	338	851	851	—	1 331	993	338
Median	\$89	\$80	\$140	\$106	\$109	...	\$89	\$79	\$140
Mean	\$130	\$122	\$165	\$582	\$612	...	\$123	\$112	\$166
No regular payments required	986	653	333	—	—	—	986	653	333

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	291 489	233 655	57 834	4 788	4 516	272	286 701	229 139	57 562
Current or ahead of schedule	273 814	219 232	54 582	4 006	3 734	272	269 808	215 498	54 310
Delinquent (30 days or more)	12 856	10 299	2 557	551	551	—	12 305	9 748	2 557
1 to 3 payments	8 269	6 561	1 708	551	551	—	7 718	6 010	1 708
4 or more payments	4 588	3 738	850	—	—	—	4 588	3 738	850
Foreclosure in process	1 212	424	788	—	—	—	1 212	424	788
Foreclosure not in process	3 376	3 314	62	—	—	—	3 376	3 314	62
Not reported	—	—	—	—	—	—	—	—	—
Not reported	4 819	4 124	695	231	231	—	4 588	3 893	695
No regular payments required	986	653	333	—	—	—	986	653	333

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	249 647	205 154	44 493	4 373	4 102	271	245 274	201 052	44 222
Less than \$100	21 522	18 047	3 475	532	532	—	20 990	17 516	3 475
\$100 to \$199	60 860	48 136	12 724	165	165	—	60 695	47 971	12 724
\$200 to \$299	50 367	41 187	9 181	1 501	1 501	—	48 867	39 686	9 181
\$300 to \$399	36 325	29 491	6 834	112	77	35	36 214	29 414	6 800
\$400 to \$499	24 706	19 984	4 722	355	153	202	24 351	19 831	4 520
\$500 to \$599	14 769	13 259	1 511	70	70	—	14 699	13 189	1 511
\$600 to \$699	8 057	7 168	889	372	338	35	7 685	6 831	854
\$700 to \$799	6 399	5 279	1 120	—	—	—	6 399	5 279	1 120
\$800 to \$899	3 402	2 891	511	42	42	—	3 360	2 849	511
\$900 to \$999	1 670	1 357	313	—	—	—	1 670	1 357	313
\$1,000 to \$1,499	7 221	6 665	556	301	301	—	6 920	6 365	556
\$1,500 or more	7 723	5 986	1 738	924	924	—	6 799	5 062	1 738
Not reported	6 625	5 704	921	—	—	—	6 625	5 704	921
Median	\$278	\$281	\$261	\$299	\$290	...	\$277	\$281	\$259
Acquired 1980 and 1981 (part)	42 829	29 154	13 675	416	414	2	42 413	28 739	13 674

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	239 063	196 507	42 556	4 060	3 790	271	235 002	192 717	42 285
Less than 20 percent	25 708	20 898	4 810	551	551	—	25 157	20 347	4 810
20 to 29 percent	42 683	37 011	5 673	610	409	202	42 073	36 602	5 471
30 to 39 percent	36 442	29 139	7 303	308	273	35	36 134	28 866	7 268
40 to 49 percent	30 489	23 321	7 168	403	403	—	30 086	22 918	7 168
50 to 59 percent	25 856	20 987	4 870	608	608	—	25 248	20 378	4 870
60 to 69 percent	15 197	11 640	3 556	74	39	35	15 123	11 601	3 522
70 to 79 percent	10 802	8 945	1 857	260	260	—	10 542	8 685	1 857
80 to 89 percent	4 557	3 210	1 348	—	—	—	4 557	3 210	1 348
90 to 99 percent	3 550	3 069	481	33	33	—	3 517	3 036	481
100 percent or more	12 210	10 585	1 625	700	700	—	11 510	9 885	1 625
Not reported or not computed	31 567	27 702	3 866	513	513	—	31 055	27 189	3 866
Median	40	39	42	...	...	...	40	39	42
Other properties	53 413	37 801	15 612	728	727	2	52 685	37 074	15 611

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	239 063	196 507	42 556	4 060	3 790	271	235 002	192 717	42 285
Less than 20 percent	21 952	20 898	1 054	551	551	—	21 401	20 347	1 054
20 to 29 percent	39 575	37 011	2 565	610	409	202	38 965	36 602	2 363
30 to 39 percent	33 880	29 139	4 741	273	273	—	33 607	28 866	4 741
40 to 49 percent	29 640	23 321	6 319	403	403	—	29 237	22 918	6 319
50 to 59 percent	27 108	20 987	6 121	608	608	—	26 499	20 378	6 121
60 to 69 percent	16 330	11 640	4 690	74	39	35	16 257	11 601	4 655
70 to 79 percent	12 724	8 945	3 778	294	260	35	12 429	8 685	3 744
80 to 89 percent	5 925	3 210	2 716	—	—	—	5 925	3 210	2 716
90 to 99 percent	4 079	3 069	1 010	33	33	—	4 046	3 036	1 010
100 percent or more	16 282	10 585	5 697	700	700	—	15 582	9 885	5 697
Not reported or not computed	31 567	27 702	3 866	513	513	—	31 055	27 189	3 866
Median	43	39	58	...	...	...	43	39	58
Other properties	53 413	37 801	15 612	728	727	2	52 685	37 074	15 611

Real Estate Tax Per \$1,000 Value

Acquired before 1980	249 647	205 154	44 493	4 373	4 102	271	245 274	201 052	44 222
Less than \$10	93 728	70 519	23 209	1 150	1 150	—	92 578	69 370	23 209
\$10 to \$14	38 131	30 429	7 702	211	211	—	37 921	30 218	7 702
\$15 to \$19	23 197	20 897	2 300	681	681	—	22 516	20 216	2 300
\$20 to \$24	16 393	14 025	2 368	469	233	236	15 923	13 791	2 132
\$25 to \$29	8 547	7 654	892	71	36	35	8 476	7 618	858
\$30 to \$39	11 690	10 843	847	433	433	—	11 257	10 410	847
\$40 to \$49	7 518	6 928	590	—	—	—	7 518	6 928	590
\$50 to \$59	3 196	3 034	161	—	—	—	3 196	3 034	161
\$60 or more	14 093	11 655	2 438	219	219	—	13 874	11 436	2 438
Not reported or not computed	33 155	29 170	3 985	1 139	1 139	—	32 016	28 031	3 985
Median	\$12	\$13	10—	...	...	...	\$12	\$13	10—
Acquired 1980 and 1981 (part)	42 829	29 154	13 675	416	414	2	42 413	28 739	13 674

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	239 175	196 619	42 556	4 060	3 790	271	235 115	192 830	42 285
Less than 5 percent	18 795	14 580	4 215	410	410	—	18 386	14 171	4 215
5 to 9 percent	70 200	53 712	16 488	746	746	—	69 454	52 966	16 488
10 to 14 percent	47 117	38 480	8 637	1 282	1 081	202	45 835	37 400	8 435
15 to 19 percent	29 554	25 386	4 168	141	107	35	29 412	25 279	4 133
20 to 24 percent	13 999	13 101	899	273	239	35	13 726	12 862	864
25 to 29 percent	7 300	6 203	1 097	—	—	—	7 300	6 203	1 097
30 to 34 percent	3 901	3 438	463	—	—	—	3 901	3 438	463
35 to 39 percent	2 381	1 963	418	—	—	—	2 381	1 963	418
40 percent or more	11 134	9 834	1 300	696	696	—	10 438	9 138	1 300
Not reported or not computed	34 794	29 923	4 871	513	513	—	34 282	29 410	4 871
Median	11	12	9	...	...	...	11	12	9
Other properties	53 301	37 688	15 612	728	727	2	52 572	36 962	15 611

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	239 175	196 619	42 556	4 060	3 790	271	235 115	192 830	42 285
Less than 20 percent	371	371	—	—	—	—	371	371	—
20 to 29 percent	2 245	2 243	2	—	—	—	2 245	2 243	2
30 to 39 percent	10 120	9 588	532	—	—	—	10 120	9 588	532
40 to 49 percent	14 995	14 284	711	—	—	—	14 995	14 284	711
50 to 59 percent	23 266	20 196	3 070	713	511	202	22 553	19 685	2 868
60 to 69 percent	27 508	22 927	4 581	93	93	—	27 415	22 834	4 581
70 to 79 percent	27 439	21 519	5 920	260	260	—	27 179	21 259	5 920

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980¹—Con.

80 to 89 percent	23 197	16 877	6 320
90 to 99 percent	18 772	14 043	4 729
100 to 109 percent	13 933	12 026	1 907
110 percent or more	42 066	32 511	9 555
Not reported or not computed	35 263	30 034	5 230
Median	79	76	86

Other properties

	53 301	37 688	15 612
--	--------	--------	--------

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	292 476	234 308	58 168
1,000,000 or more	59 644	47 629	12 016
250,000 to 999,999	54 703	42 934	11 768
50,000 to 249,999	80 490	61 770	18 720
10,000 to 49,999	61 513	51 936	9 576
Less than 10,000 and rural	36 126	30 039	6 088

Outside SMSA's

10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

5 to 9 housing units	163 423	134 028	29 395
10 to 14 housing units	54 115	41 080	13 034
15 to 19 housing units	23 664	18 443	5 221
20 to 24 housing units	18 927	14 803	4 124
25 to 49 housing units	32 347	25 954	6 393

Number of Buildings

1 building	188 822	151 364	37 458
2 to 4 buildings	53 364	43 442	9 922
5 or more buildings	15 437	13 402	2 035
Not reported	34 852	26 099	8 753

Manner of Acquisition

By purchase	288 861	231 009	57 852
Placed one new mortgage	188 654	174 549	14 105
Placed two or more new mortgages	27 369	9 998	17 371
Assumed mortgage(s) already on property	46 478	35 165	11 313
Assumed mortgage already on property and placed new mortgage	20 734	5 950	14 784
All cash	3 981	3 981	—
Borrowed other than with mortgage	1 644	1 365	279
Inheritance or gift	2 610	2 441	169
Other	882	734	147
Not reported	123	123	—

Land and Building Acquisition

During same 12-month period	265 522	209 332	56 190
Acquired land previously	21 059	19 981	1 078
Land not owned by building owner	2 521	1 973	548
Not reported	3 374	3 023	351

Year Property Acquired

1979 to 1981 (part)	77 258	54 419	22 839
1977 and 1978	61 542	47 325	14 217
1975 and 1976	36 899	27 586	9 313
1970 to 1974	59 096	51 014	8 082
1965 to 1969	31 582	28 751	2 832
1960 to 1964	15 999	15 617	381
1959 or earlier	10 100	9 596	504

Year Structure Built

1979 to March 1980	4 428	4 314	114
1977 and 1978	10 965	9 426	1 539
1975 and 1976	7 754	6 505	1 248
1970 to 1974	29 123	23 015	6 108
1960 to 1969	78 479	61 906	16 573
1950 to 1959	29 490	23 325	6 165
1940 to 1949	15 509	10 766	4 744
1939 or earlier	109 361	89 565	19 796
Not reported	7 367	5 485	1 881

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	137 818	100 909	36 908
Less than \$5,000	13 629	12 337	1 292
\$5,000 to \$9,999	22 165	17 415	4 751
\$10,000 to \$14,999	25 364	17 376	7 988
\$15,000 to \$19,999	20 162	15 268	4 894
\$20,000 to \$24,999	15 620	10 849	4 772
\$25,000 to \$29,999	14 818	8 925	5 893
\$30,000 to \$34,999	6 712	5 219	1 493
\$35,000 to \$39,999	4 680	2 603	2 077
\$40,000 to \$49,999	2 786	826	1 959
\$50,000 to \$59,999	868	468	399
\$60,000 to \$79,999	789	502	287
\$80,000 to \$99,999	401	401	—
\$100,000 to \$149,999	64	64	—
\$150,000 or more	909	909	—
Not reported	8 851	7 747	1 104
Median	\$15800	\$14800	\$19000
Other properties	154 658	133 398	21 259

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
54	54	—	23 142	16 823	6 320	54	54	—
72	38	35	18 700	14 006	4 694	72	38	35
402	367	35	13 531	11 659	1 872	402	367	35
1 861	1 861	—	40 205	30 650	9 555	1 861	1 861	—
605	605	—	34 658	29 429	5 230	605	605	—
...	...	...	78	76	86	...	...	...
728	727	2	52 572	36 962	15 611	728	727	2
4 788	4 516	272	287 687	229 792	57 896	4 788	4 516	272
934	934	—	58 710	46 695	12 016	934	934	—
896	894	2	53 807	42 040	11 767	896	894	2
1 561	1 561	—	78 928	60 208	18 720	1 561	1 561	—
457	423	35	61 055	51 514	9 542	457	423	35
940	704	236	35 186	29 335	5 852	940	704	236
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
2 342	2 342	—	161 081	131 686	29 395	2 342	2 342	—
521	521	—	53 594	40 560	13 034	521	521	—
699	497	202	22 965	17 946	5 019	699	497	202
257	257	—	18 669	14 545	4 124	257	257	—
970	899	71	31 377	25 055	6 322	970	899	71
2 575	2 575	—	186 247	148 789	37 458	2 575	2 575	—
1 431	1 160	271	51 934	42 282	9 651	1 431	1 160	271
183	183	—	15 254	13 219	2 035	183	183	—
599	598	2	34 252	25 501	8 751	599	598	2
4 788	4 516	272	284 072	226 493	57 579	4 788	4 516	272
3 516	3 481	35	185 138	171 068	14 071	3 516	3 481	35
—	—	—	27 369	9 998	17 371	—	—	—
844	643	202	45 633	34 522	11 111	844	643	202
428	392	36	20 306	5 558	14 748	428	392	36
—	—	—	3 981	3 981	—	—	—	—
—	—	—	1 644	1 365	279	—	—	—
—	—	—	2 610	2 441	169	—	—	—
—	—	—	882	734	147	—	—	—
—	—	—	123	123	—	—	—	—
4 022	3 750	272	261 500	205 582	55 918	4 022	3 750	272
766	766	—	20 292	19 214	1 078	766	766	—
—	—	—	2 521	1 973	548	—	—	—
—	—	—	3 374	3 023	351	—	—	—
703	667	36	76 556	53 753	22 803	703	667	36
1 063	1 063	—	60 478	46 262	14 217	1 063	1 063	—
606	370	236	36 293	27 216	9 077	606	370	236
614	614	—	58 282	50 200	8 082	614	614	—
765	765	—	30 817	27 986	2 832	765	765	—
85	85	—	15 914	15 533	381	85	85	—
753	753	—	9 347	8 843	504	753	753	—
2	2	—	4 427	4 313	114	2	2	—
542	542	—	10 423	8 884	1 539	542	542	—
1 472	1 58	35	7 562	6 348	1 214	1 472	1 58	35
1 003	1 003	35	28 085	22 012	6 073	1 003	1 003	35
637	635	2	77 842	61 271	16 572	637	635	2
563	361	202	28 927	22 964	5 963	563	361	202
367	367	—	15 142	10 398	4 744	367	367	—
1 340	1 340	—	108 021	88 225	19 796	1 340	1 340	—
108	108	—	7 259	5 377	1 881	108	108	—
1 766	1 730	36	136 052	99 180	36 872	1 766	1 730	36
—	—	—	13 629	12 337	1 292	—	—	—
—	—	—	22 165	17 415	4 751	—	—	—
330	330	—	25 034	17 046	7 988	330	330	—
475	440	35	19 688	14 828	4 860	475	440	35
221	221	—	15 400	10 628	4 772	221	221	—
235	233	2	14 583	8 691	5 892	235	233	2
41	41	—	6 671	5 178	1 493	41	41	—
42	42	—	4 638	2 561	2 077	42	42	—
122	122	—	2 664	704	1 959	122	122	—
—	—	—	868	468	399	—	—	—
—	—	—	789	502	287	—	—	—
—	—	—	401	401	—	—	—	—
—	—	—	64	64	—	—	—	—
—	—	—	909	909	—	—	—	—
248	248	—	8 839	7 735	1 104	248	248	—
12	12	—	661	661	—	12	12	—
...	...	...	8 839	7 735	1 104	...	...	...
3 022	2 786	236	151 635	130 612	21 023	3 022	2 786	236

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$10,000	—	—	—	—	—	—	—	—	—
\$10,000 to \$49,999	15 888	14 917	971	—	—	—	15 888	14 917	971
\$50,000 to \$99,999	42 501	35 921	6 580	874	874	—	41 627	35 047	6 580
\$100,000 to \$149,999	27 009	22 402	4 607	231	231	—	26 778	22 171	4 607
\$150,000 to \$199,999	35 739	28 777	6 962	367	367	—	35 372	28 410	6 962
\$200,000 to \$299,999	47 237	36 263	10 974	219	219	—	47 018	36 044	10 974
\$300,000 to \$399,999	32 291	23 475	8 815	288	288	—	32 003	23 187	8 815
\$400,000 to \$499,999	19 198	13 334	5 864	512	311	202	18 686	13 024	5 662
\$500,000 to \$999,999	31 420	23 548	7 872	533	499	35	30 887	23 050	7 837
\$1,000,000 or more	11 878	9 275	2 603	624	588	36	11 253	8 687	2 567
Not reported	29 314	26 395	2 919	1 139	1 139	—	28 174	25 255	2 919
Median	\$222100	\$205300	\$277500	...	...	...	\$221500	\$204800	\$276200
Mean	\$311500	\$303200	\$342800	...	...	...	\$307300	\$298000	\$341700

Value Per Housing Unit

Less than \$5,000	9 133	8 562	570	—	—	—	9 133	8 562	570
\$5,000 to \$9,999	27 710	24 937	2 773	67	67	—	27 643	24 869	2 773
\$10,000 to \$14,999	42 981	35 183	7 798	945	945	—	42 036	34 238	7 798
\$15,000 to \$19,999	37 024	28 915	8 109	355	321	35	36 669	28 594	8 075
\$20,000 to \$24,999	30 460	24 419	6 042	714	478	236	29 746	23 941	5 806
\$25,000 to \$29,999	30 064	23 485	6 579	808	808	—	29 256	22 677	6 579
\$30,000 to \$34,999	29 015	22 678	6 338	112	112	2	28 902	22 566	6 336
\$35,000 to \$39,999	14 523	8 889	5 634	301	301	—	14 223	8 589	5 634
\$40,000 to \$49,999	17 840	12 096	5 744	174	174	—	17 665	11 922	5 744
\$50,000 to \$59,999	11 509	7 447	4 062	—	—	—	11 509	7 447	4 062
\$60,000 to \$79,999	6 726	5 985	741	—	—	—	6 726	5 985	741
\$80,000 to \$99,999	1 928	1 648	280	43	43	—	1 885	1 605	280
\$100,000 to \$149,999	3 189	2 804	385	—	—	—	3 189	2 804	385
\$150,000 or more	1 059	866	193	129	129	—	930	737	193
Not reported	29 314	26 395	2 919	1 139	1 139	—	28 174	25 255	2 919
Median	\$22400	\$21300	\$26800	...	...	...	\$22400	\$21300	\$26900
Mean	\$26800	\$26400	\$28500	...	...	...	\$26700	\$26200	\$28500

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	239 175	196 619	42 556	4 060	3 790	271	235 115	192 830	42 285
Less than \$60	5 793	5 237	556	—	—	—	5 793	5 237	556
\$60 to \$79	6 834	6 577	258	—	—	—	6 834	6 577	258
\$80 to \$99	5 082	4 226	856	101	101	—	4 981	4 125	856
\$100 to \$119	9 413	8 487	926	—	—	—	9 413	8 487	926
\$120 to \$149	21 513	18 259	3 254	914	914	—	20 599	17 344	3 254
\$150 to \$199	51 522	42 770	8 752	574	539	35	50 948	42 231	8 717
\$200 to \$249	49 264	38 751	10 512	820	786	35	48 443	37 966	10 478
\$250 to \$299	28 973	22 943	6 030	523	322	202	28 449	22 621	5 828
\$300 to \$349	13 852	10 149	3 703	92	92	—	13 759	10 057	3 703
\$350 to \$399	6 722	4 221	2 501	166	166	—	6 556	4 056	2 501
\$400 to \$449	2 224	1 836	387	—	—	—	2 224	1 836	387
\$450 to \$499	1 455	1 447	8	2	2	—	1 453	1 445	8
\$500 or more	4 907	3 959	947	356	356	—	4 551	3 604	947
No rental receipts	1 742	1 742	—	108	108	—	1 634	1 634	—
Not reported	29 881	26 015	3 866	405	405	—	29 477	25 611	3 866
Median	\$204	\$199	\$223	...	...	...	\$204	\$199	\$222
Mean	\$294	\$288	\$322	...	...	...	\$283	\$274	\$322
Other properties	53 301	37 688	15 612	728	727	2	52 572	36 962	15 611

Purchase Price as Percent of Value

Acquired by purchase	288 861	231 009	57 852	4 788	4 516	272	284 072	226 493	57 579
Purchased 1977 to 1981 (port)	137 818	100 909	36 908	1 766	1 730	36	136 052	99 180	36 872
Less than 80 percent	66 620	47 012	19 608	427	391	36	66 193	46 621	19 572
80 to 89 percent	24 115	15 587	8 528	323	323	—	23 792	15 264	8 528
90 to 94 percent	11 850	8 291	3 558	—	—	—	11 850	8 291	3 558
95 to 99 percent	3 757	3 463	294	577	577	—	3 180	2 886	294
100 percent or more	16 932	13 649	3 283	179	179	—	16 753	13 470	3 283
Not reported	14 544	12 906	1 637	260	260	—	14 284	12 647	1 637
Median	80—	80—	80—	...	...	...	80—	80—	80—
Purchased 1970 to 1976	95 000	77 604	17 395	1 420	1 184	236	93 580	76 421	17 159
Less than 60 percent	54 093	44 002	10 091	373	373	—	53 719	43 628	10 091
60 to 79 percent	17 380	13 445	3 935	235	34	202	17 145	13 412	3 733
80 to 89 percent	4 325	3 604	721	—	—	—	4 325	3 604	721
90 to 99 percent	2 006	1 080	926	33	33	—	1 973	1 047	926
100 percent or more	3 136	2 835	301	35	—	35	3 102	2 835	266
Not reported	14 059	12 638	1 421	744	744	—	13 315	11 894	1 421
Median	60—	60—	60—	...	...	...	60—	60—	60—
Purchased 1969 or earlier	56 043	52 495	3 548	1 603	1 603	—	54 441	50 893	3 548
Less than 40 percent	18 630	17 561	1 069	—	—	—	18 630	17 561	1 069
40 to 59 percent	13 631	12 919	713	703	703	—	12 928	12 216	713
60 to 79 percent	4 406	3 758	649	234	234	—	4 173	3 524	649
80 to 99 percent	2 306	2 189	116	—	—	—	2 306	2 189	116
100 percent or more	2 711	2 711	—	—	—	—	2 711	2 711	—
Not reported	14 359	13 357	1 002	666	666	—	13 693	12 691	1 002
Median	43	43	...	...	...	...	43	43	...
Not acquired by purchase	3 615	3 299	316	—	—	—	3 615	3 299	316

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980²	239 175	196 619	42 556	4 060	3 790	271	235 115	192 830	42 285
Less than 5 percent	12 035	9 850	2 185	—	—	—	12 035	9 850	2 185
5 to 9 percent	67 044	50 190	16 854	887	887	—	66 157	49 303	16 854
10 to 14 percent	63 405	51 079	12 326	1 638	1 368	271	61 767	49 711	12 055
15 to 19 percent	21 360	18 938	2 422	548	548	—	20 812	18 390	2 422
20 to 24 percent	12 840	11 016	1 824	—	—	—	12 840	11 016	1 824
25 to 29 percent	4 237	3 795	442	—	—	—	4 237	3 795	442
30 to 39 percent	4 124	4 038	87	—	—	—	4 124	4 038	87
40 percent or more	4 665	4 363	302	—	—	—	4 665	4 363	302
Not reported or not computed	49 465	43 352	6 113	987	987	—	48 478	42 365	6 113
Median	11	12	10	...	...	...	11	12	10
Other properties	53 301	37 688	15 612	728	727	2	52 572	36 962	15 611

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	239 175	196 619	42 556	4 060	3 790	271	235 115	192 830	42 285
Less than 1.0 percent	68 004	55 434	12 570	1 700	1 464	236	66 305	53 970	12 334
1.0 to 2.9 percent	31 105	22 803	8 302	299	299	—	30 806	22 504	8 302
3.0 to 4.9 percent	25 780	21 509	4 271	129	129	—	25 651	21 380	4 271
5.0 to 6.9 percent	13 579	10 441	3 138	776	776	—	12 803	9 665	3 138
7.0 to 8.9 percent	7 813	6 527	1 286	119	119	—	7 694	6 408	1 286
9.0 to 10.9 percent	14 044	11 861	2 183	38	38	—	14 006	11 823	2 183
11.0 to 12.9 percent	5 631	4 896	736	—	—	—	5 631	4 896	736
13.0 to 14.9 percent	3 264	2 613	651	—	—	—	3 264	2 613	651
15.0 percent or more	26 307	22 646	3 661	488	453	35	25 819	22 193	3 626
Not reported or not computed	43 648	37 890	5 758	513	513	—	43 136	37 378	5 758
Median	2.9	3.1	2.4	...	...	...	2.9	3.1	2.4
Other properties	53 301	37 688	15 612	728	727	2	52 572	36 962	15 611

OWNER CHARACTERISTICS

Type of Owner

Individual	209 813	165 359	44 454	1 530	1 530	—	208 283	163 829	44 454
Partnership	53 897	44 488	9 409	2 339	2 101	238	51 558	42 386	9 172
Real estate corporation	13 017	11 201	1 816	281	281	—	12 736	10 920	1 816
Real estate investment trust	3 671	2 975	696	122	122	—	3 549	2 853	696
Financial institution	219	219	—	—	—	—	219	219	—
Housing cooperative organization	1 845	1 725	120	312	312	—	1 533	1 413	120
Church or church-related institution	251	177	74	43	43	—	208	134	74
Other	6 800	5 594	1 207	160	125	35	6 641	5 469	1 172
Not reported	2 963	2 571	392	1	1	—	2 962	2 570	392

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1c. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

5-to-49-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	276 114	105 269	170 844
1,000,000 or more	102 645	43 001	59 644
250,000 to 999,999	82 926	28 223	54 703
50,000 to 249,999	77 437	27 826	49 611
10,000 to 49,999	13 106	6 219	6 887
Less than 10,000 and rural	-	-	-
Outside SMSA's	-	-	-
10,000 or more	-	-	-
2,500 to 9,999	-	-	-
Less than 2,500 and rural	-	-	-

Number of Housing Units

5 to 9 housing units	170 456	74 082	96 374
10 to 14 housing units	45 413	16 648	28 765
15 to 19 housing units	19 151	5 271	13 880
20 to 24 housing units	15 136	3 621	11 515
25 to 49 housing units	25 958	5 647	20 310

Number of Buildings

1 building	197 333	82 876	114 457
2 to 4 buildings	45 810	16 535	29 274
5 or more buildings	10 419	3 660	6 759
Not reported	22 552	2 198	20 354

Manner of Acquisition

By purchase	252 166	84 051	168 115
Placed one new mortgage	149 320	43 078	106 242
Placed two or more new mortgages	18 743	3 756	14 987
Assumed mortgage(s) already on property	41 134	10 110	31 025
Assumed mortgage already on property and placed new mortgage	14 752	1 636	13 116
All cash	19 111	17 456	1 655
Borrowed other than with mortgage	9 107	8 014	1 092
Inheritance or gift	16 166	14 441	1 724
Other	5 129	4 248	882
Not reported	2 653	2 530	123

Land and Building Acquisition

During same 12-month period	255 058	95 887	159 170
Acquired land previously	14 053	5 899	8 153
Land not owned by building owner	2 850	757	2 093
Not reported	4 153	2 725	1 428

Year Property Acquired

1979 to 1981 (part)	57 214	9 652	47 562
1977 and 1978	40 406	4 943	35 463
1975 and 1976	23 608	3 837	19 771
1970 to 1974	53 760	16 318	37 441
1965 to 1969	30 305	13 584	16 721
1960 to 1964	23 176	14 937	8 239
1959 or earlier	47 644	41 998	5 647

Year Structure Built

1979 to March 1980	1 537	6	1 531
1977 and 1978	4 576	177	4 399
1975 and 1976	2 801	109	2 692
1970 to 1974	13 740	889	12 870
1960 to 1969	46 733	7 458	39 275
1950 to 1959	22 166	7 509	14 657
1940 to 1949	20 373	10 522	9 850
1939 or earlier	157 230	76 668	80 562
Not reported	6 939	1 931	5 007

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	92 651	10 331	82 320
Less than \$5,000	16 625	5 054	11 571
\$5,000 to \$9,999	16 617	1 353	15 264
\$10,000 to \$14,999	16 138	1 776	14 362
\$15,000 to \$19,999	11 691	229	11 462
\$20,000 to \$24,999	8 061	327	7 734
\$25,000 to \$29,999	-	-	7 559
\$30,000 to \$34,999	2 719	135	2 583
\$35,000 to \$39,999	2 630	275	2 355
\$40,000 to \$49,999	1 507	-	1 507
\$50,000 to \$59,999	555	-	555
\$60,000 to \$79,999	547	8	540
\$80,000 to \$99,999	467	73	394
\$100,000 to \$149,999	116	52	64
\$150,000 or more	352	-	352
Not reported	7 068	1 050	6 019
Median	\$13000	5000	\$13900
Other properties	183 463	94 938	88 524

Value

Less than \$10,000	575	575	-
\$10,000 to \$49,999	41 483	27 850	13 633
\$50,000 to \$99,999	48 790	20 725	28 064
\$100,000 to \$149,999	28 103	11 466	16 637

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Value—Con.

\$150,000 to \$199,999	30 490	10 089	20 401
\$200,000 to \$299,999	36 261	9 561	26 699
\$300,000 to \$399,999	20 423	3 051	17 372
\$400,000 to \$499,999	11 277	2 233	9 044
\$500,000 to \$999,999	19 316	3 159	16 157
\$1,000,000 or more	7 939	1 432	6 507
Not reported	31 458	15 129	16 329
Median	\$155500	\$90200	\$196400
Mean	\$235300	\$152700	\$283500

Value Per Housing Unit

Less than \$5,000	22 764	15 281	7 483
\$5,000 to \$9,999	48 315	26 325	21 990
\$10,000 to \$14,999	44 766	15 829	28 938
\$15,000 to \$19,999	30 767	9 694	21 073
\$20,000 to \$24,999	23 527	6 600	16 926
\$25,000 to \$29,999	21 071	5 946	15 124
\$30,000 to \$34,999	17 356	3 461	13 895
\$35,000 to \$39,999	10 585	1 782	8 803
\$40,000 to \$49,999	9 759	1 473	8 286
\$50,000 to \$59,999	7 249	1 511	5 739

\$60,000 to \$79,999	2 944	310	2 634
\$80,000 to \$99,999	1 756	981	775
\$100,000 to \$149,999	2 962	541	2 421
\$150,000 or more	835	407	428
Not reported	31 458	15 129	16 329
Median	\$16100	\$11100	\$19500
Mean	\$21200	\$16100	\$24100

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ¹	232 720	94 420	138 301
Less than \$60	12 141	9 090	3 051
\$60 to \$79	10 493	4 944	5 549
\$80 to \$99	9 833	7 300	2 533
\$100 to \$119	17 662	11 239	6 422
\$120 to \$149	28 724	14 383	14 341
\$150 to \$199	44 968	12 885	32 082
\$200 to \$249	35 852	7 820	28 032
\$250 to \$299	14 539	2 525	12 014
\$300 to \$349	6 755	956	5 798
\$350 to \$399	797	405	4 505

\$400 to \$449	1 803	623	1 179
\$450 to \$499	548	322	226
\$500 or more	4 139	1 109	3 030
No rental receipts	5 054	3 311	1 742
Not reported	34 909	17 114	17 795
Median	\$169	\$129	\$193
Mean	\$233	\$194	\$257

Other properties

Purchase Price as Percent of Value

Acquired by purchase	252 166	84 051	168 115
Purchased 1977 to 1981 (part)	92 651	10 331	82 320
Less than 80 percent	44 302	6 223	38 079
80 to 89 percent	16 110	727	15 383
90 to 94 percent	6 860	726	6 134
95 to 99 percent	2 456	-	2 456
100 percent or more	11 715	1 112	10 603
Not reported	11 207	1 542	9 665
Median	80	80	80
Purchased 1970 to 1976	71 875	15 271	56 604
Less than 60 percent	42 178	9 096	33 082
60 to 79 percent	12 565	1 945	10 620
80 to 89 percent	3 134	238	2 896
90 to 99 percent	927	99	828
100 percent or more	2 751	539	2 212
Not reported	10 321	3 354	6 966
Median	60	60	60

Purchased 1969 or earlier	87 641	58 449	29 191
Less than 40 percent	28 777	20 252	8 525
40 to 59 percent	21 048	13 723	7 324
60 to 79 percent	9 029	6 504	2 524
80 to 99 percent	2 888	1 320	1 568
100 percent or more	5 614	3 447	2 166
Not reported	20 285	13 203	7 083
Median	45	43	47
Not acquired by purchase	23 947	21 218	2 729

Rental Receipts as Percent of Value

Acquired before 1980 ¹	232 720	94 420	138 301
Less than 5 percent	11 412	5 352	6 060
5 to 9 percent	48 757	14 948	33 809
10 to 14 percent	54 393	18 761	35 632
15 to 19 percent	21 434	7 007	14 427
20 to 24 percent	16 668	6 447	10 222
25 to 29 percent	6 723	4 101	2 623
30 to 39 percent	8 123	4 596	3 527
40 percent or more	8 564	4 946	3 618
Not reported or not computed	56 646	28 263	28 384
Median	13	13	12
Other properties	43 393	10 850	32 544

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1c. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹	232 720	94 420	138 301
Less than 1.0 percent	64 098	25 942	38 156
1.0 to 2.9 percent	22 187	6 965	15 222
3.0 to 4.9 percent	18 720	4 466	14 253
5.0 to 6.9 percent	13 277	3 293	9 984
7.0 to 8.9 percent	8 361	3 410	4 951
9.0 to 10.9 percent	14 352	4 717	9 636
11.0 to 12.9 percent	5 096	1 653	3 444
13.0 to 14.9 percent	4 241	2 216	2 025
15.0 percent or more	29 020	14 674	14 346
Not reported or not computed	53 368	27 084	26 284
Median	3.4	3.3	3.4

Other properties

43 393 10 850 32 544

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	242 896	98 871	144 024
Less than \$100	38 443	22 548	15 895
\$100 to \$199	61 913	25 829	36 084
\$200 to \$299	44 822	15 184	29 639
\$300 to \$399	33 775	11 948	21 828
\$400 to \$499	16 260	3 563	12 697
\$500 to \$599	10 713	3 040	7 673
\$600 to \$699	5 164	1 507	3 657
\$700 to \$799	2 830	271	2 559
\$800 to \$899	1 930	251	1 679
\$900 to \$999	1 130	396	734
\$1,000 to \$1,499	5 505	1 383	4 122
\$1,500 or more	5 074	1 583	3 491
Not reported	15 336	11 369	3 967
Median	\$230	\$182	\$261

Acquired 1980 and 1981 (part)

33 218 6 398 26 820

Real Estate Tax Per \$1,000 Value

Acquired before 1980	242 896	98 871	144 024
Less than \$10	75 087	23 267	51 820
\$10 to \$14	34 288	11 672	22 616
\$15 to \$19	24 264	9 093	15 171
\$20 to \$24	13 837	6 116	7 721
\$25 to \$29	11 056	5 904	5 152
\$30 to \$39	13 632	5 625	8 008
\$40 to \$49	11 069	6 613	4 456
\$50 to \$59	3 283	1 595	1 687
\$60 or more	15 440	6 423	9 018
Not reported or not computed	40 940	22 564	18 376
Median	\$14	\$17	\$12

Acquired 1980 and 1981 (part)

33 218 6 398 26 820

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980¹	232 720	94 420	138 301
Less than 5 percent	19 413	9 154	10 259
5 to 9 percent	63 341	20 499	42 842
10 to 14 percent	40 928	13 779	27 149
15 to 19 percent	27 254	8 573	18 681
20 to 24 percent	13 914	6 160	7 754
25 to 29 percent	5 374	2 944	2 429
30 to 34 percent	3 607	2 069	1 538
35 to 39 percent	2 361	1 225	1 136
40 percent or more	9 333	3 963	5 370
Not reported or not computed	47 197	26 054	21 144
Median	11	12	11

Other properties

43 393 10 850 32 544

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹	232 720	94 420	138 301
Less than 20 percent	13 004	12 709	296
20 to 29 percent	10 561	9 314	1 247
30 to 39 percent	13 569	8 880	4 690
40 to 49 percent	19 132	9 229	9 903
50 to 59 percent	19 791	6 412	13 379
60 to 69 percent	21 799	4 854	16 945
70 to 79 percent	16 907	3 590	13 317
80 to 89 percent	17 232	3 221	14 010
90 to 99 percent	13 177	1 509	11 668
100 to 109 percent	10 527	1 436	9 090
110 percent or more	29 666	7 260	22 405
Not reported or not computed	47 354	26 005	21 350
Median	68	44	79

Other properties

43 393 10 850 32 544

OWNER CHARACTERISTICS

Type of Owner

Individual	202 625	79 573	123 052
Partnership	42 309	10 328	31 982
Real estate corporation	16 356	7 988	8 368
Real estate investment trust	2 661	1 098	1 563
Financial institution	450	333	117
Housing cooperative organization	2 588	1 216	1 372
Church or church-related institution	1 573	1 332	242
Other	5 952	3 364	2 588
Not reported	1 599	38	1 561

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
5-to-49-housing-unit mortgaged properties	170 844	136 164	34 680	3 223	3 222	2	167 621	132 943	34 679
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage	136 164	136 164	—	3 222	3 222	—	132 943	132 943	—
2 mortgages	30 579	—	30 579	2	—	2	30 578	—	30 578
3 or more mortgages	4 101	—	4 101	—	—	—	4 101	—	4 101
Form of Debt of First Mortgage									
Mortgage or deed of trust	156 006	122 826	33 180	3 223	3 222	2	152 783	119 605	33 178
Contract to purchase	11 310	10 059	1 251	—	—	—	11 310	10 059	1 251
Wrap-around mortgage	3 528	3 279	249	—	—	—	3 528	3 279	249
Origin of First Mortgage									
Mortgage made at time property acquired	106 807	89 205	17 601	1 955	1 955	—	104 851	87 250	17 601
Mortgage assumed at time property acquired	37 058	22 871	14 187	717	715	2	36 341	22 156	14 185
Mortgage placed later than acquisition of property	26 980	24 088	2 892	551	551	—	26 429	23 537	2 892
Refinanced mortgage:									
Same lender	13 785	12 401	1 384	—	—	—	13 785	12 401	1 384
Different lender	8 489	7 263	1 227	—	—	—	8 489	7 263	1 227
Mortgage placed on property owned free and clear of debt	4 705	4 424	281	551	551	—	4 154	3 873	281
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property	26 980	24 088	2 892	551	551	—	26 429	23 537	2 892
Renew or extend loan that had fallen due, without increasing the outstanding balance	3 688	3 178	510	—	—	—	3 688	3 178	510
Secure better terms	2 816	2 355	460	—	—	—	2 816	2 355	460
Provide funds for additions, improvements, or repairs to this property	7 317	5 796	1 522	—	—	—	7 317	5 796	1 522
Provide funds for investment in other real estate	4 280	4 161	118	—	—	—	4 280	4 161	118
Provide funds for other types of investments	1 135	1 135	—	—	—	—	1 135	1 135	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	4 184	4 111	73	551	551	—	3 633	3 560	73
Not reported	3 559	3 351	208	—	—	—	3 559	3 351	208
Other properties	143 865	112 077	31 788	2 672	2 671	2	141 193	109 406	31 787
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property	10 216	—	10 216	2	—	2	10 215	—	10 215
Provide funds for additions, improvements or repairs to this property	3 721	—	3 721	—	—	—	3 721	—	3 721
Provide funds for investment in other real estate	1 409	—	1 409	—	—	—	1 409	—	1 409
Provide funds for other types of investments	113	—	113	—	—	—	113	—	113
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	1 301	—	1 301	2	—	2	1 299	—	1 299
Not reported	3 673	—	3 673	—	—	—	3 673	—	3 673
Other properties	24 464	—	24 464	—	—	—	24 464	—	24 464
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	54 082	40 243	13 839	754	752	2	53 328	39 491	13 837
1977 and 1978	43 046	33 231	9 815	1 132	1 132	—	41 914	32 099	9 815
1975 and 1976	19 583	15 286	4 297	—	—	—	19 583	15 286	4 297
1970 to 1974	33 521	28 039	5 482	509	509	—	33 012	27 530	5 482
1965 to 1969	14 358	13 403	956	626	626	—	13 732	12 777	956
1960 to 1964	5 941	5 648	292	—	—	—	5 941	5 648	292
1959 or earlier	314	314	—	202	202	—	112	112	—
First Mortgage Loan									
Less than \$10,000	3 623	2 707	916	551	551	—	3 072	2 156	916
\$10,000 to \$49,999	47 616	40 908	6 708	475	475	—	47 141	40 433	6 708
\$50,000 to \$99,999	51 904	41 141	10 763	323	323	—	51 581	40 818	10 763
\$100,000 to \$149,999	23 471	16 631	6 841	—	—	—	23 471	16 631	6 841
\$150,000 to \$199,999	14 626	11 225	3 401	657	657	—	13 969	10 568	3 401
\$200,000 to \$299,999	15 316	12 105	3 211	144	144	—	15 171	11 960	3 211
\$300,000 to \$399,999	6 194	4 681	1 513	108	108	—	6 086	4 573	1 513
\$400,000 to \$499,999	3 120	2 471	648	1	1	—	3 118	2 470	648
\$500,000 to \$999,999	3 868	3 241	627	535	534	2	3 333	2 707	626
\$1,000,000 or more	1 107	1 056	52	428	428	—	679	627	52
Median	\$82900	\$79700	\$95100	...	...	...	\$82600	\$79300	\$95100
Mean	\$127600	\$127900	\$126100	...	...	...	\$120700	\$119200	\$126100
First Mortgage Outstanding Debt									
Less than \$10,000	20 541	18 637	1 904	795	795	—	19 746	17 842	1 904
\$10,000 to \$49,999	52 253	43 947	8 305	231	231	—	52 022	43 716	8 305
\$50,000 to \$99,999	43 005	32 245	10 760	525	525	—	42 480	31 720	10 760
\$100,000 to \$149,999	20 977	14 853	6 124	436	436	—	20 541	14 416	6 124
\$150,000 to \$199,999	12 350	9 499	2 850	273	273	—	12 077	9 226	2 850
\$200,000 to \$299,999	10 394	7 693	2 702	92	92	—	10 302	7 601	2 702
\$300,000 to \$399,999	4 735	3 961	775	108	108	—	4 627	3 853	775
\$400,000 to \$499,999	2 736	2 016	721	1	1	—	2 735	2 014	721
\$500,000 to \$999,999	2 942	2 402	540	333	332	2	2 609	2 071	538
\$1,000,000 or more	912	912	—	428	428	—	483	483	—
Median	\$64700	\$58500	\$83100	...	...	...	\$64200	\$57700	\$83100
Mean	\$107200	\$105700	\$113100	...	...	...	\$101200	\$98100	\$113100
Total Mortgage Outstanding Debt									
Less than \$10,000	19 063	18 637	426	795	795	—	18 268	17 842	426
\$10,000 to \$49,999	49 767	43 947	5 820	231	231	—	49 536	43 716	5 820
\$50,000 to \$99,999	41 597	32 245	9 351	525	525	—	41 072	31 720	9 351
\$100,000 to \$149,999	21 653	14 853	6 800	436	436	—	21 217	14 416	6 800
\$150,000 to \$199,999	13 974	9 499	4 474	273	273	—	13 701	9 226	4 474
\$200,000 to \$299,999	11 297	7 693	3 604	92	92	—	11 205	7 601	3 604
\$300,000 to \$399,999	5 593	3 961	1 632	108	108	—	5 485	3 853	1 632
\$400,000 to \$499,999	3 228	2 016	1 213	1	1	—	3 227	2 014	1 213
\$500,000 to \$999,999	3 575	2 402	1 173	333	332	2	3 242	2 071	1 172
\$1,000,000 or more	1 097	912	185	428	428	—	669	483	185
Median	\$69900	\$58500	\$112800	...	...	...	\$69500	\$57700	\$112800
Mean	\$116600	\$105700	\$159600	...	...	...	\$110800	\$98100	\$159500

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 5.0 percent	2 137	2 137	—	386	386	—	1 751	1 751	—
5.0 percent	457	457	—	—	—	—	457	457	—
5.1 to 5.9 percent	1 846	1 810	36	—	—	—	1 846	1 810	36
6.0 percent	10 228	8 692	1 536	244	244	—	9 984	8 448	1 536
6.1 to 6.9 percent	7 801	6 992	809	—	—	—	7 801	6 992	809
7.0 percent	7 104	6 710	394	147	147	—	6 957	6 563	394
7.1 to 7.4 percent	1 848	1 371	478	—	—	—	1 848	1 371	478
7.5 to 7.9 percent	9 260	7 814	1 446	704	704	—	8 556	7 110	1 446
8.0 percent	10 920	8 990	1 930	—	—	—	10 920	8 990	1 930
8.1 to 8.4 percent	3 152	2 205	948	—	—	—	3 152	2 205	948
8.5 to 8.9 percent	18 487	15 430	3 057	329	329	—	18 158	15 101	3 057
9.0 percent	11 519	9 849	1 670	374	374	—	11 145	9 475	1 670
9.1 to 9.9 percent	28 377	21 873	6 504	122	122	—	28 255	21 751	6 504
10.0 percent	12 202	10 439	1 763	—	—	—	12 202	10 439	1 763
10.1 to 11.9 percent	23 273	13 863	9 410	325	323	2	22 948	13 540	9 408
12.0 percent	6 828	5 557	1 271	551	551	—	6 277	5 006	1 271
12.1 to 13.9 percent	6 725	4 809	1 916	42	42	—	6 683	4 767	1 916
14.0 percent or more	8 680	7 167	1 512	—	—	—	8 680	7 167	1 512
Median	9.0	9.0	9.8	...	...	...	9.0	9.0	9.8

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	52 067	38 649	13 419	—	—	—	52 067	38 649	13 419
Rate higher now than when mortgage made	17 208	11 187	6 021	—	—	—	17 208	11 187	6 021
Rate lower now than when mortgage made	231	231	—	—	—	—	231	231	—
Rate unchanged or same now as when mortgage made	33 544	26 147	7 398	—	—	—	33 544	26 147	7 398
Not reported	1 084	1 084	—	—	—	—	1 084	1 084	—
No, interest rate cannot be changed	116 888	95 928	20 959	3 223	3 222	2	113 664	92 707	20 958
Not reported	1 890	1 587	302	—	—	—	1 890	1 587	302

Reason for Change in First Mortgage Rate

Interest rate can be changed	52 067	38 649	13 419	—	—	—	52 067	38 649	13 419
Rate renegotiated periodically	4 437	3 419	1 018	—	—	—	4 437	3 419	1 018
Rate changes tied to market index	9 965	6 483	3 483	—	—	—	9 965	6 483	3 483
When mortgage is assumed	28 121	21 040	7 081	—	—	—	28 121	21 040	7 081
When payments become delinquent	10 159	8 533	1 627	—	—	—	10 159	8 533	1 627
Other reason	8 751	6 864	1 887	—	—	—	8 751	6 864	1 887
Not reported	1 144	989	155	—	—	—	1 144	989	155
Interest rate cannot be changed	116 888	95 928	20 959	3 223	3 222	2	113 664	92 707	20 958

Term of First Mortgage

Less than 8 years	19 739	16 561	3 178	551	551	—	19 188	16 010	3 178
8 to 12 years	26 814	23 331	3 483	—	—	—	26 814	23 331	3 483
13 to 17 years	22 858	19 856	3 002	—	—	—	22 858	19 856	3 002
18 to 22 years	37 859	30 697	7 162	527	527	—	37 332	30 170	7 162
23 to 27 years	31 856	25 248	6 608	69	69	—	31 787	25 179	6 608
28 to 32 years	23 362	13 563	9 799	323	323	—	23 039	13 240	9 799
33 to 37 years	1 260	613	647	571	569	2	689	43	646
38 or more years	2 738	2 257	482	1 182	1 182	—	1 556	1 074	482
No stated term	4 359	4 040	319	—	—	—	4 359	4 040	319
Median	19.8	19.0	23.3	...	...	...	19.7	18.9	23.3

Unexpired Term of First Mortgage

Less than 4 years	21 906	19 716	2 191	753	753	—	21 153	18 963	2 191
4 to 7 years	23 700	21 948	1 752	244	244	—	23 456	21 704	1 752
8 to 12 years	27 353	24 294	3 059	52	52	—	27 301	24 242	3 059
13 to 17 years	19 510	17 325	2 185	—	—	—	19 510	17 325	2 185
18 to 22 years	14 911	11 065	3 846	—	—	—	14 911	11 065	3 846
23 to 27 years	12 662	7 752	4 911	59	59	—	12 603	7 692	4 911
28 to 32 years	7 257	5 307	1 950	457	457	—	6 800	4 850	1 950
33 or more years	2 256	1 774	482	942	942	—	1 314	833	482
No stated term or not computed	41 289	26 985	14 305	717	715	2	40 573	26 269	14 303
Median	11.5	10.7	19.3	...	...	...	11.5	10.6	19.3

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	16 114	13 513	2 601	1 045	1 045	—	15 069	12 468	2 601
Payments increase yearly for first five years of mortgage	1 330	1 330	—	—	—	—	1 330	1 330	—
Payments increase yearly for first ten years of mortgage	122	122	—	—	—	—	122	122	—
Payments change in some other way	13 155	10 893	2 262	1 045	1 045	—	12 110	9 848	2 262
Not reported	1 507	1 168	339	—	—	—	1 507	1 168	339
No, monthly payments cannot change	151 766	120 457	31 309	2 178	2 176	2	149 587	118 280	31 307
Not reported	2 965	2 195	771	—	—	—	2 965	2 195	771

Holder of First Mortgage

Commercial bank or trust company	20 365	17 656	2 710	782	782	—	19 583	16 874	2 710
Mutual savings bank	16 285	12 750	3 535	292	292	—	15 993	12 458	3 535
Savings and loan association	76 989	55 091	21 898	421	420	2	76 568	54 672	21 896
Life insurance company	7 499	6 562	937	202	202	—	7 297	6 360	937
Mortgage company	2 231	1 419	812	323	323	—	1 908	1 096	812
Federal agency	996	996	—	282	282	—	714	714	—
Federally secured pool	—	—	—	—	—	—	—	—	—
Federal National Mortgage Association	650	650	—	346	346	—	305	305	—
Real estate or construction company	3 443	2 916	528	69	69	—	3 374	2 847	528
Individual or individual's estate	38 614	34 840	3 775	—	—	—	38 614	34 840	3 775
Other	3 771	3 285	486	506	506	—	3 265	2 779	486

Location of First Mortgage Holder

Property in Northeast Region	43 682	36 844	6 838	703	703	—	42 979	36 141	6 838
Lender in Northeast	41 745	35 138	6 607	575	575	—	41 170	34 563	6 607
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	1 864	1 633	231	128	128	—	1 736	1 505	231
Lender outside United States	73	73	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	73	73	—

*Detail does not add to total because lenders reported more than one reason

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder—Con.									
Property in North Central Region	43 807	39 165	4 642	1 643	1 643	—	42 164	37 522	4 642
Lender in Northeast	1 102	835	267	202	202	—	900	633	267
Lender in North Central	40 364	36 225	4 139	1 035	1 035	—	39 328	35 190	4 139
Lender in South	1 751	1 515	236	406	406	—	1 345	1 109	236
Lender in West	381	381	—	—	—	—	381	381	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	209	209	—	—	—	—	209	209	—
Property in South Region	27 886	22 788	5 098	461	461	—	27 425	22 327	5 098
Lender in Northeast	772	647	125	—	—	—	772	647	125
Lender in North Central	624	460	164	—	—	—	624	460	164
Lender in South	25 551	20 838	4 713	461	461	—	25 090	20 377	4 713
Lender in West	763	763	—	—	—	—	763	763	—
Lender outside United States	176	80	95	—	—	—	176	80	95
Not reported	—	—	—	—	—	—	—	—	—
Property in West Region	55 469	37 367	18 102	416	414	2	55 054	36 953	18 101
Lender in Northeast	1 017	1 017	—	—	—	—	1 017	1 017	—
Lender in North Central	467	316	151	41	41	—	427	276	151
Lender in South	221	221	—	—	—	—	221	221	—
Lender in West	53 648	35 750	17 898	375	373	2	53 273	35 376	17 896
Lender outside United States	116	63	53	—	—	—	116	63	53
Not reported	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage									
Holder	148 858	118 640	30 218	1 014	1 013	2	147 843	117 627	30 216
Agent	21 987	17 525	4 462	2 209	2 209	—	19 778	15 316	4 462
Holder's Acquisition of First Mortgage									
Originated by holder	141 495	113 238	28 257	1 535	1 533	2	139 960	111 705	28 256
Purchased from present servicer	10 644	8 720	1 924	339	339	—	10 305	8 381	1 924
Purchased from someone else	14 495	11 040	3 455	1 349	1 349	—	13 146	9 691	3 455
Not reported	4 210	3 166	1 044	—	—	—	4 210	3 166	1 044
Mortgage Assumption									
Lender's permission needed for assumption	92 557	71 699	20 858	1 577	1 576	2	90 979	70 123	20 856
Lender's permission not needed for assumption	54 884	45 557	9 327	1 415	1 415	—	53 469	44 143	9 327
Not reported	23 404	18 908	4 496	231	231	—	23 173	18 677	4 496
Prepayment Penalties									
Yes	58 083	42 011	16 072	1 558	1 558	—	56 525	40 453	16 072
No	105 361	88 897	16 464	1 665	1 663	2	103 696	87 234	16 462
Not reported	7 400	5 256	2 144	—	—	—	7 400	5 256	2 144
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	143 403	111 762	31 641	2 672	2 671	2	140 731	109 092	31 640
Less than 40 percent	10 206	5 494	4 712	—	—	—	10 206	5 494	4 712
40 to 49 percent	8 001	4 128	3 873	69	69	—	7 932	4 059	3 873
50 to 59 percent	13 306	8 482	4 824	2	—	2	13 304	8 482	4 822
60 to 69 percent	22 609	16 673	5 936	273	273	—	22 336	16 400	5 936
70 to 79 percent	31 373	24 907	6 466	221	221	—	31 152	24 686	6 466
80 to 89 percent	23 728	21 017	2 711	827	827	—	22 901	20 190	2 711
90 to 94 percent	6 990	6 826	164	241	241	—	6 749	6 585	164
95 to 99 percent	2 431	2 334	98	—	—	—	2 431	2 334	98
100 percent or more	11 761	10 379	1 381	302	302	—	11 459	10 078	1 381
Not reported	12 998	11 522	1 476	738	738	—	12 260	10 784	1 476
Median	74	76	63	...	...	...	73	76	63
Other properties	27 441	24 402	3 039	551	551	—	26 890	23 851	3 039
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	143 403	111 762	31 641	2 672	2 671	2	140 731	109 092	31 640
Less than 40 percent	6 676	5 494	1 182	—	—	—	6 676	5 494	1 182
40 to 49 percent	4 592	4 128	464	69	69	—	4 523	4 059	464
50 to 59 percent	9 834	8 482	1 352	—	—	—	9 834	8 482	1 352
60 to 69 percent	20 564	16 673	3 890	273	273	—	20 291	16 400	3 890
70 to 79 percent	30 827	24 907	5 920	222	221	2	30 604	24 686	5 918
80 to 89 percent	28 769	21 017	7 752	827	827	—	27 942	20 190	7 752
90 to 94 percent	9 688	6 826	2 862	241	241	—	9 447	6 585	2 862
95 to 99 percent	4 302	2 334	1 968	—	—	—	4 302	2 334	1 968
100 percent or more	15 155	10 379	4 775	302	302	—	14 853	10 078	4 775
Not reported	12 998	11 522	1 476	738	738	—	12 260	10 784	1 476
Median	78	76	83	...	...	...	77	76	83
Other properties	27 441	24 402	3 039	551	551	—	26 890	23 851	3 039
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	38 634	33 680	4 954	753	753	—	37 881	32 927	4 954
20 to 29 percent	25 849	18 666	7 183	300	300	—	25 549	18 366	7 183
30 to 39 percent	23 892	16 516	7 376	52	52	—	23 840	16 464	7 376
40 to 49 percent	24 346	16 066	8 280	44	43	2	24 302	16 024	8 278
50 to 59 percent	17 172	13 679	3 494	313	313	—	16 859	13 366	3 494
60 to 69 percent	8 965	8 524	441	75	75	—	8 890	8 449	441
70 to 79 percent	6 989	6 315	674	323	323	—	6 666	5 992	674
80 to 89 percent	5 110	5 052	59	504	504	—	4 606	4 547	59
90 to 99 percent	1 416	1 416	—	39	39	—	1 377	1 377	—
100 percent or more	2 142	1 639	503	—	—	—	2 142	1 639	503
Not reported	16 329	14 612	1 717	820	820	—	15 509	13 792	1 717
Median	35	35	36	...	...	...	35	35	36
Total Outstanding Debt as Percent of Value									
Less than 20 percent	35 516	33 680	1 836	753	753	—	34 763	32 927	1 836
20 to 29 percent	21 899	18 666	3 233	300	300	—	21 599	18 366	3 233
30 to 39 percent	21 728	16 516	5 212	52	52	—	21 676	16 464	5 212

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
40 to 49 percent	22 602	16 066	6 535	43	43	—	22 559	16 024	6 535
50 to 59 percent	21 287	13 679	7 608	315	313	2	20 972	13 366	7 607
60 to 69 percent	13 304	8 524	4 781	75	75	—	13 229	8 449	4 781
70 to 79 percent	7 573	6 315	1 258	323	323	—	7 250	5 992	1 258
80 to 89 percent	6 127	5 052	1 076	504	504	—	5 623	4 547	1 076
90 to 99 percent	2 031	1 416	615	39	39	—	1 992	1 377	615
100 percent or more	2 447	1 639	809	—	—	—	2 447	1 639	809
Not reported	16 329	14 612	1 717	820	820	—	15 509	13 792	1 717
Median	39	35	49	...	...	...	39	35	49

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	170 544	135 864	34 680	3 223	3 222	2	167 321	132 643	34 679
Interest and principal	166 289	132 185	34 104	3 223	3 222	2	163 066	128 963	34 102
Fully amortized	133 794	104 565	29 229	3 181	3 180	2	130 613	101 385	29 227
Partially amortized	32 495	27 620	4 875	42	42	—	32 453	27 578	4 875
Principal only	1 500	1 500	—	—	—	—	1 500	1 500	—
Fully amortized	1 293	1 293	—	—	—	—	1 293	1 293	—
Partially amortized	207	207	—	—	—	—	207	207	—
Interest only	2 756	2 180	576	—	—	—	2 756	2 180	576
No regular payments required	300	300	—	—	—	—	300	300	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	166 289	132 185	34 104	3 223	3 222	2	163 066	128 963	34 102
Real estate taxes and property insurance	28 209	22 135	6 074	1 326	1 326	—	26 883	20 809	6 074
With no other items	22 764	16 937	5 827	—	—	—	22 764	16 937	5 827
With other items	5 445	5 198	246	1 326	1 326	—	4 119	3 872	246
Real estate taxes only	38 317	30 333	7 984	1 165	1 165	—	37 152	29 168	7 984
Property insurance only	152	88	64	—	—	—	152	88	64
Other combinations or no other items	99 611	79 628	19 982	732	730	2	98 879	78 898	19 981
No regular payments of interest and principal	4 556	3 979	576	—	—	—	4 556	3 979	576

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	170 544	135 864	34 680	3 223	3 222	2	167 321	132 643	34 679
Less than \$60	61 743	52 897	8 847	1 061	1 061	—	60 682	51 836	8 847
\$60 to \$79	30 354	23 078	7 276	69	69	—	30 285	23 009	7 276
\$80 to \$99	18 467	15 200	3 267	470	470	—	17 997	14 730	3 267
\$100 to \$149	29 910	21 035	8 875	936	935	2	28 974	20 100	8 873
\$150 to \$199	15 439	11 841	3 598	178	178	—	15 262	11 664	3 598
\$200 to \$249	6 689	5 819	869	—	—	—	6 689	5 819	869
\$250 to \$299	3 202	2 054	1 148	—	—	—	3 202	2 054	1 148
\$300 to \$399	1 702	946	756	57	57	—	1 646	890	756
\$400 to \$499	1 593	1 593	—	214	214	—	1 379	1 379	—
\$500 to \$599	524	524	—	—	—	—	524	524	—
\$600 to \$699	350	305	45	6	6	—	344	299	45
\$700 to \$799	293	293	—	—	—	—	293	293	—
\$800 or more	278	278	—	233	233	—	45	45	—
Median	\$76	\$73	\$87	...	...	...	\$75	\$73	\$87
Mean	\$100	\$99	\$104	...	...	...	\$97	\$95	\$104
No regular payments required	300	300	—	—	—	—	300	300	—

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	170 544	135 864	34 680	3 223	3 222	2	167 321	132 643	34 679
Less than \$60	56 342	52 897	3 445	1 061	1 061	—	55 281	51 836	3 445
\$60 to \$79	28 030	23 078	4 952	69	69	—	27 961	23 009	4 952
\$80 to \$99	19 343	15 200	4 143	470	470	—	18 873	14 730	4 143
\$100 to \$149	28 126	21 035	7 091	935	935	—	27 192	20 100	7 091
\$150 to \$199	19 301	11 841	7 460	178	178	—	19 124	11 664	7 460
\$200 to \$249	9 392	5 819	3 572	2	2	—	9 390	5 819	3 571
\$250 to \$299	3 908	2 054	1 854	—	—	2	3 908	2 054	1 854
\$300 to \$399	2 339	946	1 393	57	57	—	2 282	890	1 393
\$400 to \$499	1 744	1 593	151	214	214	—	1 530	1 379	151
\$500 to \$599	524	524	—	—	—	—	524	524	—
\$600 to \$699	880	305	575	6	6	—	875	299	575
\$700 to \$799	293	293	—	—	—	—	293	293	—
\$800 or more	323	278	45	233	233	—	90	45	45
Median	\$81	\$73	\$134	...	...	...	\$80	\$73	\$134
Mean	\$110	\$99	\$151	...	...	...	\$107	\$95	\$151
No regular payments required	300	300	—	—	—	—	300	300	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	170 544	135 864	34 680	3 223	3 222	2	167 321	132 643	34 679
Current or ahead of schedule	159 758	126 267	33 491	2 441	2 440	2	157 317	123 827	33 489
Delinquent (30 days or more)	8 148	7 521	627	551	551	—	7 597	6 970	627
1 to 3 payments	5 316	4 789	527	—	—	—	4 765	4 238	527
4 or more payments	2 832	2 731	101	—	—	—	2 832	2 731	101
Foreclosure in process	523	422	101	—	—	—	523	422	101
Foreclosure not in process	2 309	2 309	—	—	—	—	2 309	2 309	—
Not reported	—	—	—	—	—	—	—	—	—
Not reported	2 638	2 077	562	231	231	—	2 407	1 846	562
No regular payments required	300	300	—	—	—	—	300	300	—

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	144 024	118 092	25 933	2 812	2 812	—	141 212	115 280	25 933
Less than \$100	15 895	13 882	2 013	430	430	—	15 465	13 452	2 013
\$100 to \$199	36 084	27 885	8 199	1 164	1 164	—	35 920	27 721	8 199
\$200 to \$299	29 639	22 971	6 668	1 167	1 167	—	28 472	21 804	6 668
\$300 to \$399	21 828	18 456	3 371	—	—	—	21 828	18 456	3 371
\$400 to \$499	12 697	10 472	2 225	145	145	—	12 553	10 328	2 225
\$500 to \$599	7 673	7 055	618	69	69	—	7 604	6 986	618
\$600 to \$699	3 657	3 272	385	231	231	—	3 426	3 041	385
\$700 to \$799	2 559	2 087	472	—	—	—	2 559	2 087	472
\$800 to \$899	1 679	1 572	107	—	—	—	1 679	1 572	107
\$900 to \$999	734	421	313	—	—	—	734	421	313
\$1,000 to \$1,499	4 122	3 566	556	301	301	—	3 821	3 266	556
\$1,500 or more	3 491	2 967	524	307	307	—	3 184	2 660	524
Not reported	3 967	3 485	482	—	—	—	3 967	3 485	482
Median	\$261	\$268	\$238	...	...	...	\$261	\$268	\$238
Acquired 1980 and 1981 (part)	26 820	18 073	8 748	411	409	2	26 409	17 663	8 746

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	138 244	113 468	24 776	2 807	2 807	—	135 437	110 661	24 776
Less than 20 percent	17 005	13 898	3 106	551	551	—	16 453	13 347	3 106
20 to 29 percent	24 166	21 079	3 087	300	300	—	23 866	20 779	3 087
30 to 39 percent	22 239	17 643	4 596	84	84	—	22 155	17 559	4 596
40 to 49 percent	17 718	13 327	4 391	225	225	—	17 493	13 102	4 391
50 to 59 percent	14 212	11 094	3 119	552	552	—	13 660	10 542	3 119
60 to 69 percent	7 290	5 011	2 279	38	38	—	7 252	4 973	2 279
70 to 79 percent	6 816	5 542	1 275	221	221	—	6 596	5 321	1 275
80 to 89 percent	1 132	1 007	125	—	—	—	1 132	1 007	125
90 to 99 percent	1 659	1 602	58	—	—	—	1 659	1 602	58
100 percent or more	6 470	5 426	1 044	363	363	—	6 107	5 063	1 044
Not reported or not computed	19 537	17 841	1 697	474	474	—	19 064	17 367	1 697
Median	38	37	42	...	...	...	38	37	42
Other properties	32 600	22 696	9 904	416	414	2	32 184	22 282	9 902

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	138 244	113 468	24 776	2 807	2 807	—	135 437	110 661	24 776
Less than 20 percent	14 950	13 898	1 052	551	551	—	14 399	13 347	1 052
20 to 29 percent	22 424	21 079	1 345	300	300	—	22 124	20 779	1 345
30 to 39 percent	20 009	17 643	2 365	84	84	—	19 925	17 559	2 365
40 to 49 percent	17 435	13 327	4 108	225	225	—	17 210	13 102	4 108
50 to 59 percent	15 288	11 094	4 194	552	552	—	14 735	10 542	4 194
60 to 69 percent	7 510	5 011	2 499	38	38	—	7 472	4 973	2 499
70 to 79 percent	8 945	5 542	3 404	221	221	—	8 725	5 321	3 404
80 to 89 percent	2 899	1 007	1 892	—	—	—	2 899	1 007	1 892
90 to 99 percent	1 894	1 602	292	—	—	—	1 894	1 602	292
100 percent or more	7 353	5 426	1 927	363	363	—	6 990	5 063	1 927
Not reported or not computed	19 537	17 841	1 697	474	474	—	19 064	17 367	1 697
Median	41	37	56	...	...	...	41	37	56
Other properties	32 600	22 696	9 904	416	414	2	32 184	22 282	9 902

Real Estate Tax Per \$1,000 Value

Acquired before 1980	144 024	118 092	25 933	2 812	2 812	—	141 212	115 280	25 933
Less than \$10	51 820	36 976	14 844	755	755	—	51 065	36 221	14 844
\$10 to \$14	22 616	19 206	3 410	132	132	—	22 484	19 074	3 410
\$15 to \$19	15 171	13 146	2 025	551	551	—	14 620	12 594	2 025
\$20 to \$24	7 721	6 559	1 162	121	121	—	7 600	6 438	1 162
\$25 to \$29	5 152	4 785	367	—	—	—	5 152	4 785	367
\$30 to \$39	8 008	7 574	434	433	433	—	7 575	7 141	434
\$40 to \$49	4 456	3 974	483	—	—	—	4 456	3 974	483
\$50 to \$59	1 687	1 575	113	—	—	—	1 687	1 575	113
\$60 or more	9 018	7 975	1 043	—	—	—	9 018	7 975	1 043
Not reported or not computed	18 376	16 323	2 053	820	820	—	17 556	15 503	2 053
Median	\$12	\$14	10—	...	...	...	\$12	\$14	10—
Acquired 1980 and 1981 (part)	26 820	18 073	8 748	411	409	2	26 409	17 663	8 746

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	138 301	113 524	24 776	2 807	2 807	—	135 494	110 717	24 776
Less than 5 percent	10 259	8 314	1 944	408	408	—	9 850	7 906	1 944
5 to 9 percent	42 842	31 044	11 798	401	401	—	42 441	30 643	11 798
10 to 14 percent	27 149	22 655	4 494	862	862	—	26 287	21 794	4 494
15 to 19 percent	18 681	16 404	2 277	69	69	—	18 612	16 335	2 277
20 to 24 percent	7 754	7 352	402	237	237	—	7 517	7 115	402
25 to 29 percent	2 429	1 946	483	—	—	—	2 429	1 946	483
30 to 34 percent	1 538	1 431	107	—	—	—	1 538	1 431	107
35 to 39 percent	1 136	967	169	—	—	—	1 136	967	169
40 percent or more	5 370	4 531	839	357	357	—	5 013	4 174	839
Not reported or not computed	21 144	18 880	2 264	474	474	—	20 670	18 406	2 264
Median	11	12	9	...	...	...	11	12	9
Other properties	32 544	22 640	9 904	416	414	2	32 128	22 226	9 902

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	138 301	113 524	24 776	2 807	2 807	—	135 494	110 717	24 776
Less than 20 percent	296	296	—	—	—	—	296	296	—
20 to 29 percent	1 247	1 247	—	—	—	—	1 247	1 247	—
30 to 39 percent	4 690	4 484	205	—	—	—	4 690	4 484	205
40 to 49 percent	9 903	9 467	436	—	—	—	9 903	9 467	436
50 to 59 percent	13 379	11 563	1 816	331	331	—	13 048	11 232	1 816
60 to 69 percent	16 945	13 929	3 016	93	93	—	16 852	13 836	3 016
70 to 79 percent	13 317	10 610	2 707	—	—	—	13 317	10 610	2 707

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980*—Con.									
80 to 89 percent	14 010	9 251	4 759	—	—	—	14 010	9 251	4 759
90 to 99 percent	11 668	8 042	3 626	—	—	—	11 668	8 042	3 626
100 to 109 percent	9 090	7 815	1 276	367	367	—	8 723	7 447	1 276
110 percent or more	22 405	18 131	4 274	1 449	1 449	—	20 956	16 682	4 274
Not reported or not computed	21 350	18 688	2 661	566	566	—	20 784	18 122	2 661
Median	79	76	86	...	...	...	78	75	86
Other properties	32 544	22 640	9 904	416	414	2	32 128	22 226	9 902

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's									
1,000,000 or more	170 844	136 164	34 680	3 223	3 222	2	167 621	132 943	34 679
250,000 to 999,999	59 644	47 629	12 016	934	934	—	58 710	46 695	12 016
50,000 to 249,999	54 703	42 934	11 768	896	894	2	53 807	42 040	11 767
10,000 to 49,999	49 611	39 483	10 128	1 393	1 393	—	48 218	38 090	10 128
Less than 10,000 and rural	6 887	6 118	769	—	—	—	6 887	6 118	769
Outside SMSA's									
10,000 or more	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—

Number of Housing Units

5 to 9 housing units	96 374	78 569	17 805	2 122	2 122	—	94 252	76 447	17 805
10 to 14 housing units	28 765	21 447	7 318	122	122	—	28 643	21 325	7 318
15 to 19 housing units	13 880	10 443	3 437	387	387	—	13 494	10 057	3 437
20 to 24 housing units	11 515	8 975	2 540	177	177	—	11 338	8 798	2 540
25 to 49 housing units	20 310	16 731	3 580	416	414	2	19 894	16 316	3 578

Number of Buildings

1 building	114 457	90 663	23 794	1 878	1 878	—	112 578	88 784	23 794
2 to 4 buildings	29 274	23 582	5 692	939	939	—	28 335	22 643	5 692
5 or more buildings	6 759	6 352	407	35	35	—	6 724	6 317	407
Not reported	20 354	15 568	4 787	370	369	2	19 984	15 199	4 785

Manner of Acquisition

By purchase									
Placed one new mortgage	168 115	133 751	34 364	3 223	3 222	2	164 892	130 530	34 362
Placed two or more new mortgages	106 242	98 188	8 054	2 506	2 506	—	103 735	95 682	8 054
Assumed mortgage(s) already on property	14 987	4 714	10 272	—	—	—	14 987	4 714	10 272
Assumed mortgage already on property and placed new mortgage	31 025	24 004	7 020	323	323	—	30 701	23 681	7 020
All cash	13 116	4 161	8 954	393	392	2	12 722	3 769	8 953
Borrowed other than with mortgage	1 655	1 655	—	—	—	—	1 655	1 655	—
Inheritance or gift	1 092	1 029	64	—	—	—	1 092	1 029	64
Other	1 724	1 555	169	—	—	—	1 724	1 555	169
Not reported	882	734	147	—	—	—	882	734	147
Median	123	123	—	—	—	—	123	123	—

Land and Building Acquisition

During same 12-month period	159 170	125 383	33 787	2 837	2 835	2	156 334	122 548	33 786
Acquired land previously	8 153	7 827	327	386	386	—	7 767	7 440	327
Land not owned by building owner	2 093	1 666	427	—	—	—	2 093	1 666	427
Not reported	1 428	1 289	139	—	—	—	1 428	1 289	139

Year Property Acquired

1979 to 1981 (part)	47 562	34 117	13 446	533	531	2	47 029	33 585	13 444
1977 and 1978	35 463	26 524	8 939	802	802	—	34 661	25 722	8 939
1975 and 1976	19 771	15 345	4 426	—	—	—	19 771	15 345	4 426
1970 to 1974	37 441	31 672	5 769	509	509	—	36 932	31 163	5 769
1965 to 1969	16 721	15 474	1 247	626	626	—	16 095	14 848	1 247
1960 to 1964	8 239	7 858	381	—	—	—	8 239	7 858	381
1959 or earlier	5 647	5 175	472	753	753	—	4 894	4 422	472

Year Structure Built

1979 to March 1980	1 531	1 469	62	—	—	—	1 531	1 469	62
1977 and 1978	4 399	3 408	991	398	398	—	4 001	3 010	991
1975 and 1976	2 692	2 211	481	6	6	—	2 685	2 205	481
1970 to 1974	12 870	9 865	3 006	349	349	—	12 522	9 516	3 006
1960 to 1969	39 275	31 394	7 881	360	359	2	38 915	31 035	7 880
1950 to 1959	14 657	11 949	2 708	294	294	—	14 363	11 654	2 708
1940 to 1949	9 850	6 470	3 380	367	367	—	9 483	6 103	3 380
1939 or earlier	80 562	65 515	15 047	1 340	1 340	—	79 223	64 176	15 047
Not reported	5 007	3 884	1 123	108	108	—	4 899	3 776	1 123

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)									
Less than \$5,000	82 320	60 082	22 237	1 335	1 333	2	80 985	58 749	22 236
\$5,000 to \$9,999	11 571	10 369	1 202	-	-	-	11 571	10 369	1 202
\$10,000 to \$14,999	15 264	11 603	3 661	-	-	-	15 264	11 603	3 661
\$15,000 to \$19,999	14 362	10 135	4 228	323	323	-	14 039	9 812	4 228
\$20,000 to \$24,999	11 462	8 067	3 395	436	436	-	11 026	7 631	3 395
\$25,000 to \$29,999	7 734	5 223	2 511	221	221	-	7 513	5 002	2 511
\$30,000 to \$34,999	7 559	4 376	3 183	138	137	2	7 420	4 239	3 182
\$35,000 to \$39,999	2 583	1 599	985	41	41	-	2 542	1 558	985
\$40,000 to \$49,999	2 355	1 584	771	-	-	-	2 355	1 584	771
\$50,000 to \$59,999	1 507	163	1 344	122	122	-	1 385	41	1 344
\$60,000 to \$79,999	555	156	399	-	-	-	555	156	399
\$80,000 to \$99,999	540	502	38	-	-	-	540	502	38
\$100,000 to \$149,999	394	394	-	42	42	-	352	352	-
\$150,000 or more	64	64	-	-	-	-	64	64	-
Not reported	352	352	-	-	-	-	352	352	-
Median	6 019	5 497	522	12	12	-	6 007	5 485	522
	\$13900	\$12600	\$17600	...	...	...	\$13800	\$12400	\$17600
Other properties	88 524	76 082	12 443	1 888	1 888	-	86 636	74 194	12 443

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties

Table 2c. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$10,000	—	—	—	—	—	—	—	—	—
\$10,000 to \$49,999	13 633	12 662	971	—	—	—	13 633	12 662	971
\$50,000 to \$99,999	28 064	24 025	4 039	874	874	—	27 190	23 151	4 039
\$100,000 to \$149,999	16 637	13 798	2 840	231	231	—	16 406	13 567	2 840
\$150,000 to \$199,999	20 401	15 013	5 388	367	367	—	20 034	14 646	5 388
\$200,000 to \$299,999	26 699	20 248	6 452	—	—	—	26 699	20 248	6 452
\$300,000 to \$399,999	17 372	13 072	4 300	221	221	—	17 152	12 851	4 300
\$400,000 to \$499,999	9 044	5 548	3 497	202	202	—	8 842	5 346	3 497
\$500,000 to \$999,999	16 157	11 958	4 199	379	379	—	15 778	11 579	4 199
\$1,000,000 or more	6 507	5 229	1 277	130	128	2	6 377	5 101	1 276
Not reported	16 329	14 612	1 717	820	820	—	15 509	13 792	1 717
Median	\$196400	\$184300	\$250300	...	...	...	\$197000	\$184800	\$250300
Mean	\$283500	\$273200	\$321400	...	...	...	\$282500	\$271700	\$321400

Value Per Housing Unit

Less than \$5,000	7 483	6 913	570	—	—	—	7 483	6 913	570
\$5,000 to \$9,999	21 990	19 798	2 192	—	—	—	21 990	19 798	2 192
\$10,000 to \$14,999	28 938	23 833	5 104	912	912	—	28 026	22 922	5 104
\$15,000 to \$19,999	21 073	16 289	4 784	319	319	—	20 755	15 970	4 784
\$20,000 to \$24,999	16 926	13 400	3 526	436	436	—	16 490	12 964	3 526
\$25,000 to \$29,999	15 124	11 280	3 844	431	431	—	14 693	10 849	3 844
\$30,000 to \$34,999	13 895	9 856	4 039	3	1	2	13 892	9 855	4 038
\$35,000 to \$39,999	8 803	5 054	3 749	221	221	—	8 583	4 833	3 749
\$40,000 to \$49,999	8 286	5 812	2 475	41	41	—	8 245	5 771	2 475
\$50,000 to \$59,999	5 739	4 084	1 655	—	—	—	5 739	4 084	1 655
\$60,000 to \$79,999	2 634	2 142	492	—	—	—	2 634	2 142	492
\$80,000 to \$99,999	775	629	146	42	42	—	733	587	146
\$100,000 to \$149,999	2 421	2 035	385	—	—	—	2 421	2 035	385
\$150,000 or more	428	428	—	—	—	—	428	428	—
Not reported	16 329	14 612	1 717	820	820	—	15 509	13 792	1 717
Median	\$19500	\$18100	\$25400	...	...	...	\$19500	\$18100	\$25400
Mean	\$24100	\$23400	\$26900	...	...	...	\$24200	\$23400	\$26900

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	138 301	113 524	24 776	2 807	2 807	—	135 494	110 717	24 776
Less than \$60	3 051	2 743	308	—	—	—	3 051	2 743	308
\$60 to \$79	5 549	5 549	—	—	—	—	5 549	5 549	—
\$80 to \$99	2 533	1 927	607	—	—	—	2 533	1 927	607
\$100 to \$119	6 422	6 007	415	—	—	—	6 422	6 007	415
\$120 to \$149	14 341	12 213	2 128	914	914	—	13 426	11 299	2 128
\$150 to \$199	32 082	25 492	6 591	277	277	—	31 805	25 214	6 591
\$200 to \$249	28 032	21 056	6 976	691	691	—	27 341	20 365	6 976
\$250 to \$299	12 014	10 018	1 996	127	127	—	11 887	9 891	1 996
\$300 to \$349	5 798	3 791	2 007	92	92	—	5 706	3 699	2 007
\$350 to \$399	4 505	3 019	1 487	47	47	—	4 458	2 972	1 487
\$400 to \$449	1 179	949	230	—	—	—	1 179	949	230
\$450 to \$499	226	218	8	—	—	—	226	218	8
\$500 or more	3 030	2 703	327	185	185	—	2 845	2 519	327
No rental receipts	1 742	1 742	—	108	108	—	1 634	1 634	—
Not reported	17 795	16 098	1 697	366	366	—	17 429	15 733	1 697
Median	\$193	\$188	\$211	...	...	...	\$193	\$188	\$211
Mean	\$257	\$247	\$299	...	...	...	\$252	\$240	\$299
Other properties	32 544	22 640	9 904	416	414	2	32 128	22 226	9 902

Purchase Price as Percent of Value

Acquired by purchase	168 115	133 751	34 364	3 223	3 222	2	164 892	130 530	34 362
Purchased 1977 to 1981 (part)	82 320	60 082	22 237	1 335	1 333	2	80 985	58 749	22 236
Less than 80 percent	38 079	26 835	11 244	332	330	2	37 747	26 505	11 242
80 to 89 percent	15 383	9 410	5 973	323	323	—	15 060	9 087	5 973
90 to 94 percent	6 134	4 153	1 981	—	—	—	6 134	4 153	1 981
95 to 99 percent	2 456	2 163	294	367	367	—	2 089	1 795	294
100 percent or more	10 603	8 818	1 785	179	179	—	10 424	8 639	1 785
Not reported	9 665	8 703	962	134	134	—	9 531	8 569	962
Median	80—	80—	80—	...	...	...	80—	80—	80—
Purchased 1970 to 1976	56 604	46 409	10 195	509	509	—	56 095	45 900	10 195
Less than 60 percent	33 082	26 987	6 094	146	146	—	32 936	26 842	6 094
60 to 79 percent	10 620	8 343	2 277	32	32	—	10 588	8 311	2 277
80 to 89 percent	2 896	2 244	652	—	—	—	2 896	2 244	652
90 to 99 percent	828	684	145	—	—	—	828	684	145
100 percent or more	2 212	1 945	266	—	—	—	2 212	1 945	266
Not reported	6 966	6 206	760	332	332	—	6 635	5 874	760
Median	60—	60—	60—	...	...	...	60—	60—	60—
Purchased 1969 or earlier	29 191	27 260	1 932	1 379	1 379	—	27 812	25 880	1 932
Less than 40 percent	8 525	7 656	870	—	—	—	8 525	7 656	870
40 to 59 percent	7 324	7 133	191	551	551	—	6 773	6 582	191
60 to 79 percent	2 524	2 406	118	234	234	—	2 291	2 173	118
80 to 99 percent	1 568	1 452	116	—	—	—	1 568	1 452	116
100 percent or more	2 166	2 166	—	—	—	—	2 166	2 166	—
Not reported	7 083	6 447	636	595	595	—	6 488	5 852	636
Median	47	48	...	...	...	...	46	47	...
Not acquired by purchase	2 729	2 413	316	—	—	—	2 729	2 413	316

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ²	138 301	113 524	24 776	2 807	2 807	—	135 494	110 717	24 776
Less than 5 percent	6 060	4 663	1 397	—	—	—	6 060	4 663	1 397
5 to 9 percent	33 809	24 704	9 105	423	423	—	33 386	24 282	9 105
10 to 14 percent	35 632	27 906	7 726	1 189	1 189	—	34 442	26 716	7 726
15 to 19 percent	14 427	12 832	1 595	375	375	—	14 051	12 456	1 595
20 to 24 percent	10 222	8 703	1 519	—	—	—	10 222	8 703	1 519
25 to 29 percent	2 623	2 547	75	—	—	—	2 623	2 547	75
30 to 39 percent	3 527	3 441	87	—	—	—	3 527	3 441	87
40 percent or more	3 618	3 316	302	—	—	—	3 618	3 316	302
Not reported or not computed	28 384	25 413	2 970	820	820	—	27 564	24 594	2 970
Median	12	13	10	...	...	...	12	13	10
Other properties	32 544	22 640	9 904	416	414	2	32 128	22 226	9 902

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	138 301	113 524	24 776	2 807	2 807	—	135 494	110 717	24 776
Less than 1.0 percent	38 156	30 238	7 919	1 219	1 219	—	36 937	29 019	7 919
1.0 to 2.9 percent	15 222	10 554	4 668	243	243	—	14 979	10 311	4 668
3.0 to 4.9 percent	14 253	11 860	2 394	—	—	—	14 253	11 860	2 394
5.0 to 6.9 percent	9 984	7 836	2 148	557	557	—	9 427	7 279	2 148
7.0 to 8.9 percent	4 951	4 409	542	—	—	—	4 951	4 409	542
9.0 to 10.9 percent	9 636	8 012	1 624	38	38	—	9 598	7 975	1 624
11.0 to 12.9 percent	3 444	2 996	448	—	—	—	3 444	2 996	448
13.0 to 14.9 percent	2 025	1 744	281	—	—	—	2 025	1 744	281
15.0 percent or more	14 346	12 634	1 712	277	277	—	14 068	12 356	1 712
Not reported or not computed	26 284	23 242	3 042	474	474	—	25 810	22 769	3 042
Median	3.4	3.7	2.3	...	...	...	3.4	3.8	2.3
Other properties	32 544	22 640	9 904	416	414	2	32 128	22 226	9 902

OWNER CHARACTERISTICS

Type of Owner

Individual	123 052	95 990	27 062	1 347	1 347	—	121 705	94 643	27 062
Partnership	31 982	26 612	5 370	1 417	1 416	2	30 565	25 196	5 368
Real estate corporation	8 368	7 010	1 358	202	202	—	8 166	6 809	1 358
Real estate investment trust	1 563	1 497	66	122	122	—	1 441	1 375	66
Financial institution	117	117	—	—	—	—	117	117	—
Housing cooperative organization	1 372	1 252	120	5	5	—	1 367	1 247	120
Church or church-related institution	242	168	74	42	42	—	200	126	74
Other	2 588	1 957	631	88	88	—	2 500	1 869	631
Not reported	1 561	1 561	—	—	—	—	1 561	1 561	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1d. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities				Inside SMSA's, not in Central Cities			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
5-to-49-housing-unit properties -----	166 886	45 255	121 631	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$150,000 to \$199,999 -----	21 814	6 476	15 338
Inside SMSA's -----	166 886	45 255	121 631	\$200,000 to \$299,999 -----	27 019	6 481	20 538
1,000,000 or more -----	—	—	—	\$300,000 to \$399,999 -----	17 243	2 325	14 918
250,000 to 999,999 -----	—	—	—	\$400,000 to \$499,999 -----	11 327	1 173	10 154
50,000 to 249,999 -----	44 407	13 529	30 879	\$500,000 to \$999,999 -----	16 948	1 685	15 263
10,000 to 49,999 -----	70 201	15 575	54 626	\$1,000,000 or more -----	6 145	774	5 371
Less than 10,000 and rural -----	52 278	16 151	36 126	Not reported -----	20 551	7 566	12 985
Outside SMSA's -----	—	—	—	Median -----	\$220400	\$150500	\$258000
10,000 or more -----	—	—	—	Mean -----	\$314900	\$209800	\$351400
2,500 to 9,999 -----	—	—	—	Value Per Housing Unit			
Less than 2,500 and rural -----	—	—	—	Less than \$5,000 -----	4 579	2 930	1 649
Number of Housing Units				\$5,000 to \$9,999 -----	12 193	6 473	5 720
5 to 9 housing units -----	100 112	33 063	67 049	\$10,000 to \$14,999 -----	22 154	8 110	14 044
10 to 14 housing units -----	31 807	6 457	25 350	\$15,000 to \$19,999 -----	21 080	5 128	15 951
15 to 19 housing units -----	12 398	2 614	9 784	\$20,000 to \$24,999 -----	15 923	2 389	13 534
20 to 24 housing units -----	8 616	1 204	7 412	\$25,000 to \$29,999 -----	20 545	5 605	14 940
25 to 49 housing units -----	13 954	1 917	12 037	\$30,000 to \$34,999 -----	16 538	1 418	15 120
Number of Buildings				\$35,000 to \$39,999 -----	6 129	409	5 720
1 building -----	100 197	25 831	74 366	\$40,000 to \$49,999 -----	11 642	2 088	9 554
2 to 4 buildings -----	35 422	11 332	24 090	\$50,000 to \$59,999 -----	7 045	1 275	5 770
5 or more buildings -----	14 922	6 244	8 678	\$60,000 to \$79,999 -----	5 270	1 178	4 092
Not reported -----	16 346	1 848	14 497	\$80,000 to \$99,999 -----	1 374	221	1 153
Manner of Acquisition				\$100,000 to \$149,999 -----	768	—	768
By purchase -----	157 055	36 309	120 745	\$150,000 or more -----	1 096	465	632
Placed one new mortgage -----	98 452	16 040	82 412	Not reported -----	20 551	7 566	12 985
Placed two or more new mortgages -----	13 591	1 208	12 383	Median -----	\$24100	\$16300	\$26100
Assumed mortgage(s) already on property -----	18 483	3 030	15 453	Mean -----	\$28700	\$23200	\$30600
Assumed mortgage already on property and placed new mortgage -----	8 022	404	7 618	Monthly Rental Receipts Per Housing Unit			
All cash -----	13 796	11 469	2 327	Acquired before 1980 ¹	140 702	39 828	100 874
Borrowed other than with mortgage -----	4 711	4 159	552	Less than \$60 -----	6 354	3 612	2 743
Inheritance or gift -----	7 698	6 812	886	\$60 to \$79 -----	3 593	2 308	1 285
Other -----	504	504	—	\$80 to \$99 -----	4 096	1 547	2 548
Not reported -----	1 629	1 629	—	\$100 to \$119 -----	6 535	3 545	2 990
Land and Building Acquisition				\$120 to \$149 -----	11 830	4 658	7 172
During same 12-month period -----	142 600	36 249	106 352	\$150 to \$199 -----	26 526	7 087	19 439
Acquired land previously -----	21 279	8 374	12 905	\$200 to \$249 -----	25 111	3 879	21 232
Land not owned by building owner -----	496	68	428	\$250 to \$299 -----	20 309	3 351	16 958
Not reported -----	2 511	565	1 946	\$300 to \$349 -----	9 208	1 155	8 054
Year Property Acquired				\$350 to \$399 -----	2 217	—	2 217
1979 to 1981 (part) -----	32 427	2 731	29 696	\$400 to \$449 -----	1 044	—	1 044
1977 and 1978 -----	28 215	2 137	26 079	\$450 to \$499 -----	1 279	50	1 229
1975 and 1976 -----	19 979	2 851	17 128	\$500 or more -----	2 499	622	1 876
1970 to 1974 -----	28 880	7 225	21 654	No rental receipts -----	1 125	1 125	—
1965 to 1969 -----	23 956	9 095	14 861	Not reported -----	18 976	6 896	12 086
1960 to 1964 -----	15 100	7 340	7 760	Median -----	\$203	\$152	\$219
1959 or earlier -----	18 330	13 877	4 453	Mean -----	\$300	\$181	\$343
Year Structure Built				Other properties -----	26 184	5 427	20 757
1979 to March 1980 -----	2 974	77	2 897	Purchase Price as Percent of Value			
1977 and 1978 -----	6 750	184	6 566	Acquired by purchase -----	157 055	36 309	120 745
1975 and 1976 -----	5 853	791	5 062	Purchased 1977 to 1981 (part) -----	58 680	3 182	55 498
1970 to 1974 -----	17 444	1 191	16 253	Less than 80 percent -----	30 289	1 748	28 541
1960 to 1969 -----	46 193	6 990	39 204	80 to 89 percent -----	8 732	—	8 732
1950 to 1959 -----	22 087	7 254	14 833	90 to 94 percent -----	5 756	41	5 716
1940 to 1949 -----	12 875	7 216	5 659	95 to 99 percent -----	1 307	6	1 301
1939 or earlier -----	49 536	20 737	28 798	100 percent or more -----	6 396	67	6 329
Not reported -----	3 175	815	2 360	Not reported -----	6 198	1 319	4 879
Purchase Price Per Housing Unit				Median -----	80—	—	80—
Properties acquired by purchase 1977 to 1981 (part) -----	58 680	3 182	55 498	Purchased 1970 to 1976 -----	44 974	6 579	38 395
Less than \$5,000 -----	2 308	249	2 058	Less than 60 percent -----	25 612	4 601	21 011
\$5,000 to \$9,999 -----	8 220	1 319	6 901	60 to 79 percent -----	7 335	574	6 761
\$10,000 to \$14,999 -----	11 554	553	11 001	80 to 89 percent -----	1 686	258	1 428
\$15,000 to \$19,999 -----	8 701	—	8 701	90 to 99 percent -----	1 471	293	1 178
\$20,000 to \$24,999 -----	7 927	41	7 887	100 percent or more -----	1 010	86	924
\$25,000 to \$29,999 -----	7 286	27	7 259	Not reported -----	7 859	766	7 093
\$30,000 to \$34,999 -----	4 129	—	4 129	Median -----	60—	60—	60—
\$35,000 to \$39,999 -----	2 325	—	2 325	Purchased 1969 or earlier -----	53 401	26 549	26 852
\$40,000 to \$49,999 -----	1 279	—	1 279	Less than 40 percent -----	22 763	12 658	10 105
\$50,000 to \$59,999 -----	312	—	312	40 to 59 percent -----	10 654	4 347	6 307
\$60,000 to \$79,999 -----	—	—	—	60 to 79 percent -----	4 081	2 199	1 882
\$80,000 to \$99,999 -----	—	—	—	80 to 99 percent -----	2 303	1 565	737
\$100,000 to \$149,999 -----	—	—	—	100 percent or more -----	545	—	545
\$150,000 or more -----	—	—	—	Not reported -----	13 057	5 780	7 276
Not reported -----	3 328	495	2 832	Median -----	40—	40—	40—
Median -----	\$18200	—	\$18700	Not acquired by purchase -----	9 832	8 946	886
Other properties -----	108 207	42 073	66 133	Rental Receipts as Percent of Value			
Value				Acquired before 1980 ¹	140 702	39 828	100 874
Less than \$10,000 -----	—	—	—	Less than 5 percent -----	11 221	5 246	5 975
\$10,000 to \$49,999 -----	7 849	5 593	2 255	5 to 9 percent -----	40 866	7 630	33 235
\$50,000 to \$99,999 -----	23 106	8 669	14 437	10 to 14 percent -----	34 865	7 092	27 773
\$100,000 to \$149,999 -----	14 883	4 512	10 372	15 to 19 percent -----	11 066	4 133	6 933
				20 to 24 percent -----	4 454	1 836	2 618
				25 to 29 percent -----	2 659	1 045	1 614
				30 to 39 percent -----	1 758	1 160	597
				40 percent or more -----	1 344	297	1 047
				Not reported or not computed -----	32 470	11 389	21 081
				Median -----	10	11	10
				Other properties -----	26 184	5 427	20 757

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1d. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities			Inside SMSA's, not in Central Cities		
	Total properties	Nonmortgaged properties		Total properties	Nonmortgaged properties
PROPERTY CHARACTERISTICS—Con.			MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.		
Rental Vacancy Losses as Percent of Potential Receipts			Real Estate Tax as Percent of Rental Receipts		
Acquired before 1980 ¹	140 702	39 828	100 874	140 702	39 828
Less than 1.0 percent	41 369	11 521	29 848	12 410	3 873
1.0 to 2.9 percent	18 428	2 545	15 883	39 118	11 760
3.0 to 4.9 percent	14 297	2 770	11 526	25 264	5 296
5.0 to 6.9 percent	4 716	1 121	3 595	14 125	3 252
7.0 to 8.9 percent	3 361	499	2 862	7 851	1 606
9.0 to 10.9 percent	5 721	1 313	4 408	6 046	1 175
11.0 to 12.9 percent	3 724	1 536	2 188	3 118	755
13.0 to 14.9 percent	1 382	144	1 239	1 079	259
15.0 percent or more	19 317	7 356	11 961	9 074	3 314
Not reported or not computed	28 386	11 022	17 364	22 187	8 537
Median	2.6	3.2	2.5	12	10
Other properties	26 184	5 427	20 757	26 184	5 427
MORTGAGE PAYMENTS AND OTHER EXPENSES			Selected Owner Expenses as Percent of Rental Receipts		
Real Estate Tax Per Housing Unit			Acquired before 1980¹		
Acquired before 1980	150 005	44 382	105 622	140 702	39 828
Less than \$100	13 003	7 375	5 628	9 668	9 592
\$100 to \$199	42 316	17 540	24 776	4 230	3 232
\$200 to \$299	26 121	5 392	20 729	9 397	3 967
\$300 to \$399	17 513	3 015	14 498	9 970	4 878
\$400 to \$499	13 088	1 080	12 008	13 211	3 325
\$500 to \$599	8 806	1 710	7 096	11 724	1 161
\$600 to \$699	5 250	850	4 400	15 294	1 173
\$700 to \$799	5 689	1 850	3 840	9 538	352
\$800 to \$899	2 050	327	1 723	7 688	584
\$900 to \$999	998	62	936	4 883	41
\$1,000 to \$1,499	3 596	497	3 099	22 461	2 800
\$1,500 or more	5 259	1 027	4 233	22 638	8 725
Not reported	6 315	3 657	2 658	71	37
Median	\$263	\$174	\$302	26 184	5 427
Acquired 1980 and 1981 (part)	16 881	873	16 009	20 757	
Real Estate Tax Per \$1,000 Value			OWNER CHARACTERISTICS		
Acquired before 1980			Type of Owner		
Less than \$10	56 625	14 718	41 908	122 397	35 636
\$10 to \$14	21 916	6 402	15 515	26 292	4 377
\$15 to \$19	12 456	4 430	8 026	7 934	3 285
\$20 to \$24	11 280	2 608	8 672	2 365	258
\$25 to \$29	4 001	607	3 395	222	120
\$30 to \$39	5 983	2 300	3 683	883	410
\$40 to \$49	3 366	304	3 062	457	448
\$50 to \$59	2 077	569	1 508	4 934	721
\$60 or more	7 353	2 278	5 075	1 403	—
Not reported or not computed	24 946	10 167	14 780		
Median	\$11	\$12	\$11		
Acquired 1980 and 1981 (part)	16 881	873	16 009		

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

5-to-49-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage -----	98 143	98 143	—
2 mortgages -----	20 105	—	20 105
3 or more mortgages -----	3 383	—	3 383

Form of Debt of First Mortgage

Mortgage or deed of trust -----	113 453	91 340	22 113
Contract to purchase -----	6 077	5 218	858
Wrap-around mortgage -----	2 102	1 585	516

Origin of First Mortgage

Mortgage made at time property acquired -----	80 147	67 515	12 632
Mortgage assumed at time property acquired -----	20 435	10 900	9 535
Mortgage placed later than acquisition of property -----	21 049	19 729	1 320
Refinanced mortgage:			
Same lender -----	10 499	9 760	740
Different lender -----	6 595	6 014	581
Mortgage placed on property owned free and clear of debt -----	3 955	3 955	—

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property -----	21 049	19 729	1 320
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	1 838	1 453	385
Secure better terms -----	2 221	2 029	192
Provide funds for additions, improvements, or repairs to this property -----	6 547	6 255	292
Provide funds for investment in other real estate -----	4 701	4 695	7
Provide funds for other types of investments -----	971	971	—
Provide funds for educational or medical expenses -----	814	814	—
Other reasons -----	1 672	1 672	—
Not reported -----	2 284	1 839	445

Other properties -----

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property -----	6 942	—	6 942
Provide funds for additions, improvements or repairs to this property -----	2 022	—	2 022
Provide funds for investment in other real estate -----	1 011	—	1 011
Provide funds for other types of investments -----	184	—	184
Provide funds for educational or medical expenses -----	—	—	—
Other reasons -----	1 500	—	1 500
Not reported -----	2 223	—	2 223

Other properties -----

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----	34 267	24 512	9 755
1977 and 1978 -----	33 529	27 614	5 915
1975 and 1976 -----	15 930	11 709	4 221
1970 to 1974 -----	19 452	17 396	2 057
1965 to 1969 -----	11 984	10 444	1 540
1960 to 1964 -----	6 307	6 307	—
1959 or earlier -----	162	162	—

First Mortgage Loan

Less than \$10,000 -----	2 019	1 805	215
\$10,000 to \$49,999 -----	26 053	19 731	6 322
\$50,000 to \$99,999 -----	29 051	26 000	3 050
\$100,000 to \$149,999 -----	23 287	18 688	4 599
\$150,000 to \$199,999 -----	14 791	10 697	4 094
\$200,000 to \$299,999 -----	11 139	8 816	2 323
\$300,000 to \$399,999 -----	6 834	5 090	1 744
\$400,000 to \$499,999 -----	2 548	1 764	784
\$500,000 to \$999,999 -----	3 969	3 612	357
\$1,000,000 or more -----	1 941	1 941	—
Median -----	\$107900	\$104100	\$123400
Mean -----	\$186900	\$197100	\$144600

First Mortgage Outstanding Debt

Less than \$10,000 -----	8 564	7 584	980
\$10,000 to \$49,999 -----	31 801	26 121	5 680
\$50,000 to \$99,999 -----	29 488	24 667	4 822
\$100,000 to \$149,999 -----	18 492	14 635	3 857
\$150,000 to \$199,999 -----	12 022	8 329	3 693
\$200,000 to \$299,999 -----	9 757	7 346	2 410
\$300,000 to \$399,999 -----	4 427	3 093	1 333
\$400,000 to \$499,999 -----	2 685	2 270	415
\$500,000 to \$999,999 -----	2 608	2 311	297
\$1,000,000 or more -----	1 786	1 786	—
Median -----	\$84700	\$81100	\$103400
Mean -----	\$160100	\$167400	\$129400

Total Mortgage Outstanding Debt

Less than \$10,000 -----	8 026	7 584	442
\$10,000 to \$49,999 -----	29 408	26 121	5 680
\$50,000 to \$99,999 -----	28 578	24 667	4 822
\$100,000 to \$149,999 -----	19 644	14 635	3 857
\$150,000 to \$199,999 -----	12 051	8 329	3 693
\$200,000 to \$299,999 -----	10 082	7 346	2 410
\$300,000 to \$399,999 -----	4 696	3 093	1 603
\$400,000 to \$499,999 -----	3 560	2 270	415
\$500,000 to \$999,999 -----	3 798	2 311	297
\$1,000,000 or more -----	1 786	1 786	—
Median -----	\$90900	\$81100	\$141000
Mean -----	\$171900	\$167400	\$190600

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
121 631	98 143	23 488	1 565	1 295	271	120 066	96 849	23 217
98 143	98 143	—	1 295	1 295	—	96 849	96 849	—
20 105	—	20 105	271	—	271	19 834	—	19 834
3 383	—	3 383	—	—	—	3 383	—	3 383
113 453	91 340	22 113	1 565	1 295	271	111 887	90 045	21 842
6 077	5 218	858	—	—	—	6 077	5 218	858
2 102	1 585	516	—	—	—	2 102	1 585	516
80 147	67 515	12 632	1 010	975	35	79 137	66 540	12 598
20 435	10 900	9 535	556	320	236	19 880	10 581	9 299
21 049	19 729	1 320	—	—	—	21 049	19 729	1 320
10 499	9 760	740	—	—	—	10 499	9 760	740
6 595	6 014	581	—	—	—	6 595	6 014	581
3 955	3 955	—	—	—	—	3 955	3 955	—
21 049	19 729	1 320	—	—	—	21 049	19 729	1 320
1 838	1 453	385	—	—	—	1 838	1 453	385
2 221	2 029	192	—	—	—	2 221	2 029	192
6 547	6 255	292	—	—	—	6 547	6 255	292
4 701	4 695	7	—	—	—	4 701	4 695	7
971	971	—	—	—	—	971	971	—
814	814	—	—	—	—	814	814	—
1 672	1 672	—	—	—	—	1 672	1 672	—
2 284	1 839	445	—	—	—	2 284	1 839	445
100 582	78 415	23 167	1 565	1 295	271	99 017	77 120	21 897
6 942	—	6 942	35	—	35	6 907	—	6 907
2 022	—	2 022	—	—	—	2 022	—	2 022
1 011	—	1 011	—	—	—	1 011	—	1 011
184	—	184	—	—	—	184	—	184
—	—	—	—	—	—	—	—	—
1 500	—	1 500	35	—	35	1 465	—	1 465
2 223	—	2 223	—	—	—	2 223	—	2 223
16 546	—	16 546	236	—	236	16 310	—	16 310
34 267	24 512	9 755	170	135	35	34 098	24 377	9 721
33 529	27 614	5 915	261	261	—	33 267	27 352	5 915
15 930	11 709	4 221	606	370	236	15 324	11 339	3 985
19 452	17 396	2 057	305	305	—	19 147	17 091	2 057
11 984	10 444	1 540	139	139	—	11 846	10 306	1 540
6 307	6 307	—	85	85	—	6 222	6 222	—
162	162	—	—	—	—	162	162	—
2 019	1 805	215	—	—	—	2 019	1 805	215
26 053	19 731	6 322	—	—	—	26 053	19 731	6 322
29 051	26 000	3 050	2	2	—	29 049	25 999	3 050
23 287	18 688	4 599	202	—	202	23 086	18 688	4 398
14 791	10 697	4 094	67	67	—	14 724	10 630	4 094
11 139	8 816	2 323	188	188	—	10 951	8 628	2 323
6 834	5 090	1 744	3	3	—	6 831	5 087	1 744
2 548	1 764	784	124	124	—	2 425	1 640	784
3 969	3 612	357	282	213	69	3 687	3 399	288
1 941	1 941	—	699	699	—	1 242	1 242	—
\$107900	\$104100	\$123400	...	...	...	\$106300	\$102400	\$123000
\$186900	\$197100	\$144600	...	...	...	\$161400	\$165700	\$143300
8 564	7 584	980	—	—	—	8 564	7 584	980
31 801	26 121	5 680	67	67	—	31 734	26 054	5 680
29 488	24 667	4 822	2	2	—	29 487	24 665	4 822
18 492	14 635	3 857	202	—	202	18 291	14 635	3 656
12 022	8 329	3 693	109	109	—	11 913	8 220	3 693
9 757	7 346	2 410	80	80	—	9 676	7 266	2 410
4 427	3 093	1 333	86	86	—	4 340	3 007	1 333
2 685	2 270	415	39	39	—	2 646	2 231	415
2 608	2 311	297	282	213	69	2 326	2 098	228
1 786	1 786	—	699	699	—	1 088	1 088	—
\$84700	\$81100	\$103400	...	...	...	\$83500	\$80000	\$101700
\$160100	\$167400	\$129400	...	...	...	\$134900	\$136600	\$128100
8 026	7 584	442	—	—	—	8 026	7 584	442
29 408	26 121	3 287	67	67	—	29 341	26 054	3 287
28 578	24 667	3 912	2	2	—	28 577	24 665	3 912
19 644	14 635	5 009	202	—	202	19 442	14 635	4 808
12 051	8 329	3 722	109	109	—	11 942	8 220	3 722
10 082	7 346	2 736	80	80	—	10 002	7 266	2 736
4 696	3 093	1 603	86	86	—	4 610	3 007	1 603
3 560	2 270	1 290	39	39	—	3 521	2 231	1 290
3 798	2 311	1 487	282	213	69	3 516	2 098	1 418
1 786	1 786	—	699	699	—	1 088	1 088	—
\$90900	\$81100	\$141000	...	...	...	\$89700	\$80000	\$141300
\$171900	\$167400	\$190600	...	...	...	\$146900	\$136600	\$189800

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 5.0 percent	1 215	995	220	68	68	—	1 146	926	220
5.0 percent	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	1 995	1 702	293	85	85	—	1 911	1 618	293
6.0 percent	5 991	4 967	1 024	—	—	—	5 991	4 967	1 024
6.1 to 6.9 percent	6 641	6 346	295	109	109	—	6 531	6 236	295
7.0 percent	4 399	3 337	1 063	377	377	—	4 022	2 960	1 063
7.1 to 7.4 percent	1 599	1 391	208	—	—	—	1 599	1 391	208
7.5 to 7.9 percent	7 526	6 225	1 301	493	493	—	7 033	5 732	1 301
8.0 percent	7 439	6 005	1 434	1	1	—	7 438	6 004	1 434
8.1 to 8.4 percent	3 328	2 854	474	—	—	—	3 328	2 854	474
8.5 to 8.9 percent	11 886	7 701	4 184	361	159	202	11 525	7 542	3 983
9.0 percent	8 845	8 065	779	35	—	35	8 810	8 065	745
9.1 to 9.9 percent	23 233	19 105	4 128	36	2	35	23 197	19 103	4 094
10.0 percent	9 896	8 511	1 385	—	—	—	9 896	8 511	1 385
10.1 to 11.9 percent	13 784	9 988	3 796	—	—	—	13 784	9 988	3 796
12.0 percent	2 699	2 322	377	—	—	—	2 699	2 322	377
12.1 to 13.9 percent	5 545	3 628	1 917	—	—	—	5 545	3 628	1 917
14.0 percent or more	5 611	5 001	611	—	—	—	5 611	5 001	611
Median	9.0	9.0	9.1	...	...	...	9.0	9.0	9.1

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	39 145	31 191	7 954	—	—	—	39 145	31 191	7 954
Rate higher now than when mortgage made	10 818	6 894	3 924	—	—	—	10 818	6 894	3 924
Rate lower now than when mortgage made	245	190	55	—	—	—	245	190	55
Rate unchanged or same now as when mortgage made	27 753	23 778	3 976	—	—	—	27 753	23 778	3 976
Not reported	329	329	—	—	—	—	329	329	—
No, interest rate cannot be changed	82 098	66 564	15 534	1 565	1 295	271	80 532	65 269	15 263
Not reported	388	388	—	—	—	—	388	388	—

Reason for Change in First Mortgage Rate

Interest rate can be changed	39 145	31 191	7 954	—	—	—	39 145	31 191	7 954
Rate renegotiated periodically	4 150	4 057	93	—	—	—	4 150	4 057	93
Rate changes tied to market index	7 537	5 229	2 309	—	—	—	7 537	5 229	2 309
When mortgage is assumed	20 273	16 807	3 466	—	—	—	20 273	16 807	3 466
When payments become delinquent	7 505	5 976	1 529	—	—	—	7 505	5 976	1 529
Other reason	6 408	4 334	2 074	—	—	—	6 408	4 334	2 074
Not reported	376	376	—	—	—	—	376	376	—
Interest rate cannot be changed	82 098	66 564	15 534	1 565	1 295	271	80 532	65 269	15 263

Term of First Mortgage

Less than 8 years	11 439	9 258	2 181	—	—	—	11 439	9 258	2 181
8 to 12 years	13 373	11 537	1 837	202	—	202	13 172	11 537	1 635
13 to 17 years	9 261	6 786	2 476	—	—	—	9 261	6 786	2 476
18 to 22 years	28 161	23 575	4 587	—	—	—	28 161	23 575	4 587
23 to 27 years	30 859	25 960	4 899	69	—	69	30 790	25 960	4 829
28 to 32 years	23 180	16 509	6 671	—	—	—	23 180	16 509	6 671
33 to 37 years	1 079	883	196	120	120	—	959	763	196
38 or more years	2 181	2 025	156	1 174	1 174	—	1 007	851	156
No stated term	2 078	1 611	466	—	—	—	2 078	1 611	466
Median	22.6	22.4	23.4	...	...	...	22.5	22.3	23.5

Unexpired Term of First Mortgage

Less than 4 years	10 951	10 134	817	—	—	—	10 951	10 134	817
4 to 7 years	17 956	15 715	2 241	—	—	—	17 956	15 715	2 241
8 to 12 years	16 360	14 055	2 305	—	—	—	16 360	14 055	2 305
13 to 17 years	14 640	13 203	1 437	—	—	—	14 640	13 203	1 437
18 to 22 years	13 270	11 253	2 017	119	85	35	13 151	11 169	1 982
23 to 27 years	18 293	14 689	3 604	3	3	—	18 291	14 686	3 604
28 to 32 years	5 615	4 627	988	372	372	—	5 243	4 255	988
33 or more years	1 424	1 269	156	515	515	—	909	753	156
No stated term or not computed	23 121	13 198	9 923	556	320	236	22 565	12 878	9 687
Median	14.4	14.0	17.9	...	...	...	14.2	13.8	17.9

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	10 351	8 549	1 802	50	50	—	10 301	8 499	1 802
Payments increase yearly for first five years of mortgage	190	190	—	—	—	—	190	190	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—
Payments change in some other way	9 880	8 078	1 802	50	50	—	9 831	8 028	1 802
Not reported	280	280	—	—	—	—	280	280	—
No, monthly payments cannot change	108 542	87 364	21 178	1 515	1 245	271	107 027	86 119	20 908
Not reported	2 738	2 231	507	—	—	—	2 738	2 231	507

Holder of First Mortgage

Commercial bank or trust company	18 104	15 237	2 868	—	—	—	18 104	15 237	2 868
Mutual savings bank	9 195	7 231	1 964	329	329	—	8 867	6 903	1 964
Savings and loan association	66 843	52 831	14 012	293	57	236	66 550	52 775	13 775
Life insurance company	3 193	2 383	809	85	85	—	3 108	2 298	809
Mortgage company	1 235	1 235	—	—	—	—	1 235	1 235	—
Federal agency	829	552	277	1	1	—	828	551	277
Federally secured pool	699	566	133	153	119	35	545	447	99
Federal National Mortgage Association	501	501	—	501	501	—	—	—	—
Real estate or construction company	1 294	883	411	—	—	—	1 294	883	411
Individual or individual's estate	16 950	14 125	2 825	—	—	—	16 950	14 125	2 825
Other	2 789	2 601	188	204	204	—	2 585	2 397	188

Location of First Mortgage Holder

Property in Northeast Region	26 630	21 829	4 800	202	—	202	26 428	21 829	4 599
Lender in Northeast	25 079	20 499	4 580	202	—	202	24 878	20 499	4 379
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	1 551	1 331	220	—	—	—	1 551	1 331	220
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—

*Detail does not add to total because lenders reported more than one reason

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in North Central Region	31 243	28 078	3 165	651	582	69	30 592	27 497	3 096
Lender in Northeast	1 036	773	263	258	258	—	778	515	263
Lender in North Central	28 371	25 660	2 711	87	52	35	28 284	25 608	2 677
Lender in South	1 381	1 191	190	306	272	35	1 075	919	156
Lender in West	214	214	—	—	—	—	214	214	—
Lender outside United States	143	143	—	—	—	—	143	143	—
Not reported	97	97	—	—	—	—	97	97	—
Property in South Region	16 476	13 188	3 289	341	341	—	16 135	12 847	3 289
Lender in Northeast	403	238	166	222	222	—	181	16	166
Lender in North Central	128	128	—	—	—	—	128	128	—
Lender in South	15 648	12 525	3 123	119	119	—	15 529	12 406	3 123
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	297	297	—	—	—	—	297	297	—
Property in West Region	47 282	35 048	12 234	372	372	—	46 910	34 676	12 234
Lender in Northeast	665	665	—	139	139	—	526	526	—
Lender in North Central	64	64	—	2	2	—	62	62	—
Lender in South	333	333	—	230	230	—	103	103	—
Lender in West	45 655	33 616	12 040	2	2	—	45 654	33 614	12 040
Lender outside United States	391	197	194	—	—	—	391	197	194
Not reported	174	174	—	—	—	—	174	174	—

Servicing of First Mortgage

Holder	110 201	89 096	21 105	858	622	236	109 343	88 474	20 869
Agent	11 430	9 048	2 383	707	672	35	10 723	8 375	2 348

Holder's Acquisition of First Mortgage

Originated by holder	105 110	86 120	18 990	339	69	271	104 771	86 052	18 719
Purchased from present servicer	5 307	3 834	1 473	128	128	—	5 179	3 706	1 473
Purchased from someone else	7 838	5 594	2 244	1 091	1 091	—	6 746	4 502	2 244
Not reported	3 376	2 596	781	7	7	—	3 370	2 589	781

Mortgage Assumption

Lender's permission needed for assumption	69 235	56 761	12 474	440	203	236	68 796	56 558	12 238
Lender's permission not needed for assumption	34 822	26 817	8 005	1 070	1 035	35	33 752	25 782	7 971
Not reported	17 574	14 565	3 009	56	56	—	17 518	14 509	3 009

Prepayment Penalties

Yes	45 663	35 263	10 400	1 167	965	202	44 497	34 298	10 199
No	72 435	60 174	12 261	399	330	69	72 036	59 844	12 192
Not reported	3 533	2 707	827	—	—	—	3 533	2 707	827

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	100 306	78 138	22 167	1 565	1 295	271	98 740	76 844	21 897
Less than 40 percent	6 751	1 850	4 901	—	—	—	6 751	1 850	4 901
40 to 49 percent	6 005	2 986	3 019	202	—	202	5 803	2 986	2 817
50 to 59 percent	9 158	6 205	2 953	—	—	—	9 158	6 205	2 953
60 to 69 percent	15 055	12 228	2 827	1	1	—	15 054	12 227	2 827
70 to 79 percent	26 068	22 174	3 894	124	54	69	25 944	22 119	3 825
80 to 89 percent	12 570	10 550	2 019	343	343	—	12 226	10 207	2 019
90 to 94 percent	5 726	5 078	648	122	122	—	5 605	4 956	648
95 to 99 percent	4 564	3 471	1 093	199	199	—	4 366	3 272	1 093
100 percent or more	5 950	5 865	84	97	97	—	5 853	5 769	84
Not reported	8 460	7 731	729	479	479	—	7 981	7 252	729
Median	73	75	59	...	...	...	73	75	60
Other properties	21 326	20 005	1 320	—	—	—	21 326	20 005	1 320

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	100 306	78 138	22 167	1 565	1 295	271	98 740	76 844	21 897
Less than 40 percent	2 069	1 850	219	—	—	—	2 069	1 850	219
40 to 49 percent	3 806	2 986	820	—	—	—	3 806	2 986	820
50 to 59 percent	8 433	6 205	2 228	202	—	202	8 232	6 205	2 027
60 to 69 percent	13 760	12 228	1 532	—	1	—	13 759	12 227	1 532
70 to 79 percent	27 560	22 174	5 386	89	54	35	27 471	22 119	5 351
80 to 89 percent	14 271	10 550	3 721	378	343	35	13 894	10 207	3 686
90 to 94 percent	6 033	5 078	955	122	122	—	5 912	4 956	955
95 to 99 percent	3 828	3 471	357	199	199	—	3 630	3 272	357
100 percent or more	12 085	5 865	6 220	97	97	—	11 989	5 769	6 220
Not reported	8 460	7 731	729	479	479	—	7 981	7 252	729
Median	76	75	81	...	...	...	76	75	82
Other properties	21 326	20 005	1 320	—	—	—	21 326	20 005	1 320

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	25 417	21 698	3 720	68	68	—	25 349	21 629	3 720
20 to 29 percent	17 272	12 247	5 026	153	153	—	17 119	12 093	5 026
30 to 39 percent	15 791	10 700	5 091	250	48	202	15 541	10 652	4 890
40 to 49 percent	18 048	13 118	4 930	163	163	—	17 884	12 955	4 930
50 to 59 percent	13 049	10 967	2 082	37	3	35	13 012	10 964	2 047
60 to 69 percent	8 627	7 884	743	71	71	—	8 556	7 813	743
70 to 79 percent	5 665	5 136	529	40	5	35	5 625	5 130	495
80 to 89 percent	2 051	1 952	99	81	81	—	1 970	1 871	99
90 to 99 percent	1 331	1 331	—	129	129	—	1 202	1 202	—
100 percent or more	1 395	1 329	66	252	252	—	1 143	1 077	66
Not reported	12 985	11 783	1 202	320	320	—	12 665	11 463	1 202
Median	37	39	35	...	...	...	37	38	35

Total Outstanding Debt as Percent of Value

Less than 20 percent	22 472	21 698	775	68	68	—	22 404	21 629	775
20 to 29 percent	13 588	12 247	1 341	153	153	—	13 434	12 093	1 341
30 to 39 percent	16 008	10 700	5 308	250	48	202	15 758	10 652	5 107

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
40 to 49 percent	17 894	13 118	4 776	163	163	—	17 731	12 955	4 776
50 to 59 percent	14 069	10 967	3 102	37	3	35	14 031	10 964	3 067
60 to 69 percent	10 721	7 884	2 836	71	71	—	10 649	7 813	2 836
70 to 79 percent	7 112	5 136	1 977	5	5	—	7 107	5 130	1 977
80 to 89 percent	2 494	1 952	541	116	81	35	2 378	1 871	507
90 to 99 percent	2 233	1 331	902	129	129	—	2 104	1 202	902
100 percent or more	2 056	1 329	727	252	252	—	1 804	1 077	727
Not reported	12 985	11 783	1 202	320	320	—	12 665	11 463	1 202
Median	41	39	48	...	...	...	41	38	48

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	120 945	97 791	23 154	1 565	1 295	271	119 380	96 496	22 884
Interest and principal	117 215	94 597	22 618	1 565	1 295	271	115 650	93 302	22 347
Fully amortized	101 069	82 159	18 911	1 364	1 295	69	99 706	80 864	18 841
Partially amortized	16 146	12 438	3 707	202	—	202	15 944	12 438	3 506
Principal only	308	308	—	—	—	—	308	308	—
Fully amortized	43	43	—	—	—	—	43	43	—
Partially amortized	265	265	—	—	—	—	265	265	—
Interest only	3 423	2 886	536	—	—	—	3 423	2 886	536
No regular payments required	686	353	333	—	—	—	686	353	333

Items Included in First Mortgage Payment

Regular payments of both interest and principal	117 215	94 597	22 618	1 565	1 295	271	115 650	93 302	22 347
Real estate taxes and property insurance	20 018	16 459	3 559	1 196	1 161	35	18 822	15 298	3 524
With no other items	17 132	14 044	3 088	—	—	—	17 132	14 044	3 088
With other items	2 886	2 415	470	1 196	1 161	35	1 690	1 254	436
Real estate taxes only	27 823	22 726	5 097	236	—	236	27 587	22 726	4 861
Property insurance only	665	665	—	—	—	—	665	665	—
Other combinations or no other items	68 710	54 748	13 962	133	133	—	68 576	54 614	13 962
No regular payments of interest and principal	4 416	3 546	870	—	—	—	4 416	3 546	870

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	120 945	97 791	23 154	1 565	1 295	271	119 380	96 496	22 884
Less than \$60	33 309	27 102	6 206	105	105	—	33 204	26 998	6 206
\$60 to \$79	18 283	14 457	3 826	370	168	202	17 913	14 289	3 624
\$80 to \$99	16 394	13 573	2 821	217	182	35	16 178	13 391	2 786
\$100 to \$149	24 444	19 237	5 207	174	140	35	24 269	19 097	5 172
\$150 to \$199	15 998	12 861	3 137	39	39	—	15 959	12 822	3 137
\$200 to \$249	5 375	4 480	894	43	43	—	5 331	4 437	894
\$250 to \$299	3 006	2 650	356	—	—	—	3 006	2 650	356
\$300 to \$399	1 152	932	220	—	—	—	1 152	932	220
\$400 to \$499	639	446	193	—	—	—	639	446	193
\$500 to \$599	273	273	—	—	—	—	273	273	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	213	213	—	—	—	—	—	—	—
\$800 or more	1 858	1 565	293	618	618	—	213	213	—
Median	\$91	\$91	\$91	...	...	...	\$91	\$91	\$91
Mean	\$147	\$153	\$123	...	...	...	\$133	\$135	\$123
No regular payments required	686	353	333	—	—	—	686	353	333

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	120 945	97 791	23 154	1 565	1 295	271	119 380	96 496	22 884
Less than \$60	29 109	27 102	2 006	105	105	—	29 004	26 998	2 006
\$60 to \$79	16 462	14 457	2 005	168	168	—	16 294	14 289	2 005
\$80 to \$99	15 900	13 573	2 326	384	182	202	15 516	13 391	2 125
\$100 to \$149	24 797	19 237	5 560	174	140	35	24 623	19 097	5 525
\$150 to \$199	18 390	12 861	5 529	74	39	35	18 316	12 822	5 495
\$200 to \$249	6 570	4 480	2 090	43	43	—	6 527	4 437	2 090
\$250 to \$299	4 645	2 650	1 995	—	—	—	4 645	2 650	1 995
\$300 to \$399	1 269	932	336	—	—	—	1 269	932	336
\$400 to \$499	1 078	446	632	—	—	—	1 078	446	632
\$500 to \$599	460	273	187	—	—	—	460	273	187
\$600 to \$699	193	—	193	—	—	—	193	—	193
\$700 to \$799	213	213	—	—	—	—	213	213	—
\$800 or more	1 858	1 565	293	618	618	—	213	213	—
Median	\$99	\$91	\$147	...	...	...	\$99	\$90	\$148
Mean	\$160	\$153	\$187	...	...	...	\$145	\$135	\$188
No regular payments required	686	353	333	—	—	—	686	353	333

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	120 945	97 791	23 154	1 565	1 295	271	119 380	96 496	22 884
Current or ahead of schedule	114 056	92 965	21 091	1 565	1 295	271	112 491	91 671	20 820
Delinquent (30 days or more)	4 708	2 778	1 930	—	—	—	4 708	2 778	1 930
1 to 3 payments	2 953	1 772	1 181	—	—	—	2 953	1 772	1 181
4 or more payments	1 756	1 007	749	—	—	—	1 756	1 007	749
Foreclosure in process	689	—	687	—	—	—	689	—	687
Foreclosure not in process	1 067	1 005	62	—	—	—	1 067	1 005	62
Not reported	2 181	2 047	133	—	—	—	2 181	2 047	133
No regular payments required	686	353	333	—	—	—	686	353	333

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	105 622	87 062	18 560	1 561	1 290	271	104 062	85 773	18 289
Less than \$100	5 628	4 166	1 462	102	102	—	5 525	4 064	1 462
\$100 to \$199	24 776	20 251	4 525	2	2	—	24 775	20 250	4 525
\$200 to \$299	20 729	18 216	2 513	334	334	—	20 395	17 882	2 513
\$300 to \$399	14 498	11 035	3 463	112	77	35	14 386	10 958	3 428
\$400 to \$499	12 008	9 512	2 496	210	8	202	11 798	9 504	2 295
\$500 to \$599	7 096	6 204	892	1	1	—	7 095	6 202	892
\$600 to \$699	4 400	3 897	504	141	107	35	4 259	3 790	469
\$700 to \$799	3 840	3 191	648	—	—	—	3 840	3 191	648
\$800 to \$899	1 723	1 319	404	42	42	—	1 681	1 277	404
\$900 to \$999	936	936	—	—	—	—	936	936	—
\$1,000 to \$1,499	3 099	3 099	—	—	—	—	3 099	3 099	—
\$1,500 or more	4 233	3 019	1 214	618	618	—	3 615	2 401	1 214
Not reported	2 658	2 218	440	—	—	—	2 658	2 218	440
Median	\$302	\$299	\$316	...	...	...	\$300	\$298	\$312
Acquired 1980 and 1981 (part)	16 009	11 081	4 928	5	5	—	16 004	11 076	4 928

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	100 818	83 039	17 779	1 253	983	271	99 565	82 057	17 509
Less than 20 percent	8 704	7 000	1 704	—	—	—	8 704	7 000	1 704
20 to 29 percent	18 518	15 932	2 586	310	109	202	18 207	15 823	2 384
30 to 39 percent	14 203	11 496	2 707	224	189	35	13 979	11 307	2 672
40 to 49 percent	12 770	9 994	2 776	178	178	—	12 593	9 816	2 776
50 to 59 percent	11 644	9 893	1 751	56	56	—	11 588	9 837	1 751
60 to 69 percent	7 907	6 630	1 277	36	2	35	7 871	6 628	1 243
70 to 79 percent	3 986	3 404	582	39	39	—	3 947	3 365	582
80 to 89 percent	3 426	2 203	1 223	33	33	—	3 426	2 203	1 223
90 to 99 percent	1 891	1 468	423	33	33	—	1 858	1 434	423
100 percent or more	5 740	5 159	581	338	338	—	5 403	4 822	581
Not reported or not computed	12 030	9 861	2 169	39	39	—	11 991	9 822	2 169
Median	42	42	43	...	...	...	42	42	43
Other properties	20 813	15 104	5 709	312	312	—	20 501	14 792	5 709

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	100 818	83 039	17 779	1 253	983	271	99 565	82 057	17 509
Less than 20 percent	7 002	7 000	2	—	—	—	7 002	7 000	2
20 to 29 percent	17 152	15 932	1 220	310	109	202	16 841	15 823	1 018
30 to 39 percent	13 871	11 496	2 376	189	189	—	13 682	11 307	2 376
40 to 49 percent	12 205	9 994	2 211	178	178	—	12 027	9 816	2 211
50 to 59 percent	11 820	9 893	1 927	56	56	—	11 764	9 837	1 927
60 to 69 percent	8 820	6 630	2 191	36	2	35	8 784	6 628	2 156
70 to 79 percent	3 778	3 404	375	74	39	35	3 704	3 365	340
80 to 89 percent	3 026	2 203	823	—	—	—	3 026	2 203	823
90 to 99 percent	2 185	1 468	717	33	33	—	2 152	1 434	717
100 percent or more	8 929	5 159	3 769	338	338	—	8 591	4 822	3 769
Not reported or not computed	12 030	9 861	2 169	39	39	—	11 991	9 822	2 169
Median	45	42	60	...	...	...	45	42	61
Other properties	20 813	15 104	5 709	312	312	—	20 501	14 792	5 709

Real Estate Tax Per \$1,000 Value

Acquired before 1980	105 622	87 062	18 560	1 561	1 290	271	104 062	85 773	18 289
Less than \$10	41 908	33 544	8 364	395	395	—	41 513	33 149	8 364
\$10 to \$14	15 515	11 222	4 293	78	78	—	15 437	11 144	4 293
\$15 to \$19	8 026	7 751	275	130	130	—	7 896	7 621	275
\$20 to \$24	8 672	7 466	1 206	348	112	236	8 324	7 354	970
\$25 to \$29	3 395	2 869	526	71	36	35	3 324	2 833	491
\$30 to \$39	3 683	3 269	414	—	—	—	3 683	3 269	414
\$40 to \$49	3 062	2 955	107	—	—	—	3 062	2 955	107
\$50 to \$59	1 508	1 459	49	—	—	—	1 508	1 459	49
\$60 or more	5 075	3 680	1 396	219	219	—	4 857	3 461	1 396
Not reported or not computed	14 780	12 847	1 932	320	320	—	14 460	12 528	1 932
Median	\$11	\$12	10—	...	...	...	\$11	\$12	10—
Acquired 1980 and 1981 (part)	16 009	11 081	4 928	5	5	—	16 004	11 076	4 928

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	100 874	83 095	17 779	1 253	983	271	99 621	82 113	17 509
Less than 5 percent	8 537	6 266	2 270	2	2	—	8 535	6 265	2 270
5 to 9 percent	27 358	22 668	4 690	345	345	—	27 014	22 323	4 690
10 to 14 percent	19 968	15 825	4 143	421	219	202	19 548	15 606	3 941
15 to 19 percent	10 873	8 982	1 891	72	38	35	10 800	8 944	1 856
20 to 24 percent	6 245	5 749	497	36	2	35	6 209	5 747	462
25 to 29 percent	4 871	4 257	614	—	—	—	4 871	4 257	614
30 to 34 percent	2 363	2 006	357	—	—	—	2 363	2 006	357
35 to 39 percent	1 245	996	249	—	—	—	1 245	996	249
40 percent or more	5 764	5 303	461	339	339	—	5 425	4 964	461
Not reported or not computed	13 651	11 043	2 608	39	39	—	13 612	11 004	2 608
Median	12	12	11	...	...	...	12	12	11
Other properties	20 757	15 048	5 709	312	312	—	20 445	14 736	5 709

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	100 874	83 095	17 779	1 253	983	271	99 621	82 113	17 509
Less than 20 percent	76	76	—	—	—	—	76	76	—
20 to 29 percent	998	996	2	—	—	—	998	996	2
30 to 39 percent	5 430	5 104	326	—	—	—	5 430	5 104	326
40 to 49 percent	5 092	4 816	275	—	—	—	5 092	4 816	275
50 to 59 percent	9 886	8 633	1 254	381	180	202	9 505	8 453	1 052
60 to 69 percent	10 563	8 997	1 566	—	—	—	10 563	8 997	1 566
70 to 79 percent	14 122	10 909	3 213	260	260	—	13 862	10 649	3 213

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980¹—Con.									
80 to 89 percent	9 187	7 626	1 561	54	54	—	9 132	7 571	1 561
90 to 99 percent	7 104	6 001	1 103	72	38	35	7 032	5 963	1 069
100 to 109 percent	4 843	4 211	631	35	—	35	4 808	4 211	597
110 percent or more	19 660	14 380	5 280	412	412	—	19 249	13 969	5 280
Not reported or not computed	13 914	11 345	2 568	39	39	—	13 875	11 307	2 568
Median	78	77	86	...	...	...	78	77	87
Other properties	20 757	15 048	5 709	312	312	—	20 445	14 736	5 709
PROPERTY CHARACTERISTICS									
Location by Size of Place									
Inside SMSA's	121 631	98 143	23 488	1 565	1 295	271	120 066	96 849	23 217
1,000,000 or more	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—
50,000 to 249,999	30 879	22 286	8 592	168	168	—	30 711	22 118	8 592
10,000 to 49,999	54 626	45 818	8 808	457	423	35	54 169	45 396	8 773
Less than 10,000 and rural	36 126	30 039	6 088	940	704	236	35 186	29 335	5 852
Outside SMSA's	—	—	—	—	—	—	—	—	—
10,000 or more	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—
Number of Housing Units									
5 to 9 housing units	67 049	55 459	11 590	220	220	—	66 829	55 239	11 590
10 to 14 housing units	25 350	19 634	5 716	399	399	—	24 951	19 235	5 716
15 to 19 housing units	9 784	8 000	1 784	312	110	202	9 472	7 889	1 583
20 to 24 housing units	7 412	5 828	1 584	80	80	—	7 331	5 747	1 584
25 to 49 housing units	12 037	9 223	2 813	554	485	69	11 483	8 739	2 744
Number of Buildings									
1 building	74 366	60 702	13 664	697	697	—	73 669	60 005	13 664
2 to 4 buildings	24 090	19 860	4 230	491	221	271	23 599	19 639	3 959
5 or more buildings	8 678	7 050	1 628	148	148	—	8 530	6 903	1 628
Not reported	14 497	10 531	3 966	229	229	—	14 268	10 302	3 966
Manner of Acquisition									
By purchase	120 745	97 258	23 488	1 565	1 295	271	119 180	95 963	23 217
Placed one new mortgage	82 413	76 361	6 052	1 010	975	35	81 403	75 386	6 017
Placed two or more new mortgages	12 383	5 284	7 099	—	—	—	12 383	5 284	7 099
Assumed mortgage(s) already on property	15 453	11 161	4 292	521	320	202	14 932	10 841	4 091
Assumed mortgage already on property and placed new mortgage	7 618	1 788	5 830	35	—	35	7 583	1 788	5 795
All cash	2 327	2 327	—	—	—	—	2 327	2 327	—
Borrowed other than with mortgage	552	337	215	—	—	—	552	337	215
Inheritance or gift	886	886	—	—	—	—	886	886	—
Other	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Land and Building Acquisition									
During same 12-month period	106 352	83 949	22 403	1 185	915	271	105 166	83 034	22 132
Acquired land previously	12 905	12 154	751	380	380	—	12 525	11 774	751
Land not owned by building owner	428	307	121	—	—	—	428	307	121
Not reported	1 946	1 734	212	—	—	—	1 946	1 734	212
Year Property Acquired									
1979 to 1981 (part)	29 696	20 303	9 393	170	135	35	29 526	20 168	9 359
1977 and 1978	26 079	20 801	5 278	261	261	—	25 817	20 540	5 278
1975 and 1976	17 128	12 241	4 887	606	370	236	16 522	11 871	4 651
1970 to 1974	21 654	19 342	2 313	305	305	—	21 349	19 037	2 313
1965 to 1969	14 861	13 277	1 584	139	139	—	14 722	13 138	1 584
1960 to 1964	7 760	7 760	—	85	85	—	7 675	7 675	—
1959 or earlier	4 453	4 421	32	—	—	—	4 453	4 421	32
Year Structure Built									
1979 to March 1980	2 897	2 846	52	2	2	—	2 896	2 844	52
1977 and 1978	6 566	6 018	547	144	144	—	6 422	5 875	547
1975 and 1976	5 062	4 294	768	186	151	35	4 876	4 143	733
1970 to 1974	16 253	13 150	3 102	689	655	35	15 563	12 495	3 068
1960 to 1969	39 204	30 512	8 692	276	276	—	38 927	30 236	8 692
1950 to 1959	14 833	11 377	3 457	269	67	202	14 565	11 309	3 255
1940 to 1949	5 659	4 295	1 364	—	—	—	5 659	4 295	1 364
1939 or earlier	28 798	24 050	4 749	—	—	—	28 798	24 050	4 749
Not reported	2 360	1 601	758	—	—	—	2 360	1 601	758
Purchase Price Per Housing Unit									
Properties acquired by purchase 1977 to 1981 (part)	55 498	40 827	14 671	431	396	35	55 067	40 431	14 636
Less than \$5,000	2 058	1 968	90	—	—	—	2 058	1 968	90
\$5,000 to \$9,999	6 901	5 812	1 089	—	—	—	6 901	5 812	1 089
\$10,000 to \$14,999	11 001	7 242	3 760	7	7	—	10 995	7 237	3 760
\$15,000 to \$19,999	8 701	7 201	1 500	38	4	35	8 662	7 197	1 465
\$20,000 to \$24,999	7 887	5 626	2 261	—	—	—	7 887	5 626	2 261
\$25,000 to \$29,999	7 259	4 549	2 710	96	96	—	7 163	4 453	2 710
\$30,000 to \$34,999	4 129	3 620	508	—	—	—	4 129	3 620	508
\$35,000 to \$39,999	2 325	1 019	1 306	42	42	—	2 283	977	1 306
\$40,000 to \$49,999	1 279	664	615	—	—	—	1 279	664	615
\$50,000 to \$59,999	312	312	—	—	—	—	312	312	—
\$60,000 to \$79,999	249	—	249	—	—	—	249	—	249
\$80,000 to \$99,999	7	7	—	—	—	—	7	7	—
\$100,000 to \$149,999	—	—	—	—	—	—	—	—	—
\$150,000 or more	557	557	—	248	248	—	309	309	—
Not reported	2 832	2 250	582	—	—	—	2 832	2 250	582
Median	\$18700	\$18000	\$21300	...	...	...	\$18600	\$17800	\$21400
Other properties	66 133	57 316	8 817	1 134	898	236	64 999	56 418	8 581

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

PROPERTY CHARACTERISTICS—Con.

Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$10,000	—	—	—	—	—	—	—	—	—
\$10,000 to \$49,999	2 255	2 255	—	—	—	—	2 255	2 255	—
\$50,000 to \$99,999	14 437	11 896	2 541	—	—	—	14 437	11 896	2 541
\$100,000 to \$149,999	10 372	8 605	1 767	—	—	—	10 372	8 605	1 767
\$150,000 to \$199,999	15 338	13 764	1 574	—	—	—	15 338	13 764	1 574
\$200,000 to \$299,999	20 538	16 015	4 523	219	219	—	20 319	15 796	4 523
\$300,000 to \$399,999	14 918	10 403	4 515	67	67	—	14 851	10 336	4 515
\$400,000 to \$499,999	10 154	7 787	2 367	310	109	202	9 844	7 678	2 166
\$500,000 to \$999,999	15 263	11 590	3 673	155	120	35	15 109	11 470	3 638
\$1,000,000 or more	5 371	4 046	1 325	495	460	35	4 876	3 586	1 291
Not reported	12 985	11 783	1 202	320	320	—	12 665	11 463	1 202
Median	\$258000	\$241600	\$316300	...	...	...	\$255600	\$239100	\$313300
Mean	\$351400	\$345500	\$374300	...	...	...	\$342400	\$334800	\$372300

Value Per Housing Unit

Less than \$5,000	1 649	1 649	—	—	—	—	1 649	1 649	—
\$5,000 to \$9,999	5 720	5 138	581	67	67	—	5 653	5 071	581
\$10,000 to \$14,999	14 044	11 350	2 694	33	33	—	14 010	11 317	2 694
\$15,000 to \$19,999	15 951	12 626	3 325	37	2	35	15 915	12 624	3 290
\$20,000 to \$24,999	13 534	11 018	2 515	278	42	236	13 256	10 977	2 279
\$25,000 to \$29,999	14 940	12 205	2 735	377	377	—	14 563	11 828	2 735
\$30,000 to \$34,999	15 120	12 822	2 298	110	110	—	15 010	12 712	2 298
\$35,000 to \$39,999	5 720	3 835	1 884	80	80	—	5 640	3 756	1 884
\$40,000 to \$49,999	9 554	6 284	3 269	134	134	—	9 420	6 151	3 269
\$50,000 to \$59,999	5 770	3 363	2 407	—	—	—	5 770	3 363	2 407
\$60,000 to \$79,999	4 092	3 843	249	—	—	—	4 092	3 843	249
\$80,000 to \$99,999	1 153	1 019	134	1	1	—	1 152	1 018	134
\$100,000 to \$149,999	768	768	—	—	—	—	768	768	—
\$150,000 or more	632	438	193	129	129	—	503	309	193
Not reported	12 985	11 783	1 202	320	320	—	12 665	11 463	1 202
Median	\$26100	\$25600	\$28700	...	...	...	\$26100	\$25400	\$29000
Mean	\$30600	\$30600	\$30800	...	...	...	\$30200	\$30100	\$30900

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	100 874	83 095	17 779	1 253	983	271	99 621	82 113	17 509
Less than \$60	2 743	2 494	248	—	—	—	2 743	2 494	248
\$60 to \$79	1 285	1 027	258	—	—	—	1 285	1 027	258
\$80 to \$99	2 548	2 299	249	101	101	—	2 448	2 199	249
\$100 to \$119	2 990	2 480	510	—	—	—	2 990	2 480	510
\$120 to \$149	7 172	6 046	1 127	—	—	—	7 172	6 046	1 127
\$150 to \$199	19 439	17 279	2 161	296	262	35	19 143	17 017	2 126
\$200 to \$249	21 232	17 696	3 536	130	95	35	21 102	17 600	3 502
\$250 to \$299	16 958	12 925	4 033	397	195	202	16 562	12 730	3 832
\$300 to \$349	8 054	6 358	1 696	—	—	—	8 054	6 358	1 696
\$350 to \$399	2 217	1 203	1 014	119	119	—	2 098	1 084	1 014
\$400 to \$449	1 044	887	157	—	—	—	1 044	887	157
\$450 to \$499	1 229	1 229	—	2	2	—	1 227	1 227	—
\$500 or more	1 876	1 256	620	171	171	—	1 706	1 085	620
No rental receipts	—	—	—	—	—	—	—	—	—
Not reported	12 086	9 917	2 169	39	39	—	12 047	9 878	2 169
Median	\$219	\$214	\$246	...	...	...	\$219	\$214	\$245
Mean	\$343	\$340	\$356	...	...	...	\$325	\$319	\$358
Other properties	20 757	15 048	5 709	312	312	—	20 445	14 736	5 709

Purchase Price as Percent of Value

Acquired by purchase	120 745	97 258	23 488	1 565	1 295	271	119 180	95 963	23 217
Purchased 1977 to 1981 (part)	55 498	40 827	14 671	431	396	35	55 067	40 431	14 636
Less than 80 percent	28 541	20 177	8 364	95	61	35	28 446	20 116	8 330
80 to 89 percent	8 732	6 177	2 555	—	—	—	8 732	6 177	2 555
90 to 94 percent	5 716	4 138	1 578	—	—	—	5 716	4 138	1 578
95 to 99 percent	1 301	1 301	—	210	210	—	1 091	1 091	—
100 percent or more	6 329	4 831	1 498	—	—	—	6 329	4 831	1 498
Not reported	4 879	4 204	675	126	126	—	4 753	4 078	675
Median	80—	80—	80—	...	...	...	80—	80—	80—
Purchased 1970 to 1976	38 395	31 195	7 200	911	675	236	37 484	30 520	6 964
Less than 60 percent	21 011	17 014	3 997	228	228	—	20 783	16 787	3 997
60 to 79 percent	6 761	5 102	1 658	204	2	202	6 557	5 100	1 457
80 to 89 percent	1 429	1 360	68	—	—	—	1 429	1 360	68
90 to 99 percent	1 178	396	781	33	33	—	1 145	363	781
100 percent or more	924	890	35	35	—	35	890	890	—
Not reported	7 093	6 432	661	412	412	—	6 681	6 020	661
Median	60—	60—	60—	...	...	...	60—	60—	60—
Purchased 1969 or earlier	26 852	25 235	1 617	223	223	—	26 629	25 012	1 617
Less than 40 percent	10 105	9 906	199	—	—	—	10 105	9 906	199
40 to 59 percent	6 307	5 786	521	152	152	—	6 155	5 634	521
60 to 79 percent	1 882	1 351	531	—	—	—	1 882	1 351	531
80 to 99 percent	737	737	—	—	—	—	737	737	—
100 percent or more	545	545	—	—	—	—	545	545	—
Not reported	7 276	6 911	366	71	71	—	7 205	6 839	366
Median	40—	40—	...	...	...	...	40—	40—	...
Not acquired by purchase	886	886	—	—	—	—	886	886	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980 ¹	100 874	83 095	17 779	1 253	983	271	99 621	82 113	17 509
Less than 5 percent	5 975	5 187	788	—	—	—	5 975	5 187	788
5 to 9 percent	33 235	25 486	7 750	464	464	—	32 771	25 021	7 750
10 to 14 percent	27 773	23 173	4 600	449	178	271	27 324	22 995	4 329
15 to 19 percent	6 933	6 106	827	172	172	—	6 761	5 934	827
20 to 24 percent	2 618	2 313	305	—	—	—	2 618	2 313	305
25 to 29 percent	1 614	1 247	367	—	—	—	1 614	1 247	367
30 to 39 percent	597	597	—	—	—	—	597	597	—
40 percent or more	1 047	1 047	—	—	—	—	1 047	1 047	—
Not reported or not computed	21 081	17 939	3 142	168	168	—	20 914	17 771	3 142
Median	10	10	9	...	...	...	10	10	9
Other properties	20 757	15 048	5 709	312	312	—	20 445	14 736	5 709

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	100 874	83 095	17 779	1 253	983	271	99 621	82 113	17 509
Less than 1.0 percent	29 848	25 196	4 652	481	245	236	29 367	24 951	4 416
1.0 to 2.9 percent	15 883	12 249	3 633	57	57	—	15 826	12 193	3 633
3.0 to 4.9 percent	11 526	9 649	1 877	129	129	—	11 398	9 520	1 877
5.0 to 6.9 percent	3 595	2 605	990	219	219	—	3 376	2 386	990
7.0 to 8.9 percent	2 862	2 118	744	119	119	—	2 743	1 999	744
9.0 to 10.9 percent	4 408	3 849	560	—	—	—	4 408	3 849	560
11.0 to 12.9 percent	2 188	1 900	288	—	—	—	2 188	1 900	288
13.0 to 14.9 percent	1 239	869	370	—	—	—	1 239	869	370
15.0 percent or more	11 961	10 012	1 949	211	176	35	11 751	9 836	1 914
Not reported or not computed	17 364	14 648	2 716	39	39	—	17 325	14 609	2 716
Median	2.5	2.5	2.6	...	...	...	2.5	2.4	2.6
Other properties	20 757	15 048	5 709	312	312	—	20 445	14 736	5 709

OWNER CHARACTERISTICS

Type of Owner

Individual	86 761	69 369	17 392	183	183	—	86 578	69 186	17 392
Partnership	21 915	17 875	4 040	922	685	236	20 993	17 190	3 803
Real estate corporation	4 649	4 190	458	79	79	—	4 569	4 111	458
Real estate investment trust	2 107	1 478	630	—	—	—	2 107	1 478	630
Financial institution	102	102	—	—	—	—	102	102	—
Housing cooperative organization	473	473	—	307	307	—	166	166	—
Church or church-related institution	9	9	—	2	2	—	8	8	—
Other	4 212	3 636	576	72	37	35	4 141	3 599	541
Not reported	1 403	1 011	392	1	1	—	1 402	1 010	392

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1e. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's				Outside SMSA's			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
5-to-49-housing-unit properties	79 931	27 440	52 490	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Value—Con.			
Location by Size of Place				\$150,000 to \$199,999	6 416	1 889	4 527
Inside SMSA's				\$200,000 to \$299,999	5 321	1 168	4 153
1,000,000 or more				\$300,000 to \$399,999	3 124	793	2 331
250,000 to 999,999				\$400,000 to \$499,999	3 459	84	3 375
50,000 to 249,999				\$500,000 to \$999,999	4 977	119	4 858
10,000 to 49,999				\$1,000,000 or more	1 110	263	847
Less than 10,000 and rural				Not reported	4 025	1 692	2 333
Outside SMSA's				Median	\$96900	\$69100	\$127000
10,000 or more				Mean	\$172600	\$92800	\$213500
2,500 to 9,999				Value Per Housing Unit			
Less than 2,500 and rural				Less than \$5,000	5 909	3 995	1 914
Number of Housing Units				\$5,000 to \$9,999	16 005	8 628	7 377
5 to 9 housing units				\$10,000 to \$14,999	20 122	8 143	11 979
10 to 14 housing units				\$15,000 to \$19,999	11 135	2 089	9 046
15 to 19 housing units				\$20,000 to \$24,999	8 816	43	8 773
20 to 24 housing units				\$25,000 to \$29,999	8 874	1 431	7 443
25 to 49 housing units				\$30,000 to \$34,999	2 841	448	2 394
Number of Buildings				\$35,000 to \$39,999	588	—	588
1 building				\$40,000 to \$49,999	759	443	316
2 to 4 buildings				\$50,000 to \$59,999	618	300	318
5 or more buildings				\$60,000 to \$79,999	—	—	—
Not reported				\$80,000 to \$99,999	—	—	—
Manner of Acquisition				\$100,000 to \$149,999	229	229	—
By purchase				\$150,000 or more	10	—	10
Placed one new mortgage				Not reported	4 025	1 692	2 333
Placed two or more new mortgages				Median	\$14000	\$10200	\$17100
Assumed mortgage(s) already on property				Mean	\$15700	\$12100	\$17600
Assumed mortgage already on property and placed new mortgage				Monthly Rental Receipts Per Housing Unit			
All cash				Acquired before 1980 ¹			
Borrowed other than with mortgage				Less than \$60	67 271	24 289	42 982
Inheritance or gift				\$60 to \$79	8 453	6 694	1 759
Other				\$80 to \$99	4 536	1 367	3 169
Not reported				\$100 to \$119	4 348	1 595	2 753
Land and Building Acquisition				\$120 to \$149	5 350	1 889	3 462
During same 12-month period				\$150 to \$199	8 277	1 926	6 351
Acquired land previously				\$200 to \$249	19 347	5 146	14 201
Land not owned by building owner				\$250 to \$299	6 371	1 740	4 631
Not reported				\$300 to \$349	2 732	632	2 100
Year Property Acquired				\$350 to \$399	859	443	416
1979 to 1981 (part)				\$400 to \$449	560	—	560
1977 and 1978				\$450 to \$499	148	—	148
1975 and 1976				\$500 or more	—	—	—
1970 to 1974				No rental receipts	239	—	239
1965 to 1969				Not reported	746	746	—
1960 to 1964				Median	5 304	2 111	3 193
1959 or earlier				Mean	\$1117	\$158	\$194
Year Structure Built				Other properties	12 659	3 151	9 509
1979 to March 1980				Purchase Price as Percent of Value			
1977 and 1978				Acquired by purchase			
1975 and 1976				Purchased 1977 to 1981 (part)			
1970 to 1974				Less than 80 percent	74 941	23 405	51 536
1960 to 1969				80 to 89 percent	31 658	3 106	28 552
1950 to 1959				90 to 94 percent	15 191	1 735	13 455
1940 to 1949				95 to 99 percent	3 632	327	3 305
1939 or earlier				100 percent or more	3 492	225	3 267
Not reported				Not reported	763	—	763
Purchase Price Per Housing Unit				Median	7 044	626	6 418
Properties acquired by purchase 1977 to 1981 (part)				Not reported	1 537	193	1 344
Less than \$5,000				Mean	80—	—	80
\$5,000 to \$9,999				Purchased 1970 to 1976			
\$10,000 to \$14,999				Less than 60 percent	25 771	6 800	18 971
\$15,000 to \$19,999				60 to 79 percent	13 321	4 269	9 052
\$20,000 to \$24,999				80 to 89 percent	6 002	1 338	4 664
\$25,000 to \$29,999				90 to 99 percent	2 053	1 006	1 047
\$30,000 to \$34,999				100 percent or more	—	—	—
\$35,000 to \$39,999				Not reported	1 320	—	1 320
\$40,000 to \$49,999				Median	2 740	187	2 554
\$50,000 to \$59,999				Mean	60—	60—	60—
\$60,000 to \$79,999				Purchased 1969 or earlier			
\$80,000 to \$99,999				Less than 40 percent	17 512	13 500	4 012
\$100,000 to \$149,999				40 to 59 percent	8 960	7 186	1 774
\$150,000 or more				60 to 79 percent	2 250	1 843	407
Not reported				80 to 99 percent	1 003	614	389
Median				100 percent or more	651	560	91
Other properties				Not reported	976	942	34
Value				Median	3 671	2 355	1 317
Less than \$10,000				Not acquired by purchase	40—	40—	—
\$10,000 to \$49,999				Rental Receipts as Percent of Value			
\$50,000 to \$99,999				Acquired before 1980 ¹			
\$100,000 to \$149,999				Less than 5 percent	67 271	24 289	42 982
Not reported				5 to 9 percent	3 691	2 204	1 487
Median				10 to 14 percent	19 604	5 480	14 124
Other properties				15 to 19 percent	20 612	6 495	14 117
Value				20 to 24 percent	6 372	1 807	4 565
Less than \$10,000				25 to 29 percent	3 143	1 773	1 370
\$10,000 to \$49,999				30 to 39 percent	3 979	1 839	2 140
\$50,000 to \$99,999				40 percent or more	1 533	1 081	452
\$100,000 to \$149,999				Not reported or not computed	342	123	219
				Median	7 996	3 488	4 509
				Other properties	12	12	11

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1e. **Mortgage Status, Rental and Vacant 5-to-49-Housing-Unit Properties: 1981—Con.**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's			Outside SMSA's		
PROPERTY CHARACTERISTICS—Con.			MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.		
Rental Vacancy Losses as Percent of Potential Receipts			Real Estate Tax as Percent of Rental Receipts		
Acquired before 1980 ¹			Acquired before 1980 ¹		
Less than 1.0 percent	67 271	24 289	42 982	67 271	24 289
1.0 to 2.9 percent	21 396	10 259	11 136	7 550	3 580
3.0 to 4.9 percent	6 847	2 076	4 771	14 028	5 457
5.0 to 6.9 percent	4 107	377	3 730	12 842	4 523
7.0 to 8.9 percent	2 226	326	1 901	10 847	2 637
9.0 to 10.9 percent	2 317	1 245	1 072	5 054	1 716
11.0 to 12.9 percent	3 756	441	3 315	3 023	380
13.0 to 14.9 percent	1 163	—	1 163	1 756	380
15.0 percent or more	1 590	104	1 485	434	434
Not reported or not computed	14 114	5 856	8 258	2 951	1 852
Median	9 755	3 605	6 150	8 785	3 766
	3.3	1.1	4.3	13	11
Other properties	12 659	3 151	9 509	12 659	3 151
MORTGAGE PAYMENTS AND OTHER EXPENSES			Selected Owner Expenses as Percent of Rental Receipts		
Real Estate Tax Per Housing Unit			Acquired before 1980 ¹		
Acquired before 1980			Acquired before 1980 ¹		
Less than \$100	69 649	25 506	44 142	67 271	24 289
\$100 to \$199	17 501	10 721	6 779	6 658	6 556
\$200 to \$299	19 370	7 430	11 940	3 899	3 887
\$300 to \$399	14 543	3 722	10 821	3 632	3 240
\$400 to \$499	4 081	458	3 623	2 977	1 480
\$500 to \$599	3 332	297	3 036	2 330	839
\$600 to \$699	3 255	247	3 008	4 738	225
\$700 to \$799	46	—	46	6 376	1 041
\$800 to \$899	536	—	536	5 671	273
\$900 to \$999	149	—	149	4 987	—
\$1,000 to \$1,499	93	—	93	4 508	—
\$1,500 or more	643	4	639	12 456	2 988
Not reported	771	229	542	9 039	3 762
Median	5 329	2 398	2 931	78	30
	\$176	\$111	\$217	12 659	3 151
Acquired 1980 and 1981 (part)	10 282	1 934	8 348	9 509	3 151
Real Estate Tax Per \$1,000 Value			OWNER CHARACTERISTICS		
Acquired before 1980			Type of Owner		
Acquired before 1980			Individual		
Less than \$10	69 649	25 506	44 142	59 170	21 698
\$10 to \$14	20 202	7 519	12 683	13 164	3 384
\$15 to \$19	14 802	4 049	10 753	3 070	223
\$20 to \$24	7 813	2 763	5 050	802	186
\$25 to \$29	6 044	1 793	4 250	157	157
\$30 to \$39	5 591	3 500	2 091	307	—
\$40 to \$49	2 517	760	1 757	403	391
\$50 to \$59	1 536	—	1 536	2 858	1 402
\$60 or more	809	809	—	—	—
Not reported or not computed	1 085	—	1 085	—	—
Median	9 249	4 312	4 937	—	—
	\$13	\$14	\$13	—	—
Acquired 1980 and 1981 (part)	10 282	1 934	8 348	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's

5-to-49-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	46 592	46 592	—	1 182	1 182	—	45 411	45 411	—
2 mortgages	5 179	—	5 179	—	—	—	5 179	—	5 179
3 or more mortgages	720	—	720	—	—	—	720	—	720

Form of Debt of First Mortgage

Mortgage or deed of trust	43 692	37 918	5 774	1 182	1 182	—	42 511	36 737	5 774
Contract to purchase	8 520	8 520	—	—	—	—	8 520	8 520	—
Wrap-around mortgage	278	154	124	—	—	—	278	154	124

Origin of First Mortgage

Mortgage made at time property acquired	39 163	35 662	3 501	1 049	1 049	—	38 114	34 613	3 501
Mortgage assumed at time property acquired	5 613	3 865	1 748	132	132	—	5 481	3 733	1 748
Mortgage placed later than acquisition of property	7 714	7 065	649	—	—	—	7 714	7 065	649
Refinanced mortgage:									
Same lender	3 297	3 297	—	—	—	—	3 297	3 297	—
Different lender	2 210	1 872	338	—	—	—	2 210	1 872	338
Mortgage placed on property owned free and clear of debt	2 208	1 897	311	—	—	—	2 208	1 897	311

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	7 714	7 065	649	—	—	—	7 714	7 065	649
Renew or extend loan that had fallen due, without increasing the outstanding balance	674	674	—	—	—	—	674	674	—
Secure better terms	790	749	41	—	—	—	790	749	41
Provide funds for additions, improvements, or repairs to this property	3 186	2 578	608	—	—	—	3 186	2 578	608
Provide funds for investment in other real estate	670	670	—	—	—	—	670	670	—
Provide funds for other types of investments	1 026	1 026	—	—	—	—	1 026	1 026	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	827	827	—	—	—	—	827	827	—
Not reported	541	541	—	—	—	—	541	541	—
Other properties	44 776	39 527	5 249	1 182	1 182	—	43 595	38 345	5 249

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	2 548	—	2 548	—	—	—	2 548	—	2 548
Provide funds for additions, improvements or repairs to this property	630	—	630	—	—	—	630	—	630
Provide funds for investment in other real estate	—	—	—	—	—	—	—	—	—
Provide funds for other types of investments	331	—	331	—	—	—	331	—	331
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	650	—	650	—	—	—	650	—	650
Not reported	937	—	937	—	—	—	937	—	937
Other properties	3 350	—	3 350	—	—	—	3 350	—	3 350

Year First Mortgage Made or Assumed

1979 to 1981 (part)	18 028	16 318	1 710	86	86	—	17 942	16 232	1 710
1977 and 1978	13 481	10 759	2 723	42	42	—	13 439	10 717	2 723
1975 and 1976	7 913	6 904	1 009	45	45	—	7 867	6 858	1 009
1970 to 1974	10 977	10 659	319	876	876	—	10 102	9 783	319
1965 to 1969	1 720	1 720	—	—	—	—	1 720	1 720	—
1960 to 1964	239	101	138	—	—	—	239	101	138
1959 or earlier	132	132	—	132	132	—	—	—	—

First Mortgage Loan

Less than \$10,000	910	910	—	—	—	—	910	910	—
\$10,000 to \$49,999	20 119	18 593	1 527	—	—	—	20 119	18 593	1 527
\$50,000 to \$99,999	13 308	11 848	1 459	132	132	—	13 175	11 716	1 459
\$100,000 to \$149,999	5 487	4 496	991	—	—	—	5 487	4 496	991
\$150,000 to \$199,999	2 511	2 285	226	—	—	—	2 511	2 285	226
\$200,000 to \$299,999	3 586	2 795	791	241	241	—	3 345	2 554	791
\$300,000 to \$399,999	2 496	2 347	148	130	130	—	2 366	2 218	148
\$400,000 to \$499,999	1 935	1 459	476	58	58	—	1 876	1 400	476
\$500,000 to \$999,999	1 795	1 516	280	286	286	—	1 509	1 229	280
\$1,000,000 or more	343	343	—	333	333	—	10	10	—
Median	\$69600	\$66000	\$98700	...	...	...	\$67600	\$63700	\$98700
Mean	\$131700	\$127800	\$162300	...	...	...	\$118600	\$112900	\$162300

First Mortgage Outstanding Debt

Less than \$10,000	3 460	3 460	—	132	132	—	3 328	3 328	—
\$10,000 to \$49,999	22 436	20 540	1 896	—	—	—	22 436	20 540	1 896
\$50,000 to \$99,999	10 407	9 257	1 150	—	—	—	10 407	9 257	1 150
\$100,000 to \$149,999	5 649	4 718	931	—	—	—	5 649	4 718	931
\$150,000 to \$199,999	1 610	1 232	378	—	—	—	1 610	1 232	378
\$200,000 to \$299,999	3 184	2 446	738	241	241	—	2 942	2 205	738
\$300,000 to \$399,999	2 162	2 112	49	188	188	—	1 974	1 924	49
\$400,000 to \$499,999	1 707	1 191	515	—	—	—	1 707	1 191	515
\$500,000 to \$999,999	1 533	1 292	241	286	286	—	1 246	1 006	241
\$1,000,000 or more	343	343	—	333	333	—	10	10	—
Median	\$51700	\$48600	\$95800	...	...	...	\$49800	\$47700	\$95800
Mean	\$116400	\$111800	\$152200	...	...	...	\$103800	\$97500	\$152200

Total Mortgage Outstanding Debt

Less than \$10,000	3 460	3 460	—	132	132	—	3 328	3 328	—
\$10,000 to \$49,999	21 084	20 540	544	—	—	—	21 084	20 540	544
\$50,000 to \$99,999	11 699	9 257	2 442	—	—	—	11 699	9 257	2 442
\$100,000 to \$149,999	5 175	4 718	457	—	—	—	5 175	4 718	457
\$150,000 to \$199,999	1 806	1 232	574	—	—	—	1 806	1 232	574
\$200,000 to \$299,999	2 955	2 446	509	241	241	—	2 714	2 205	509
\$300,000 to \$399,999	2 541	2 112	429	188	188	—	2 353	1 924	429
\$400,000 to \$499,999	1 596	1 191	404	—	—	—	1 596	1 191	404
\$500,000 to \$999,999	1 726	1 292	434	286	286	—	1 439	1 006	434
\$1,000,000 or more	448	343	105	333	333	—	115	105	—
Median	\$57300	\$48600	\$99200	...	...	...	\$55300	\$47700	\$99200
Mean	\$122700	\$111800	\$208900	...	...	...	\$110300	\$97500	\$208900

Table 2e. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Current Interest Rate on First Mortgage

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 5.0 percent	237	237	—	132	132	—	105	105	—
5.0 percent	—	—	—	—	—	—	—	—	—
5.1 to 5.9 percent	165	165	—	—	—	—	165	165	—
6.0 percent	1 153	848	305	—	—	—	1 153	848	305
6.1 to 6.9 percent	1 178	1 118	60	—	—	—	1 178	1 118	60
7.0 percent	2 621	2 621	—	870	870	—	1 751	1 751	—
7.1 to 7.4 percent	582	303	280	—	—	—	582	303	280
7.5 to 7.9 percent	3 478	3 478	—	134	134	—	3 345	3 345	—
8.0 percent	4 553	4 368	186	—	—	—	4 553	4 368	186
8.1 to 8.4 percent	1 674	1 426	248	—	—	—	1 674	1 426	248
8.5 to 8.9 percent	5 648	5 390	258	45	45	—	5 602	5 345	258
9.0 percent	5 813	4 977	836	—	—	—	5 813	4 977	836
9.1 to 9.9 percent	8 090	6 845	1 244	—	—	—	8 090	6 845	1 244
10.0 percent	3 257	2 373	885	—	—	—	3 257	2 373	885
10.1 to 11.9 percent	7 813	6 946	867	—	—	—	7 813	6 946	867
12.0 percent	682	361	321	—	—	—	682	361	321
12.1 to 13.9 percent	1 202	1 202	—	—	—	—	1 202	1 202	—
14.0 percent or more	4 343	3 933	410	—	—	—	4 343	3 933	410
Median	9.0	9.0	9.6	...	...	...	9.0	9.0	9.6

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	14 045	12 406	1 639	—	—	—	14 045	12 406	1 639
Rate higher now than when mortgage made	3 615	2 726	890	—	—	—	3 615	2 726	890
Rate lower now than when mortgage made	82	82	—	—	—	—	82	82	—
Rate unchanged or same now as when mortgage made	10 200	9 599	601	—	—	—	10 200	9 599	601
Not reported	148	—	148	—	—	—	148	—	148
No, interest rate cannot be changed	38 342	34 083	4 259	1 182	1 182	—	37 161	32 901	4 259
Not reported	103	103	—	—	—	—	103	103	—

Reason for Change in First Mortgage Rate

Interest rate can be changed	14 045	12 406	1 639	—	—	—	14 045	12 406	1 639
Rate renegotiated periodically	1 521	1 521	—	—	—	—	1 521	1 521	—
Rate changes tied to market index	2 008	1 415	593	—	—	—	2 008	1 415	593
When mortgage is assumed	9 017	8 078	939	—	—	—	9 017	8 078	939
When payments become delinquent	1 936	1 663	273	—	—	—	1 936	1 663	273
Other reason	450	282	167	—	—	—	450	282	167
Not reported	39	—	39	—	—	—	39	—	39
Interest rate cannot be changed	38 342	34 083	4 259	1 182	1 182	—	37 161	32 901	4 259

Term of First Mortgage

Less than 8 years	4 115	3 910	205	—	—	—	4 115	3 910	205
8 to 12 years	6 249	6 001	247	—	—	—	6 249	6 001	247
13 to 17 years	14 926	13 390	1 536	—	—	—	14 926	13 390	1 536
18 to 22 years	10 839	9 611	1 227	—	—	—	10 839	9 611	1 227
23 to 27 years	6 881	5 447	1 434	—	—	—	6 881	5 447	1 434
28 to 32 years	2 198	2 143	55	—	—	—	2 198	2 143	55
33 to 37 years	295	295	—	132	132	—	163	163	—
38 or more years	6 070	5 331	739	1 049	1 049	—	5 021	4 282	739
No stated term	917	462	455	—	—	—	917	462	455
Median	18.2	17.9	21.0	...	...	...	18.0	17.7	21.0

Unexpired Term of First Mortgage

Less than 4 years	4 695	4 490	205	—	—	—	4 695	4 490	205
4 to 7 years	5 696	5 696	—	—	—	—	5 696	5 696	—
8 to 12 years	11 318	10 927	391	—	—	—	11 318	10 927	391
13 to 17 years	10 224	8 787	1 437	—	—	—	10 224	8 787	1 437
18 to 22 years	4 986	4 056	930	—	—	—	4 986	4 056	930
23 to 27 years	2 833	2 784	49	—	—	—	2 833	2 784	49
28 to 32 years	1 260	1 260	—	746	746	—	514	514	—
33 or more years	4 947	4 263	684	304	304	—	4 644	3 959	684
No stated term or not computed	6 532	4 329	2 203	132	132	—	6 400	4 197	2 203
Median	13.6	13.0	...	...	...	...	13.4	12.8	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	4 092	3 673	419	48	48	—	4 045	3 625	419
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—
Payments change in some other way	3 826	3 407	419	48	48	—	3 779	3 359	419
Not reported	266	266	—	—	—	—	266	266	—
No, monthly payments cannot change	47 495	42 337	5 158	1 088	1 088	—	46 407	41 249	5 158
Not reported	903	582	321	45	45	—	858	536	321

Holder of First Mortgage

Commercial bank or trust company	15 130	13 739	1 392	—	—	—	15 130	13 739	1 392
Mutual savings bank	2 268	1 629	639	—	—	—	2 268	1 629	639
Savings and loan association	16 506	14 489	2 017	178	178	—	16 328	14 311	2 017
Life insurance company	557	407	150	—	—	—	557	407	150
Mortgage company	—	—	—	—	—	—	—	—	—
Federal agency	1 364	1 085	280	—	—	—	1 364	1 085	280
Federally secured pool	3 524	3 120	404	—	—	—	3 524	3 120	404
Federal National Mortgage Association	876	876	—	876	876	—	—	—	—
Real estate or construction company	665	665	—	—	—	—	665	665	—
Individual or individual's estate	10 334	9 373	962	—	—	—	10 334	9 373	962
Other	1 265	1 210	55	128	128	—	1 137	1 082	55

Location of First Mortgage Holder

Property in Northeast Region	11 241	8 927	2 314	—	—	—	11 241	8 927	2 314
Lender in Northeast	10 449	8 436	2 013	—	—	—	10 449	8 436	2 013
Lender in North Central	186	186	—	—	—	—	186	186	—
Lender in South	606	305	301	—	—	—	606	305	301
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—

*Detail does not add to total because lenders reported more than one reason.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in North Central Region	20 363	19 174	1 189	614	614	—	19 749	18 560	1 189
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	17 314	16 166	1 148	93	93	—	17 220	16 072	1 148
Lender in South	3 049	3 008	41	520	520	—	2 529	2 488	41
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in South Region	9 581	9 037	544	43	43	—	9 538	8 994	544
Lender in Northeast	124	64	60	—	—	—	124	64	60
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	9 457	8 973	484	43	43	—	9 414	8 930	484
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in West Region	11 306	9 455	1 851	525	525	—	10 781	8 930	1 851
Lender in Northeast	293	293	—	132	132	—	161	161	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	965	686	280	312	312	—	653	373	280
Lender in West	10 048	8 476	1 571	80	80	—	9 967	8 396	1 571
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	48 226	42 327	5 898	921	921	—	47 305	41 406	5 898
Agent	4 265	4 265	—	261	261	—	4 004	4 004	—

Holder's Acquisition of First Mortgage

Originated by holder	46 974	41 622	5 353	178	178	—	46 796	41 444	5 353
Purchased from present servicer	2 524	2 485	39	—	—	—	2 524	2 485	39
Purchased from someone else	2 886	2 379	507	1 004	1 004	—	1 882	1 376	507
Not reported	106	106	—	—	—	—	106	106	—

Mortgage Assumption

Lender's permission needed for assumption	27 008	23 665	3 343	218	218	—	26 790	23 447	3 343
Lender's permission not needed for assumption	21 198	19 334	1 864	880	880	—	20 318	18 454	1 864
Not reported	4 284	3 593	691	83	83	—	4 201	3 510	691

Prepayment Penalties

Yes	6 553	5 842	711	998	998	—	5 555	4 844	711
No	44 509	39 643	4 866	138	138	—	44 371	39 505	4 866
Not reported	1 429	1 107	321	45	45	—	1 383	1 062	321

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	44 776	39 527	5 249	1 182	1 182	—	43 595	38 345	5 249
Less than 40 percent	1 326	759	567	—	—	—	1 326	759	567
40 to 49 percent	1 315	405	910	—	—	—	1 315	405	910
50 to 59 percent	3 921	3 722	199	—	—	—	3 921	3 722	199
60 to 69 percent	2 841	2 505	336	—	—	—	2 841	2 505	336
70 to 79 percent	8 785	8 215	570	—	—	—	8 785	8 215	570
80 to 89 percent	9 472	8 467	1 005	669	669	—	8 803	7 798	1 005
90 to 94 percent	6 640	6 297	342	138	138	—	6 502	6 159	342
95 to 99 percent	926	871	55	294	294	—	632	577	55
100 percent or more	6 350	5 758	593	80	80	—	6 270	5 677	593
Not reported	3 201	2 529	672	—	—	—	3 201	2 529	672
Median	83	83	75	...	...	...	82	83	75
Other properties	7 714	7 065	649	—	—	—	7 714	7 065	649

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	44 776	39 527	5 249	1 182	1 182	—	43 595	38 345	5 249
Less than 40 percent	759	759	—	—	—	—	759	759	—
40 to 49 percent	405	405	—	—	—	—	405	405	—
50 to 59 percent	3 784	3 722	62	—	—	—	3 784	3 722	62
60 to 69 percent	2 505	2 505	—	—	—	—	2 505	2 505	—
70 to 79 percent	8 628	8 215	413	—	—	—	8 628	8 215	413
80 to 89 percent	9 804	8 467	1 337	669	669	—	9 135	7 798	1 337
90 to 94 percent	6 571	6 297	274	138	138	—	6 433	6 159	274
95 to 99 percent	1 995	871	1 124	294	294	—	1 701	577	1 124
100 percent or more	7 124	5 758	1 367	80	80	—	7 044	5 677	1 367
Not reported	3 201	2 529	672	—	—	—	3 201	2 529	672
Median	85	83	96	...	...	...	85	83	96
Other properties	7 714	7 065	649	—	—	—	7 714	7 065	649

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	8 149	7 736	413	132	132	—	8 017	7 604	413
20 to 29 percent	4 490	4 031	459	—	—	—	4 490	4 031	459
30 to 39 percent	6 557	5 789	769	—	—	—	6 557	5 789	769
40 to 49 percent	6 734	5 025	1 709	92	92	—	6 641	4 932	1 709
50 to 59 percent	7 501	6 708	792	37	37	—	7 463	6 671	792
60 to 69 percent	5 887	5 174	713	252	252	—	5 635	4 922	713
70 to 79 percent	6 090	5 836	254	41	41	—	6 048	5 795	254
80 to 89 percent	3 051	2 900	151	—	—	—	3 051	2 900	151
90 to 99 percent	654	350	304	136	136	—	519	215	304
100 percent or more	1 045	833	212	328	328	—	718	506	212
Not reported	2 333	2 209	124	163	163	—	2 170	2 046	124
Median	49	49	47	...	...	...	48	49	47

Total Outstanding Debt as Percent of Value

Less than 20 percent	7 736	7 736	—	132	132	—	7 604	7 604	—
20 to 29 percent	4 231	4 031	200	—	—	—	4 231	4 031	200
30 to 39 percent	5 980	5 789	191	—	—	—	5 980	5 789	191

Table 2e. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
40 to 49 percent	5 597	5 025	572	92	92	—	5 504	4 932	572
50 to 59 percent	7 929	6 708	1 221	37	37	—	7 892	6 671	1 221
60 to 69 percent	6 533	5 174	1 359	252	252	—	6 282	4 922	1 359
70 to 79 percent	6 760	5 836	924	41	41	—	6 718	5 795	924
80 to 89 percent	3 154	2 900	254	—	—	—	3 154	2 900	254
90 to 99 percent	798	350	448	136	136	—	663	215	448
100 percent or more	1 440	833	606	328	328	—	1 112	506	606
Not reported	2 333	2 209	124	163	163	—	2 170	2 046	124
Median	52	49	65	...	...	...	52	49	65

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	52 490	46 592	5 898	1 182	1 182	—	51 309	45 411	5 898
Interest and principal	51 220	45 321	5 898	1 182	1 182	—	50 038	44 140	5 898
Fully amortized	46 453	41 466	4 988	1 182	1 182	—	45 272	40 284	4 988
Partially amortized	4 766	3 856	910	—	—	—	4 766	3 856	910
Principal only	—	—	—	—	—	—	—	—	—
Fully amortized	—	—	—	—	—	—	—	—	—
Partially amortized	—	—	—	—	—	—	—	—	—
Interest only	1 271	1 271	—	—	—	—	1 271	1 271	—
No regular payments required	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	51 220	45 321	5 898	1 182	1 182	—	50 038	44 140	5 898
Real estate taxes and property insurance	8 007	7 667	340	1 176	1 176	—	6 831	6 491	340
With no other items	6 162	5 823	340	—	—	—	6 162	5 823	340
With other items	1 845	1 845	—	1 176	1 176	—	669	669	—
Real estate taxes only	3 518	2 334	1 184	—	—	—	3 518	2 334	1 184
Property insurance only	13	13	—	—	—	—	13	13	—
Other combinations or no other items	39 682	35 307	4 375	6	6	—	39 676	35 302	4 375
No regular payments of interest and principal	1 271	1 271	—	—	—	—	1 271	1 271	—

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	52 490	46 592	5 898	1 182	1 182	—	51 309	45 411	5 898
Less than \$60	17 850	16 337	1 513	132	132	—	17 717	16 205	1 513
\$60 to \$79	9 671	8 248	1 423	467	467	—	9 204	7 781	1 423
\$80 to \$99	8 756	7 901	854	75	75	—	8 680	7 826	854
\$100 to \$149	9 140	7 795	1 345	93	93	—	9 047	7 702	1 345
\$150 to \$199	4 404	3 847	559	80	80	—	4 326	3 767	559
\$200 to \$249	1 275	1 275	—	6	6	—	1 269	1 269	—
\$250 to \$299	697	492	205	—	—	—	697	492	205
\$300 to \$399	—	—	—	—	—	—	—	—	—
\$400 to \$499	—	—	—	—	—	—	—	—	—
\$500 to \$599	—	—	—	—	—	—	—	—	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	360	360	—	—	—	—	360	360	—
\$800 or more	338	338	—	328	328	—	10	10	—
Median	\$77	\$77	\$80	...	...	...	\$77	\$77	\$80
Mean	\$97	\$97	\$96	...	...	...	\$92	\$91	\$96
No regular payments required	—	—	—	—	—	—	—	—	—

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	52 490	46 592	5 898	1 182	1 182	—	51 309	45 411	5 898
Less than \$60	16 453	16 337	116	132	132	—	16 320	16 205	116
\$60 to \$79	8 665	8 248	417	467	467	—	8 198	7 781	417
\$80 to \$99	8 778	7 901	876	75	75	—	8 702	7 826	876
\$100 to \$149	10 014	7 795	2 219	93	93	—	9 921	7 702	2 219
\$150 to \$199	5 200	3 847	1 352	80	80	—	5 119	3 767	1 352
\$200 to \$249	1 697	1 275	423	6	6	—	1 692	1 269	423
\$250 to \$299	733	492	241	—	—	—	733	492	241
\$300 to \$399	254	—	254	—	—	—	254	—	254
\$400 to \$499	—	—	—	—	—	—	—	—	—
\$500 to \$599	—	—	—	—	—	—	—	—	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	360	360	—	—	—	—	360	360	—
\$800 or more	338	338	—	328	328	—	10	10	—
Median	\$83	\$77	\$135	...	...	...	\$83	\$77	\$135
Mean	\$102	\$97	\$142	...	...	...	\$97	\$91	\$142
No regular payments required	—	—	—	—	—	—	—	—	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	52 490	46 592	5 898	1 182	1 182	—	51 309	45 411	5 898
Current or ahead of schedule	51 034	45 740	5 294	1 182	1 182	—	49 852	44 559	5 294
Delinquent (30 days or more)	1 351	746	605	—	—	—	1 351	746	605
1 to 3 payments	391	182	209	—	—	—	391	182	209
4 or more payments	959	564	396	—	—	—	959	564	396
Foreclosure in process	273	174	99	—	—	—	273	174	99
Foreclosure not in process	686	389	297	—	—	—	686	389	297
Not reported	—	—	—	—	—	—	—	—	—
Not reported	106	106	—	—	—	—	106	106	—
No regular payments required	—	—	—	—	—	—	—	—	—

Table 2e. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	44 142	39 440	4 702	1 176	1 176	—	42 966	38 264	4 702
Less than \$100	6 779	6 682	97	45	45	—	6 734	6 637	97
\$100 to \$199	11 940	10 628	1 311	126	126	—	11 814	10 503	1 311
\$200 to \$299	10 821	9 492	1 329	535	535	—	10 286	8 957	1 329
\$300 to \$399	3 623	3 033	590	142	142	—	3 481	2 891	590
\$400 to \$499	3 036	2 729	307	—	—	—	3 036	2 729	307
\$500 to \$599	3 008	2 814	193	—	—	—	3 008	2 814	193
\$600 to \$699	46	—	46	—	—	—	46	—	46
\$700 to \$799	536	536	—	—	—	—	536	536	—
\$800 to \$899	149	149	—	—	—	—	149	149	—
\$900 to \$999	93	93	—	—	—	—	93	93	—
\$1,000 to \$1,499	639	639	—	—	—	—	639	639	—
\$1,500 or more	542	338	205	328	328	—	215	10	205
Not reported	2 931	2 307	624	—	—	—	2 931	2 307	624
Median	\$217	\$213	\$247	...	...	...	\$214	\$209	\$247
Acquired 1980 and 1981 (part)	8 348	7 152	1 196	6	6	—	8 342	7 147	1 196

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
Less than 20 percent	1 185	1 083	102	—	—	—	1 185	1 083	102
20 to 29 percent	5 536	4 455	1 082	—	—	—	5 536	4 455	1 082
30 to 39 percent	4 959	4 519	440	—	—	—	4 959	4 519	440
40 to 49 percent	8 595	7 854	742	372	372	—	8 223	7 482	742
50 to 59 percent	5 488	4 698	790	127	127	—	5 361	4 571	790
60 to 69 percent	3 148	2 940	208	—	—	—	3 148	2 940	208
70 to 79 percent	2 374	2 123	251	—	—	—	2 374	2 123	251
80 to 89 percent	1 915	1 618	297	—	—	—	1 915	1 618	297
90 to 99 percent	3 003	2 435	568	58	58	—	2 945	2 376	568
100 percent or more	3 584	3 584	—	460	460	—	3 124	3 124	—
Not reported or not computed	3 193	2 970	223	—	—	—	3 193	2 970	223
Median	50	50	48	...	...	...	49	49	48
Other properties	9 509	8 313	1 196	164	164	—	9 344	8 148	1 196

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
Less than 20 percent	1 185	1 083	102	—	—	—	1 185	1 083	102
20 to 29 percent	4 570	4 455	116	—	—	—	4 570	4 455	116
30 to 39 percent	4 719	4 519	200	—	—	—	4 719	4 519	200
40 to 49 percent	8 275	7 854	421	372	372	—	7 903	7 482	421
50 to 59 percent	5 431	4 698	733	127	127	—	5 304	4 571	733
60 to 69 percent	3 816	2 940	875	—	—	—	3 816	2 940	875
70 to 79 percent	2 935	2 123	812	—	—	—	2 935	2 123	812
80 to 89 percent	1 618	1 618	—	—	—	—	1 618	1 618	—
90 to 99 percent	2 685	2 435	251	58	58	—	2 627	2 376	251
100 percent or more	4 554	3 584	970	460	460	—	4 094	3 124	970
Not reported or not computed	3 193	2 970	223	—	—	—	3 193	2 970	223
Median	52	50	68	...	...	...	52	49	68
Other properties	9 509	8 313	1 196	164	164	—	9 344	8 148	1 196

Real Estate Tax Per \$1,000 Value

Acquired before 1980	44 142	39 440	4 702	1 176	1 176	—	42 966	38 264	4 702
Less than \$10	12 683	12 242	441	123	123	—	12 560	12 119	441
\$10 to \$14	10 753	9 356	1 397	233	233	—	10 520	9 124	1 397
\$15 to \$19	5 050	3 594	1 456	159	159	—	4 891	3 435	1 456
\$20 to \$24	4 250	4 145	105	171	171	—	4 079	3 974	105
\$25 to \$29	2 091	2 042	49	—	—	—	2 091	2 042	49
\$30 to \$39	1 757	1 552	205	—	—	—	1 757	1 552	205
\$40 to \$49	1 536	1 536	—	—	—	—	1 536	1 536	—
\$50 to \$59	—	—	—	—	—	—	—	—	—
\$60 or more	1 085	881	205	328	328	—	758	553	205
Not reported or not computed	4 937	4 092	845	163	163	—	4 774	3 929	845
Median	\$13	\$13	\$15	...	...	...	\$13	\$13	\$15
Acquired 1980 and 1981 (part)	8 348	7 152	1 196	6	6	—	8 342	7 147	1 196

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
Less than 5 percent	3 971	3 566	404	45	45	—	3 925	3 521	404
5 to 9 percent	8 572	7 558	1 014	200	200	—	8 372	7 359	1 014
10 to 14 percent	8 319	7 273	1 046	213	213	—	8 107	7 061	1 046
15 to 19 percent	8 211	7 699	511	41	41	—	8 170	7 658	511
20 to 24 percent	3 338	3 133	205	—	—	—	3 338	3 133	205
25 to 29 percent	2 643	2 315	328	—	—	—	2 643	2 315	328
30 to 34 percent	1 376	1 330	46	—	—	—	1 376	1 330	46
35 to 39 percent	434	434	—	58	58	—	376	376	—
40 percent or more	1 099	797	302	460	460	—	639	338	302
Not reported or not computed	5 019	4 172	847	—	—	—	5 019	4 172	847
Median	14	14	12	...	...	...	14	14	12
Other properties	9 509	8 313	1 196	164	164	—	9 344	8 148	1 196

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
Less than 20 percent	102	—	102	—	—	—	102	—	102
20 to 29 percent	12	12	—	—	—	—	12	12	—
30 to 39 percent	392	392	—	—	—	—	392	392	—
40 to 49 percent	1 497	1 497	—	—	—	—	1 497	1 497	—
50 to 59 percent	1 491	1 353	138	—	—	—	1 491	1 353	138
60 to 69 percent	4 513	4 404	109	168	168	—	4 345	4 236	109
70 to 79 percent	5 336	4 661	675	173	173	—	5 163	4 488	675

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980?—Con.

80 to 89 percent	5 398	5 027	371	75	75	—	5 323	4 951	371
90 to 99 percent	4 987	4 316	671	83	83	—	4 905	4 234	671
100 to 109 percent	4 508	4 304	205	—	—	—	4 508	4 304	205
110 percent or more	9 468	7 883	1 585	518	518	—	8 950	7 365	1 585
Not reported or not computed	5 277	4 430	847	—	—	—	5 277	4 430	847
Median	90	89	98	...	...	...	90	89	98

Other properties

9 509 8 313 1 196 164 164 — 9 344 8 148 1 196

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—
Outside SMSA's	52 490	46 592	5 898	1 182	1 182	—	51 309	45 411	5 898
10,000 or more	18 760	15 501	3 258	745	745	—	18 015	14 757	3 258
2,500 to 9,999	12 489	10 851	1 639	143	143	—	12 347	10 708	1 639
Less than 2,500 and rural	21 242	20 240	1 001	294	294	—	20 947	19 946	1 001

Number of Housing Units

5 to 9 housing units	33 986	30 840	3 146	—	—	—	33 986	30 840	3 146
10 to 14 housing units	6 869	5 973	896	328	328	—	6 541	5 645	896
15 to 19 housing units	3 048	2 586	462	132	132	—	2 916	2 454	462
20 to 24 housing units	4 280	3 824	456	163	163	—	4 117	3 661	456
25 to 49 housing units	4 308	3 369	939	559	559	—	3 749	2 810	939

Number of Buildings

1 building	28 401	24 377	4 023	764	764	—	27 637	23 614	4 023
2 to 4 buildings	14 679	13 794	886	335	335	—	14 344	13 459	886
5 or more buildings	4 679	4 312	368	77	77	—	4 602	4 235	368
Not reported	4 731	4 109	622	6	6	—	4 725	4 104	622

Manner of Acquisition

By purchase	51 536	45 850	5 686	1 182	1 182	—	50 354	44 668	5 686
Placed one new mortgage	43 363	40 673	2 690	1 049	1 049	—	42 314	39 624	2 690
Placed two or more new mortgages	1 720	612	1 107	—	—	—	1 720	612	1 107
Assumed mortgage(s) already on property	4 506	3 700	806	132	132	—	4 373	3 567	806
Assumed mortgage already on property and placed new mortgage	1 149	165	983	—	—	—	1 149	165	983
All cash	380	281	99	—	—	—	380	281	99
Borrowed other than with mortgage	418	418	—	—	—	—	418	418	—
Inheritance or gift	224	12	212	—	—	—	224	12	212
Other	528	528	—	—	—	—	528	528	—
Not reported	202	202	—	—	—	—	202	202	—

Land and Building Acquisition

During same 12-month period	45 785	40 531	5 254	941	941	—	44 844	39 590	5 254
Acquired land previously	6 436	5 792	644	240	240	—	6 196	5 551	644
Land not owned by building owner	7	7	—	—	—	—	7	7	—
Not reported	263	263	—	—	—	—	263	263	—

Year Property Acquired

1979 to 1981 (part)	15 547	13 706	1 841	86	86	—	15 461	13 620	1 841
1977 and 1978	13 207	11 047	2 160	42	42	—	13 165	11 005	2 160
1975 and 1976	7 936	6 891	1 045	45	45	—	7 890	6 846	1 045
1970 to 1974	11 247	10 632	615	876	876	—	10 372	9 756	615
1965 to 1969	2 242	2 242	—	—	—	—	2 242	2 242	—
1960 to 1964	482	344	138	—	—	—	482	344	138
1959 or earlier	1 829	1 730	99	132	132	—	1 697	1 598	99

Year Structure Built

1979 to March 1980	4 433	3 813	620	80	80	—	4 353	3 733	620
1977 and 1978	3 434	3 107	327	48	48	—	3 386	3 059	327
1975 and 1976	4 366	4 039	327	45	45	—	4 321	3 994	327
1970 to 1974	7 292	6 472	820	876	876	—	6 417	5 596	820
1960 to 1969	5 391	4 799	592	—	—	—	5 391	4 799	592
1950 to 1959	5 496	5 124	372	132	132	—	5 364	4 992	372
1940 to 1949	2 977	2 746	231	—	—	—	2 977	2 746	231
1939 or earlier	17 749	15 586	2 164	—	—	—	17 749	15 586	2 164
Not reported	1 351	906	445	—	—	—	1 351	906	445

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	28 552	24 551	4 001	128	128	—	28 424	24 423	4 001
Less than \$5,000	2 504	2 504	—	—	—	—	2 504	2 504	—
\$5,000 to \$9,999	7 999	7 752	247	—	—	—	7 999	7 752	247
\$10,000 to \$14,999	6 483	4 718	1 765	—	—	—	6 483	4 718	1 765
\$15,000 to \$19,999	5 450	5 094	357	—	—	—	5 450	5 094	357
\$20,000 to \$24,999	3 350	2 813	538	122	122	—	3 228	2 690	538
\$25,000 to \$29,999	1 042	742	320	—	—	—	1 042	742	320
\$30,000 to \$34,999	263	263	—	6	6	—	257	257	—
\$35,000 to \$39,999	333	128	205	—	—	—	333	128	205
\$40,000 to \$49,999	—	—	—	—	—	—	—	—	—
\$50,000 to \$59,999	—	—	—	—	—	—	—	—	—
\$60,000 to \$79,999	—	—	—	—	—	—	—	—	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	—	—	—	—	—	—	—	—	—
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	1 107	538	570	—	—	—	1 107	538	570
Median	\$12500	\$11900	...	...	...	...	\$12400	\$11800	...
Other properties	23 938	22 041	1 897	1 053	1 053	—	22 885	20 988	1 897

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

PROPERTY CHARACTERISTICS—Con.

Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$10,000	—	—	—	—	—	—	—	—	—
10,000 to \$49,999	5 826	5 826	—	—	—	—	5 826	5 826	—
50,000 to \$99,999	13 401	12 086	1 315	—	—	—	13 401	12 086	1 315
100,000 to \$149,999	10 840	9 538	1 302	328	328	—	10 513	9 211	1 302
150,000 to \$199,999	4 527	4 250	277	—	—	—	4 527	4 250	277
200,000 to \$299,999	4 153	3 642	511	—	—	—	4 153	3 642	511
300,000 to \$399,999	2 331	1 802	530	262	262	—	2 069	1 540	530
400,000 to \$499,999	3 375	2 551	824	159	159	—	3 216	2 392	824
500,000 to \$999,999	4 858	4 067	791	105	105	—	4 752	3 962	791
1,000,000 or more	847	621	226	165	165	—	682	456	226
Not reported	2 333	2 209	124	163	163	—	2 170	2 046	124
Median	\$127000	\$122400	\$198800	...	...	...	\$125400	\$120500	\$198800
Mean	\$213500	\$199100	\$324700	...	...	...	\$208000	\$192500	\$324700

Value Per Housing Unit

Less than \$5,000	1 914	1 914	—	—	—	—	1 914	1 914	—
5,000 to \$9,999	7 377	7 130	247	—	—	—	7 377	7 130	247
10,000 to \$14,999	11 979	10 280	1 699	616	616	—	11 363	9 664	1 699
15,000 to \$19,999	9 046	8 252	794	41	41	—	9 005	8 211	794
20,000 to \$24,999	8 773	7 058	1 716	170	170	—	8 603	6 888	1 716
25,000 to \$29,999	7 443	6 838	605	143	143	—	7 299	6 694	605
30,000 to \$34,999	2 394	2 251	143	48	48	—	2 346	2 203	143
35,000 to \$39,999	588	435	153	—	—	—	588	435	153
40,000 to \$49,999	316	208	108	—	—	—	316	208	108
50,000 to \$59,999	318	8	310	—	—	—	318	8	310
60,000 to \$79,999	—	—	—	—	—	—	—	—	—
80,000 to \$99,999	—	—	—	—	—	—	—	—	—
100,000 to \$149,999	—	—	—	—	—	—	—	—	—
150,000 or more	10	10	—	—	—	—	10	10	—
Not reported	2 333	2 209	124	163	163	—	2 170	2 046	124
Median	\$17100	\$16700	\$20400	...	...	...	\$17200	\$16800	\$20400
Mean	\$17600	\$17200	\$20700	...	...	...	\$17600	\$17200	\$20700

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ²	42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
Less than \$60	1 759	1 759	—	132	132	—	1 626	1 626	—
60 to \$79	3 169	3 169	—	58	58	—	3 111	3 111	—
80 to \$99	2 753	2 221	532	—	—	—	2 753	2 221	532
100 to \$119	3 462	3 407	55	—	—	—	3 462	3 407	55
120 to \$149	6 351	5 912	440	83	83	—	6 269	5 829	440
150 to \$199	14 201	12 244	1 957	542	542	—	13 659	11 702	1 957
200 to \$249	4 631	3 966	665	34	34	—	4 597	3 932	665
250 to \$299	2 100	1 646	454	88	88	—	2 012	1 558	454
300 to \$349	416	346	69	80	80	—	336	266	69
350 to \$399	560	355	205	—	—	—	560	355	205
400 to \$449	148	148	—	—	—	—	148	148	—
450 to \$499	—	—	—	—	—	—	—	—	—
500 or more	239	136	102	—	—	—	239	136	102
No rental receipts	—	—	—	—	—	—	—	—	—
Not reported	3 193	2 970	223	—	—	—	3 193	2 970	223
Median	\$158	\$155	\$181	...	...	...	\$158	\$154	\$181
Mean	\$194	\$181	\$296	...	...	...	\$194	\$180	\$296
Other properties	9 509	8 313	1 196	164	164	—	9 344	8 148	1 196

Purchase Price as Percent of Value

Acquired by purchase	51 536	45 850	5 686	1 182	1 182	—	50 354	44 668	5 686
Acquired 1977 to 1981 (port)	28 552	24 551	4 001	128	128	—	28 424	24 423	4 001
Less than 80 percent	13 455	11 883	1 573	42	42	—	13 413	11 840	1 573
80 to 89 percent	3 305	2 334	971	—	—	—	3 305	2 334	971
90 to 94 percent	3 267	2 823	443	6	6	—	3 261	2 818	443
95 to 99 percent	763	722	41	—	—	—	763	722	41
100 percent or more	6 418	6 014	403	—	—	—	6 418	6 014	403
Not reported	1 344	774	570	80	80	—	1 264	694	570
Median	80	80	...	...	...	...	81	80	...
Acquired 1970 to 1976	18 971	17 523	1 448	921	921	—	18 050	16 602	1 448
Less than 60 percent	9 052	8 371	681	130	130	—	8 922	8 241	681
60 to 79 percent	4 664	4 266	398	210	210	—	4 454	4 056	398
80 to 89 percent	1 047	816	231	—	—	—	1 047	816	231
90 to 99 percent	1 335	299	36	171	171	—	1 164	128	36
100 percent or more	1 320	1 320	—	328	328	—	992	992	—
Not reported	2 554	2 452	102	83	83	—	2 471	2 369	102
Median	60—	60—	...	...	...	...	60—	60—	...
Acquired 1969 or earlier	4 012	3 776	237	132	132	—	3 880	3 643	237
Less than 40 percent	1 774	1 675	99	132	132	—	1 642	1 543	99
40 to 59 percent	407	407	—	—	—	—	407	407	—
60 to 79 percent	389	252	138	—	—	—	389	252	138
80 to 99 percent	91	91	—	—	—	—	91	91	—
100 percent or more	34	34	—	—	—	—	34	34	—
Not reported	1 317	1 317	—	—	—	—	1 317	1 317	—
Median	...	...	...	...	...	...	...	...	...
Not acquired by purchase	955	743	212	—	—	—	955	743	212

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 5-to-49-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

Acquired before 1980²	42 982	38 279	4 702
Less than 5 percent	1 487	1 487	—
5 to 9 percent	14 124	12 659	1 465
10 to 14 percent	14 117	12 408	1 708
15 to 19 percent	4 565	3 911	654
20 to 24 percent	1 370	1 032	338
25 to 29 percent	2 140	1 928	212
30 to 39 percent	452	452	—
40 percent or more	219	117	102
Not reported or not computed	4 509	4 286	223
Median	11	11	12
Other properties	9 509	8 313	1 196

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	42 982	38 279	4 702
Less than 1.0 percent	11 136	9 229	1 907
1.0 to 2.9 percent	4 771	4 702	69
3.0 to 4.9 percent	3 730	3 507	223
5.0 to 6.9 percent	1 901	1 639	262
7.0 to 8.9 percent	1 072	825	247
9.0 to 10.9 percent	3 315	2 984	331
11.0 to 12.9 percent	1 163	1 163	—
13.0 to 14.9 percent	1 485	1 485	—
15.0 percent or more	8 258	7 152	1 106
Not reported or not computed	6 150	5 592	558
Median	4.3	4.4	3.9
Other properties	9 509	8 313	1 196

OWNER CHARACTERISTICS

Type of Owner

Individual	37 472	33 100	4 372
Partnership	9 779	8 696	1 083
Real estate corporation	2 848	2 652	195
Real estate investment trust	617	466	151
Financial institution	—	—	—
Housing cooperative organization	307	307	—
Church or church-related institution	12	12	—
Other	1 456	1 359	97
Not reported	—	—	—

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
1 487	1 487	—	191	191	—	1 297	1 297	—
14 124	12 659	1 465	40	40	—	14 084	12 619	1 465
14 117	12 408	1 708	167	167	—	13 950	12 242	1 708
4 565	3 911	654	457	457	—	4 107	3 454	654
1 370	1 032	338	—	—	—	1 370	1 032	338
2 140	1 928	212	—	—	—	2 140	1 928	212
452	452	—	—	—	—	452	452	—
219	117	102	—	—	—	219	117	102
4 509	4 286	223	163	163	—	4 346	4 123	223
11	11	12	...	...	...	11	11	12
9 509	8 313	1 196	164	164	—	9 344	8 148	1 196
42 982	38 279	4 702	1 017	1 017	—	41 965	37 262	4 702
11 136	9 229	1 907	346	346	—	10 790	8 883	1 907
4 771	4 702	69	540	540	—	4 231	4 162	69
3 730	3 507	223	43	43	—	3 687	3 464	223
1 901	1 639	262	88	88	—	1 813	1 551	262
1 072	825	247	—	—	—	1 072	825	247
3 315	2 984	331	—	—	—	3 315	2 984	331
1 163	1 163	—	—	—	—	1 163	1 163	—
1 485	1 485	—	—	—	—	1 485	1 485	—
8 258	7 152	1 106	—	—	—	8 258	7 152	1 106
6 150	5 592	558	—	—	—	6 150	5 592	558
4.3	4.4	3.9	...	...	...	4.6	4.6	3.9
9 509	8 313	1 196	164	164	—	9 344	8 148	1 196
37 472	33 100	4 372	138	138	—	37 334	32 962	4 372
9 779	8 696	1 083	914	914	—	8 865	7 783	1 083
2 848	2 652	195	—	—	—	2 848	2 652	195
617	466	151	—	—	—	617	466	151
—	—	—	—	—	—	—	—	—
307	307	—	—	—	—	307	307	—
12	12	—	—	—	—	12	12	—
1 456	1 359	97	130	130	—	1 326	1 229	97
—	—	—	—	—	—	—	—	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Rental and Vacant 50-or-More-Housing-Unit Properties

TABLES	Page	TABLES	Page
UNITED STATES		OUTSIDE SMSA's	
1a. Mortgage Status: 1981	651	1e. Mortgage Status: 1981	719
2a. Mortgage Insurance Status, Mortgaged Properties: 1981	653	2e. Mortgage Insurance Status, Mortgaged Properties: 1981	721
3. First Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	661		
4. Total Mortgage Debt by Mortgage Insurance Status, Mortgaged Properties: 1981	664	NORTHEAST REGION	
5. Holder of First Mortgage, Mortgaged Properties: 1981	665	1f. Mortgage Status: 1981	729
6. First Mortgage Loan, Mortgaged Properties: 1981	671	2f. Mortgage Insurance Status, Mortgaged Properties: 1981	731
7. First Mortgage Loan as Percent of Purchase Price, Mortgaged Properties: 1981 . .	674		
8. Value per Housing Unit, Mortgaged Properties: 1981	676	NORTH CENTRAL REGION	
9. Value per Housing Unit, Nonmortgaged Properties: 1981	678	1g. Mortgage Status: 1981	739
10. Total Outstanding Debt as Percent of Value, Mortgaged Properties: 1981	680	2g. Mortgage Insurance Status, Mortgaged Properties: 1981	741
11. Monthly Rental Receipts per Housing Unit, Mortgaged Properties: 1981	683		
12. Monthly Rental Receipts per Housing Unit, Nonmortgaged Properties: 1981	686	SOUTH REGION	
13. Junior Mortgage Characteristics, Mortgaged Properties: 1981	688	1h. Mortgage Status: 1981	749
		2h. Mortgage Insurance Status, Mortgaged Properties: 1981	751
INSIDE SMSA's			
1b. Mortgage Status: 1981	689	WEST REGION	
2b. Mortgage Insurance Status, Mortgaged Properties: 1981	691	1i. Mortgage Status: 1981	769
		2i. Mortgage Insurance Status, Mortgaged Properties: 1981	761
INSIDE SMSA's, IN CENTRAL CITIES			
1c. Mortgage Status: 1981	699	INSIDE SMSA's, PLACES OF 1,000,000 OR MORE	
2c. Mortgage Insurance Status, Mortgaged Properties: 1981	701	1j. Mortgage Status: 1981	769
		2j. Mortgage Insurance Status, Mortgaged Properties: 1981	771
INSIDE SMSA's, NOT IN CENTRAL CITIES			
1d. Mortgage Status: 1981	709	INSIDE SMSA's, PLACES OF 250,000 TO 999,999	
2d. Mortgage Insurance Status, Mortgaged Properties: 1981	711	1k. Mortgage Status: 1981	779
		2k. Mortgage Insurance Status, Mortgaged Properties: 1981	781

TABLES		Page	TABLES		Page
INSIDE SMSA's, PLACES OF 50,000 TO 249,999			INSIDE SMSA's, PLACES OF LESS THAN 50,000 AND RURAL		
1l.	Mortgage Status: 1981	789	1m.	Mortgage Status: 1981	799
2l.	Mortgage Insurance Status, Mortgaged Properties: 1981	791	2m.	Mortgage Insurance Status, Mortgaged Properties: 1981	801

Table 1a. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total properties	Nonmortgaged properties	Mortgaged properties	United States	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	54 158	4 276	49 882	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's	50 459	4 068	46 391	\$35,000 to \$39,999	394	16	378
1,000,000 or more	12 126	1 648	10 478	\$40,000 to \$49,999	307	15	292
250,000 to 999,999	8 874	855	8 019	\$50,000 to \$59,999	79	2	77
50,000 to 249,999	12 031	865	11 166	\$60,000 to \$79,999	46	—	46
10,000 to 49,999	10 858	420	10 438	\$80,000 to \$99,999	42	1	41
Less than 10,000 and rural	6 569	280	6 289	\$100,000 to \$149,999	78	—	78
Outside SMSA's	3 699	208	3 491	\$150,000 or more	23	—	23
10,000 or more	2 335	131	2 205	Not reported	3 114	119	2 995
2,500 to 9,999	692	41	651	Median	\$17700	\$8300	\$17900
Less than 2,500 and rural	672	36	636	Other properties	33 748	3 581	30 167
Number of Housing Units				Value			
50 to 74 housing units	18 872	2 088	16 785	Less than \$200,000	737	271	467
75 to 99 housing units	9 377	690	8 687	\$200,000 to \$299,999	794	267	527
100 to 149 housing units	11 264	636	10 628	\$300,000 to \$399,999	601	113	488
150 to 199 housing units	5 656	314	5 341	\$400,000 to \$499,999	554	88	466
200 to 299 housing units	5 584	316	5 268	\$500,000 to \$999,999	4 880	564	4 316
300 to 499 housing units	2 670	171	2 499	\$1,000,000 to \$1,499,999	6 301	502	5 799
500 to 999 housing units	636	55	581	\$1,500,000 to \$1,999,999	5 288	213	5 075
1,000 or more housing units	100	6	94	\$2,000,000 to \$2,999,999	8 024	379	7 645
Number of Buildings				\$3,000,000 to \$3,999,999	4 739	236	4 504
1 building	19 243	2 458	16 784	\$4,000,000 to \$4,999,999	2 888	95	2 793
2 to 4 buildings	7 753	508	7 245	\$5,000,000 or more	7 743	404	7 339
5 or more buildings	20 241	982	19 260	Not reported	11 609	1 144	10 464
Not reported	6 921	328	6 593	Median	\$2264200	\$1261900	\$2336400
Manner of Acquisition				Mean	\$3304900	\$2701700	\$3352900
By purchase	52 151	3 088	49 063	Value Per Housing Unit			
Placed one new mortgage	35 404	1 440	33 964	Less than \$5,000	1 889	592	1 298
Placed two or more new mortgages	2 437	83	2 354	\$5,000 to \$9,999	3 140	498	2 642
Assumed mortgage(s) already on property	8 785	502	8 283	\$10,000 to \$14,999	5 722	603	5 119
Assumed mortgage already on property and placed new mortgage	3 893	85	3 808	\$15,000 to \$19,999	8 326	500	7 826
All cash	1 242	740	502	\$20,000 to \$24,999	7 522	209	7 313
Borrowed other than with mortgage	390	238	152	\$25,000 to \$29,999	6 461	208	6 253
Inheritance or gift	508	295	213	\$30,000 to \$34,999	3 805	186	3 619
Other	505	420	85	\$35,000 to \$39,999	1 776	121	1 655
Not reported	994	473	522	\$40,000 to \$49,999	1 879	61	1 818
Source of Downpayment ¹				\$50,000 to \$59,999	896	58	839
Properties purchased 1975 to 1981 (part)	25 882	840	25 042	\$60,000 to \$79,999	556	30	525
Cash	21 796	808	20 988	\$80,000 to \$99,999	235	19	216
Sale of stock for this project	688	7	681	\$100,000 to \$149,999	181	8	173
Sale of previously owned stock, shares or other securities	316	10	306	\$150,000 or more	161	39	122
Sale of land or other real estate	2 335	62	2 273	Not reported	11 609	1 144	10 464
Owner's cash, bank deposits, share accounts, or bonds	14 210	466	13 744	Median	\$21500	\$13900	\$21900
Borrowing other than mortgage on this property	2 296	159	2 137	Mean	\$24400	\$20500	\$24700
Other cash source or source not reported	1 952	105	1 846	Monthly Rental Receipts Per Housing Unit			
Noncash	1 825	11	1 814	Acquired before 1980 ²	44 717	3 384	41 333
Land used for structure(s) on this property	602	3	599	Less than \$60	808	118	690
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	210	—	210	\$60 to \$79	271	47	224
Other noncash source or no downpayment	1 013	8	1 005	\$80 to \$99	412	185	227
Not reported	4 626	93	4 533	\$100 to \$119	703	193	510
Other properties	28 276	3 436	24 840	\$120 to \$149	2 216	291	1 925
Land and Building Acquisition				\$150 to \$199	7 646	465	7 181
During same 12-month period	43 411	3 536	39 875	\$200 to \$249	10 356	566	9 791
Acquired land previously	8 518	551	7 967	\$250 to \$299	8 356	307	8 049
Land not owned by building owner	934	68	866	\$300 to \$349	4 471	188	4 283
Not reported	1 295	121	1 174	\$350 to \$399	1 977	55	1 922
Year Property Acquired				\$400 to \$449	857	39	818
1979 to 1981 (part)	11 150	599	10 551	\$450 to \$499	396	38	358
1977 and 1978	9 675	478	9 197	\$500 or more	996	125	871
1975 and 1976	5 614	269	5 345	Not rental receipts	88	80	8
1970 to 1974	12 929	425	12 504	Not reported	5 166	688	4 477
1965 to 1969	6 754	497	6 257	Median	\$237	\$201	\$239
1960 to 1964	3 422	339	3 083	Mean	\$304	\$267	\$306
1959 or earlier	4 613	1 669	2 944	Other properties	9 441	892	8 549
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980	1 829	54	1 775	Acquired by purchase	52 151	3 088	49 063
1977 and 1978	3 823	51	3 772	Purchased 1977 to 1981 (part)	20 410	694	19 715
1975 and 1976	2 934	90	2 843	Less than 80 percent	7 130	272	6 858
1970 to 1974	14 196	454	13 742	80 to 89 percent	3 406	44	3 362
1960 to 1969	16 141	639	15 502	90 to 94 percent	1 435	13	1 422
1950 to 1959	3 605	523	3 082	95 to 99 percent	955	26	929
1940 to 1949	2 087	544	1 544	100 percent or more	3 018	181	2 837
1939 or earlier	7 377	1 812	5 564	Not reported	4 466	159	4 307
Not reported	2 166	108	2 058	Median	82	80	83
Purchase Price Per Housing Unit				Purchased 1970 to 1976	18 126	463	17 664
Properties acquired by purchase 1977 to 1981 (part)	20 410	694	19 715	Less than 60 percent	4 797	126	4 671
Less than \$5,000	1 108	190	918	60 to 79 percent	4 093	129	3 964
\$5,000 to \$9,999	1 639	146	1 493	80 to 89 percent	1 701	20	1 681
\$10,000 to \$14,999	3 696	76	3 619	90 to 99 percent	805	25	779
\$15,000 to \$19,999	4 071	37	4 034	100 percent or more	1 155	70	1 085
\$20,000 to \$24,999	3 132	60	3 072	Not reported	5 575	92	5 484
\$25,000 to \$29,999	1 945	12	1 933	Median	67	69	67
\$30,000 to \$34,999	737	21	716	Purchased 1969 or earlier	13 615	1 931	11 684
				Less than 40 percent	2 265	574	1 691
				40 to 59 percent	2 335	191	2 143
				60 to 79 percent	1 884	190	1 693
				80 to 99 percent	755	73	681
				100 percent or more	795	156	639
				Not reported	5 582	746	4 836
				Median	55	42	56
				Not acquired by purchase	2 007	1 188	819

¹Detail does not add to total because owners reported more than one source. ²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1a. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ²	44 717	3 384	41 333
Less than 5 percent	1 356	148	1 208
5 to 9 percent	5 467	262	5 205
10 to 14 percent	12 608	460	12 148
15 to 19 percent	5 971	331	5 640
20 to 24 percent	2 607	250	2 357
25 to 29 percent	1 395	112	1 284
30 to 39 percent	1 183	137	1 045
40 percent or more	1 783	429	1 353
Not reported or not computed	12 347	1 255	11 093
Median	14	18	14
Other properties	9 441	892	8 549

Rental Vacancy Losses as Percent of Potential Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ²	44 717	3 384	41 333
Less than 1.0 percent	12 169	782	11 388
1.0 to 2.9 percent	7 426	400	7 026
3.0 to 4.9 percent	5 944	274	5 670
5.0 to 6.9 percent	3 139	172	2 966
7.0 to 8.9 percent	1 967	140	1 827
9.0 to 10.9 percent	2 213	195	2 017
11.0 to 12.9 percent	746	68	678
13.0 to 14.9 percent	600	26	574
15.0 percent or more	2 971	320	2 651
Not reported or not computed	7 542	1 007	6 535
Median	2.7	3.1	2.7
Other properties	9 441	892	8 549

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	48 089	3 847	44 243
Less than \$100	4 074	823	3 251
\$100 to \$199	10 637	814	9 823
\$200 to \$299	10 459	528	9 932
\$300 to \$399	6 636	338	6 298
\$400 to \$499	4 378	195	4 183
\$500 to \$599	2 978	208	2 770
\$600 to \$699	1 985	120	1 864
\$700 to \$799	1 346	30	1 316
\$800 to \$899	989	65	924
\$900 to \$999	616	31	585
\$1,000 to \$1,499	1 300	87	1 212
\$1,500 or more	817	31	785
Not reported	1 875	576	1 300
Median	\$280	\$200	\$285
Acquired 1980 and 1981 (part)	6 069	429	5 639

Real Estate Tax Per \$1,000 Value

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980	48 089	3 847	44 243
Less than \$10	12 533	704	11 828
\$10 to \$14	7 068	344	6 724
\$15 to \$19	4 382	203	4 178
\$20 to \$24	2 828	201	2 627

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980—Con.			
\$25 to \$29	1 731	136	1 595
\$30 to \$39	2 055	157	1 898
\$40 to \$49	1 191	98	1 093
\$50 to \$59	1 026	184	842
\$60 or more	2 467	336	2 131
Not reported or not computed	12 809	1 483	11 326
Median	\$14	\$18	\$13
Acquired 1980 and 1981 (part)	6 069	429	5 639

Real Estate Tax as Percent of Rental Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ²	44 717	3 384	41 333
Less than 5 percent	4 679	304	4 375
5 to 9 percent	14 631	723	13 908
10 to 14 percent	8 412	644	7 767
15 to 19 percent	5 176	296	4 881
20 to 24 percent	2 548	139	2 409
25 to 29 percent	919	39	879
30 to 34 percent	371	18	353
35 to 39 percent	223	21	203
40 percent or more	1 751	280	1 471
Not reported or not computed	6 007	921	5 086
Median	10	12	10
Other properties	9 441	892	8 549

Selected Owner Expenses as Percent of Rental Receipts

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980 ²	44 717	3 384	41 333
Less than 20 percent	660	531	128
20 to 29 percent	1 242	554	688
30 to 39 percent	1 790	552	1 238
40 to 49 percent	3 958	328	3 630
50 to 59 percent	6 609	127	6 483
60 to 69 percent	8 034	104	7 931
70 to 79 percent	5 887	43	5 844
80 to 89 percent	3 463	16	3 447
90 to 99 percent	1 999	15	1 984
100 to 109 percent	1 508	47	1 460
110 percent or more	3 499	178	3 322
Not reported or not computed	6 069	889	5 179
Median	66	33	67
Other properties	9 441	892	8 549

OWNER CHARACTERISTICS

Type of Owner

	Total properties	Nonmortgaged properties	Mortgaged properties
Individual	10 004	1 053	8 951
Partnership	30 370	958	29 412
Real estate corporation	6 415	968	5 447
Real estate investment trust	814	133	681
Financial institution	432	224	208
Housing cooperative organization	1 735	206	1 529
Church or church-related institution	917	144	773
Other	2 682	554	2 129
Not reported	790	37	753

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties	49 882	42 343	7 539	9 142	8 922	220	40 741	33 421	7 320
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage	42 343	42 343	—	8 922	8 922	—	33 421	33 421	—
2 mortgages	6 576	—	6 576	204	—	204	6 372	—	6 372
3 or more mortgages	963	—	963	16	—	16	948	—	948
Form of Debt of First Mortgage									
Mortgage or deed of trust	46 456	39 021	7 435	9 142	8 922	220	37 314	30 099	7 215
Contract to purchase	1 032	939	93	—	—	—	1 032	939	93
Wrap-around mortgage	2 394	2 382	12	—	—	—	2 394	2 382	12
Origin of First Mortgage									
Mortgage made at time property acquired	30 863	28 038	2 825	7 698	7 610	88	23 164	20 428	2 737
Mortgage assumed at time property acquired	9 549	5 658	3 891	895	811	84	8 654	4 847	3 807
Mortgage placed later than acquisition of property	9 470	8 646	824	549	501	48	8 922	8 146	776
Refinanced mortgage:									
Same lender	5 038	4 515	522	176	161	15	4 861	4 354	507
Different lender	3 465	3 216	249	225	196	29	3 240	3 020	220
Mortgage placed on property owned free and clear of debt	968	915	53	147	143	4	821	772	49
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property	9 470	8 646	824	549	501	48	8 922	8 146	776
Renew or extend loan that had fallen due, without increasing the outstanding balance	2 264	2 115	149	60	57	3	2 204	2 058	146
Secure better terms	1 495	1 371	124	87	72	15	1 408	1 299	108
Provide funds for additions, improvements, or repairs to this property	1 829	1 656	173	185	182	3	1 643	1 474	170
Provide funds for investment in other real estate	944	825	119	17	15	2	928	810	117
Provide funds for other types of investments	209	200	8	—	—	—	209	200	8
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	788	701	87	69	60	9	719	641	78
Not reported	1 942	1 778	164	130	114	16	1 811	1 663	148
Other properties	40 412	33 696	6 716	8 593	8 421	172	31 819	25 275	6 544
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property	2 716	—	2 716	98	—	98	2 619	—	2 619
Provide funds for additions, improvements or repairs to this property	808	—	808	31	—	31	777	—	777
Provide funds for investment in other real estate	397	—	397	1	—	1	396	—	396
Provide funds for other types of investments	121	—	121	1	—	1	120	—	120
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	606	—	606	37	—	37	569	—	569
Not reported	785	—	785	28	—	28	757	—	757
Other properties	4 823	—	4 823	122	—	122	4 701	—	4 701
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	12 803	9 772	3 031	1 084	1 017	67	11 718	8 755	2 964
1977 and 1978	11 108	9 222	1 886	1 778	1 727	51	9 330	7 495	1 835
1975 and 1976	6 134	5 383	751	912	887	25	5 222	4 497	726
1970 to 1974	13 053	11 777	1 276	3 811	3 748	64	9 242	8 030	1 212
1965 to 1969	4 711	4 238	473	838	836	3	3 873	3 402	471
1960 to 1964	1 692	1 574	119	449	440	9	1 244	1 134	110
1959 or earlier	381	376	4	269	268	1	112	109	3
First Mortgage Loan									
Less than \$200,000	2 474	1 816	658	63	58	5	2 412	1 758	654
\$200,000 to \$299,999	1 899	1 482	417	18	18	—	1 881	1 464	417
\$300,000 to \$399,999	1 949	1 354	595	39	39	—	1 910	1 315	595
\$400,000 to \$499,999	2 222	1 642	580	96	94	2	2 126	1 548	578
\$500,000 to \$999,999	12 955	10 973	1 982	1 376	1 336	40	11 579	9 636	1 943
\$1,000,000 to \$1,499,999	9 180	8 057	1 123	2 195	2 162	33	6 986	5 895	1 090
\$1,500,000 to \$1,999,999	5 754	5 050	704	1 625	1 605	20	4 129	3 445	684
\$2,000,000 to \$2,999,999	5 870	5 189	681	1 530	1 497	32	4 340	3 692	648
\$3,000,000 to \$3,999,999	3 339	2 953	386	990	968	22	2 349	1 985	364
\$4,000,000 to \$4,999,999	1 639	1 476	164	517	500	17	1 122	975	147
\$5,000,000 or more	2 600	2 350	250	693	643	49	1 907	1 707	200
Median	\$1187500	\$1242300	\$883400	\$1741300	\$1734600	\$2346400	\$1033100	\$1083900	\$864500
Mean	\$1845500	\$1924300	\$1402700	\$2376300	\$2346300	\$3594800	\$1726400	\$1811700	\$1337000
First Mortgage Outstanding Debt									
Less than \$200,000	4 472	3 463	1 008	193	188	5	4 279	3 275	1 004
\$200,000 to \$299,999	2 603	1 963	640	57	57	—	2 546	1 906	640
\$300,000 to \$399,999	2 407	1 920	488	90	90	—	2 317	1 829	488
\$400,000 to \$499,999	2 679	2 141	538	247	220	27	2 431	1 921	510
\$500,000 to \$999,999	12 162	10 283	1 880	1 459	1 442	18	10 703	8 841	1 862
\$1,000,000 to \$1,499,999	8 743	7 767	976	2 232	2 201	31	6 511	5 566	945
\$1,500,000 to \$1,999,999	4 900	4 159	741	1 486	1 461	25	3 414	2 698	716
\$2,000,000 to \$2,999,999	5 444	4 781	663	1 490	1 454	36	3 954	3 327	627
\$3,000,000 to \$3,999,999	2 862	2 590	272	881	864	18	1 981	1 726	254
\$4,000,000 to \$4,999,999	1 350	1 218	133	388	375	13	1 062	942	120
\$5,000,000 or more	2 260	2 059	201	617	570	47	1 643	1 489	154
Median	\$1035300	\$1090200	\$791500	\$1598100	\$1589900	\$2113900	\$911000	\$939900	\$773400
Mean	\$1624300	\$1689200	\$1259900	\$2177400	\$2148000	\$3373000	\$1500200	\$1566700	\$1196500
Total Mortgage Outstanding Debt									
Less than \$200,000	3 895	3 463	431	193	188	5	3 702	3 275	427
\$200,000 to \$299,999	2 358	1 963	395	57	57	—	2 301	1 906	395
\$300,000 to \$399,999	2 367	1 920	448	90	90	—	2 277	1 829	448
\$400,000 to \$499,999	2 635	2 141	494	220	220	—	2 415	1 921	494
\$500,000 to \$999,999	12 037	10 283	1 754	1 475	1 442	33	10 562	8 841	1 721
\$1,000,000 to \$1,499,999	8 898	7 767	1 131	2 236	2 201	35	6 663	5 566	1 097
\$1,500,000 to \$1,999,999	5 026	4 159	867	1 472	1 461	11	3 554	2 698	856
\$2,000,000 to \$2,999,999	5 732	4 781	951	1 487	1 454	33	4 245	3 327	918

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	3 030	2 590	440	893	864	30	2 136	1 726	410
\$4,000,000 to \$4,999,999	1 483	1 218	265	392	375	17	1 091	842	248
\$5,000,000 or more	2 421	2 059	362	626	570	56	1 795	1 489	306
Median	\$1092700	\$1090200	\$1109200	\$1601900	\$1589900	\$2801900	\$958000	\$939900	\$1079900
Mean	\$1697800	\$1689200	\$1746200	\$2211400	\$2148000	\$4787100	\$1582600	\$1566700	\$1654900

Current Interest Rate on First Mortgage

Less than 5.0 percent	1 719	1 647	72	1 107	1 095	12	612	553	60
5.0 percent	86	80	6	3	2	2	83	79	5
5.1 to 5.9 percent	1 832	1 667	166	747	730	17	1 086	937	148
6.0 percent	2 201	1 728	474	201	199	1	2 001	1 528	473
6.1 to 6.9 percent	2 032	1 627	405	49	49	—	1 983	1 578	405
7.0 percent	4 092	3 879	213	2 951	2 888	63	1 141	992	150
7.1 to 7.4 percent	713	584	129	71	44	28	641	540	101
7.5 to 7.9 percent	5 099	4 620	479	2 244	2 226	17	2 855	2 394	461
8.0 percent	2 687	2 268	419	206	192	14	2 481	2 075	405
8.1 to 8.4 percent	1 988	1 752	236	80	66	14	1 907	1 686	222
8.5 to 8.9 percent	6 623	5 784	840	1 229	1 193	36	5 394	4 591	804
9.0 percent	3 418	2 800	618	118	116	2	3 300	2 684	616
9.1 to 9.9 percent	8 473	6 762	1 711	71	65	6	8 402	6 697	1 705
10.0 percent	2 291	1 794	497	13	13	—	2 278	1 780	497
10.1 to 11.9 percent	3 622	2 877	745	32	32	—	3 590	2 845	745
12.0 percent	606	455	152	6	1	5	601	454	147
12.1 to 13.9 percent	1 013	792	220	6	4	2	1 006	788	218
14.0 percent or more	1 386	1 228	158	7	7	—	1 379	1 221	158
Median	8.7	8.6	9.0	7.0	7.0	7.3	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	12 594	10 194	2 401	—	—	—	12 594	10 194	2 401
Rate higher now than when mortgage made	3 605	2 683	921	—	—	—	3 605	2 683	921
Rate lower now than when mortgage made	242	200	41	—	—	—	242	200	41
Rate unchanged or same now as when mortgage made	8 268	6 919	1 349	—	—	—	8 268	6 919	1 349
Not reported	480	392	89	—	—	—	480	392	89
No, interest rate cannot be changed	36 315	31 358	4 957	9 142	8 922	220	27 174	22 436	4 738
Not reported	973	791	182	—	—	—	973	791	182

Reason for Change in First Mortgage Rate

Interest rate can be changed	12 594	10 194	2 401	—	—	—	12 594	10 194	2 401
Rate renegotiated periodically	778	634	144	—	—	—	778	634	144
Rate changes tied to market index	1 621	1 169	452	—	—	—	1 621	1 169	452
When mortgage is assumed	5 721	4 567	1 155	—	—	—	5 721	4 567	1 155
When payments become delinquent	2 767	2 220	547	—	—	—	2 767	2 220	547
Other reason	3 042	2 709	333	—	—	—	3 042	2 709	333
Not reported	337	280	57	—	—	—	337	280	57
Interest rate cannot be changed	36 315	31 358	4 957	9 142	8 922	220	27 174	22 436	4 738

Term of First Mortgage

Less than 8 years	4 101	3 439	663	29	25	5	4 072	3 414	658
8 to 12 years	6 673	5 540	1 133	11	11	—	6 662	5 529	1 133
13 to 17 years	5 319	4 434	886	25	25	—	5 295	4 409	886
18 to 22 years	6 145	5 030	1 115	85	85	3	6 059	4 947	1 112
23 to 27 years	8 856	6 805	2 052	48	47	1	8 808	6 758	2 050
28 to 32 years	6 466	5 244	1 223	231	219	11	6 236	5 024	1 212
33 to 37 years	717	633	84	421	401	21	696	633	63
38 or more years	11 172	10 842	330	8 291	8 112	179	2 882	2 731	151
No stated term	431	377	54	—	—	—	431	377	54
Median	24.4	24.9	22.8	38+	38+	38+	21.4	21.2	22.3

Unexpired Term of First Mortgage

Less than 4 years	4 580	4 081	499	86	86	—	4 494	3 995	499
4 to 7 years	5 540	4 996	545	23	23	—	5 517	4 973	545
8 to 12 years	5 797	5 177	620	78	78	—	5 718	5 099	620
13 to 17 years	5 657	5 013	644	158	157	1	5 499	4 856	643
18 to 22 years	3 794	3 358	436	351	344	7	3 443	3 014	429
23 to 27 years	4 055	3 596	460	817	810	7	3 238	2 785	453
28 to 32 years	4 817	4 596	220	3 075	3 017	59	1 741	1 580	162
33 or more years	5 586	5 409	177	3 659	3 596	62	1 928	1 813	114
No stated term or not computed	10 056	6 116	3 940	895	811	84	9 162	5 305	3 857
Median	16.5	16.8	14.1	32.2	32.2	...	13.1	13.0	13.5

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	6 115	5 582	533	2 711	2 685	26	3 404	2 897	507
Payments increase yearly for first five years of mortgage	68	64	5	7	7	—	61	56	5
Payments increase yearly for first ten years of mortgage	48	43	5	23	23	—	25	20	5
Payments change in some other way	5 470	5 023	447	2 498	2 474	24	2 972	2 549	424
Not reported	528	453	76	183	180	3	346	272	73
No, monthly payments cannot change	42 298	35 530	6 768	6 317	6 125	192	35 981	29 405	6 576
Not reported	1 469	1 231	239	114	112	2	1 356	1 118	237

Holder of First Mortgage

Commercial bank or trust company	2 890	2 417	473	366	362	5	2 523	2 055	468
Mutual savings bank	9 938	8 272	1 666	970	947	23	8 968	7 325	1 643
Savings and loan association	11 900	9 519	2 381	493	485	9	11 406	9 034	2 372
Life insurance company	9 158	7 164	1 995	469	459	10	8 689	6 705	1 984
Mortgage company	1 047	964	84	271	270	1	776	694	83
Federal agency	2 428	2 324	105	1 228	1 217	11	1 200	1 107	93
Federally secured pool	1 143	1 004	139	416	362	53	728	642	86
Federal National Mortgage Association	2 779	2 741	38	2 737	2 728	9	42	13	29
Rail estate or construction company	1 359	1 199	160	26	26	—	1 333	1 173	160
Individual or individual's estate	1 911	1 723	188	—	—	—	1 911	1 723	188
Other	5 329	5 017	312	2 165	2 068	98	3 164	2 950	214

¹Detail does not add to total because lenders reported more than one reason.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder									
Property in Northeast Region	15 816	13 449	2 367	2 005	1 920	85	13 811	11 529	2 282
Lender in Northeast	14 407	12 095	2 312	1 143	1 066	77	13 263	11 029	2 235
Lender in North Central	243	229	14	166	164	2	77	65	13
Lender in South	1 100	1 058	41	690	684	6	410	375	35
Lender in West	6	6	—	3	3	—	3	3	—
Lender outside United States	35	35	—	—	—	—	35	35	—
Not reported	26	26	—	3	3	—	23	23	—
Property in North Central Region	8 167	7 350	818	2 155	2 120	35	6 012	5 229	783
Lender in Northeast	1 635	1 385	250	372	368	4	1 263	1 017	246
Lender in North Central	4 557	4 061	496	660	655	6	3 896	3 406	491
Lender in South	1 683	1 634	49	1 044	1 019	25	639	615	24
Lender in West	170	152	18	72	72	—	98	79	18
Lender outside United States	113	109	5	—	—	—	113	109	5
Not reported	9	9	—	6	6	—	3	3	—
Property in South Region	14 977	12 457	2 520	2 749	2 735	34	12 208	9 722	2 486
Lender in Northeast	5 144	4 171	973	540	530	10	4 604	3 641	963
Lender in North Central	984	825	159	315	315	—	669	510	159
Lender in South	8 077	6 867	1 210	1 867	1 845	23	6 210	5 022	1 188
Lender in West	382	325	56	45	45	—	337	281	56
Lender outside United States	279	174	105	—	—	—	279	174	105
Not reported	111	95	16	3	1	1	108	93	15
Property in West Region	10 922	9 087	1 835	2 212	2 147	66	8 709	6 940	1 769
Lender in Northeast	1 324	1 057	267	252	251	1	1 072	806	265
Lender in North Central	438	347	91	207	195	11	232	152	80
Lender in South	1 755	1 690	65	1 253	1 231	22	502	459	43
Lender in West	7 306	5 917	1 389	499	468	31	6 807	5 449	1 358
Lender outside United States	67	62	5	—	—	—	67	62	5
Not reported	32	14	18	2	2	—	30	12	18
Servicing of First Mortgage									
Holder	36 421	30 866	5 555	4 837	4 719	118	31 584	26 146	5 438
Agent	13 461	11 477	1 984	4 305	4 203	102	9 156	7 274	1 882
Holder's Acquisition of First Mortgage									
Originated by holder	33 954	28 218	5 736	1 719	1 649	70	32 235	26 570	5 665
Purchased from present servicer	4 343	3 523	819	665	659	5	3 678	2 864	814
Purchased from someone else	10 012	9 287	726	6 554	6 410	144	3 459	2 877	582
Not reported	1 573	1 314	259	204	204	—	1 369	1 110	259
Mortgage Assumption									
Lender's permission needed for assumption	23 042	19 303	3 739	1 958	1 892	66	21 084	17 411	3 673
Lender's permission not needed for assumption	20 751	17 889	2 862	6 525	6 389	136	14 226	11 500	2 726
Not reported	6 089	5 151	939	658	641	18	5 431	4 510	921
Prepayment Penalties									
Yes	27 367	23 543	3 823	6 765	6 663	102	20 602	16 880	3 722
No	19 428	16 258	3 170	2 115	2 003	112	17 313	14 255	3 058
Not reported	3 088	2 541	546	262	256	6	2 826	2 286	540
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	40 405	33 691	6 714	8 593	8 421	172	31 812	25 270	6 542
Less than 40 percent	1 849	797	1 052	72	65	6	1 777	732	1 045
40 to 49 percent	1 430	753	677	79	66	13	1 350	687	663
50 to 59 percent	2 008	1 128	880	71	62	10	1 937	1 066	870
60 to 69 percent	2 880	1 965	915	186	175	11	2 694	1 790	905
70 to 79 percent	4 972	3 924	1 048	381	333	48	4 591	3 591	1 000
80 to 89 percent	7 110	6 257	854	1 593	1 568	25	5 518	4 689	829
90 to 94 percent	3 736	3 498	238	1 151	1 149	2	2 585	2 349	237
95 to 99 percent	3 051	2 981	70	1 288	1 282	5	1 763	1 699	65
100 percent or more	5 419	5 208	211	2 105	2 095	9	3 314	3 113	201
Not reported	7 949	7 180	769	1 669	1 625	43	6 281	5 555	726
Median	84	87	64	95	95	...	81	84	64
Other properties	9 477	8 652	826	549	501	48	8 929	8 151	778
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	40 405	33 691	6 714	8 593	8 421	172	31 812	25 270	6 542
Less than 40 percent	880	797	83	65	65	—	815	732	83
40 to 49 percent	1 380	753	114	67	66	2	1 299	687	112
50 to 59 percent	1 380	1 128	252	62	62	—	1 318	1 066	252
60 to 69 percent	2 610	1 965	645	185	175	10	2 425	1 790	636
70 to 79 percent	5 094	3 924	1 170	342	333	8	4 752	3 591	1 161
80 to 89 percent	7 707	6 257	1 451	1 625	1 568	57	6 082	4 689	1 393
90 to 94 percent	4 061	3 498	563	1 172	1 149	7	2 889	2 349	540
95 to 99 percent	3 385	2 981	404	1 290	1 282	7	2 095	1 699	397
100 percent or more	6 472	5 208	1 264	2 116	2 095	21	4 355	3 113	1 242
Not reported	7 949	7 180	769	1 669	1 625	43	6 281	5 555	726
Median	87	87	85	95	95	...	84	84	85
Other properties	9 477	8 652	826	549	501	48	8 929	8 151	778
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	4 526	3 394	1 133	350	339	11	4 176	3 054	1 121
20 to 29 percent	4 211	3 247	965	308	299	9	3 903	2 948	955
30 to 39 percent	5 386	4 025	1 361	558	533	25	4 828	3 492	1 336
40 to 49 percent	6 073	4 771	1 302	636	616	20	5 437	4 155	1 282
50 to 59 percent	5 849	4 890	959	902	880	22	4 947	4 010	936
60 to 69 percent	4 420	4 042	379	1 082	1 066	16	3 339	2 976	363
70 to 79 percent	3 970	3 671	299	1 080	1 033	47	2 890	2 638	252
80 to 89 percent	2 564	2 442	123	1 026	1 020	6	1 538	1 421	117
90 to 99 percent	1 270	1 211	60	639	636	3	632	574	57
100 percent or more	1 148	1 131	16	446	444	1	702	687	15
Not reported	10 464	9 520	944	2 115	2 056	59	8 349	7 464	885
Median	49	52	39	67	67	57	46	48	39

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	3 603	3 394	209	345	339	6	3 258	3 054	204
20 to 29 percent	3 864	3 247	617	303	299	4	3 560	2 948	613
30 to 39 percent	4 812	4 025	787	544	533	11	4 268	3 492	776
40 to 49 percent	5 818	4 771	1 047	630	616	14	5 188	4 155	1 033
50 to 59 percent	6 162	4 890	1 272	889	880	9	5 273	4 010	1 263
60 to 69 percent	5 125	4 042	1 083	1 093	1 066	27	4 032	2 976	1 056
70 to 79 percent	4 376	3 671	705	1 058	1 033	25	3 319	2 638	680
80 to 89 percent	2 828	2 442	387	1 066	1 020	46	1 762	1 421	341
90 to 99 percent	1 421	1 211	211	644	636	8	777	574	203
100 percent or more	1 408	1 131	277	454	444	10	954	687	267
Not reported	10 464	9 520	944	2 115	2 056	59	8 349	7 464	885
Median	53	52	55	67	67	73	50	48	55

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	49 830	42 298	7 532	9 142	8 922	220	40 689	33 376	7 312
Interest and principal	47 671	40 359	7 312	9 142	8 922	220	38 529	31 437	7 092
Fully amortized	32 540	27 837	4 704	8 987	8 775	212	23 553	19 062	4 491
Partially amortized	15 130	12 522	2 608	155	147	7	14 976	12 375	2 601
Principal only	38	34	4	—	—	—	38	34	4
Fully amortized	14	11	3	—	—	—	14	11	3
Partially amortized	24	23	1	—	—	—	24	23	1
Interest only	2 121	1 905	216	—	—	—	2 121	1 905	216
No regular payments required	52	44	7	—	—	—	52	44	7

Items Included in First Mortgage Payment

Regular payments of both interest and principal	47 671	40 359	7 312	9 142	8 922	220	38 529	31 437	7 092
Real estate taxes and property insurance	16 153	14 540	1 613	8 056	7 879	177	8 096	6 661	1 436
With no other items	6 400	5 258	1 142	106	102	4	6 294	5 157	1 138
With other items	9 753	9 282	471	7 951	7 778	173	1 802	1 504	298
Real estate taxes only	11 664	9 365	2 298	157	152	6	11 506	9 214	2 293
Property insurance only	159	141	19	19	19	—	140	122	19
Other combinations or no other items	19 695	16 313	3 382	909	872	37	18 786	15 441	3 345
No regular payments of interest and principal	2 211	1 983	228	—	—	—	2 211	1 983	228

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	49 830	42 298	7 532	9 142	8 922	220	40 689	33 376	7 312
Less than \$60	12 649	10 084	2 566	1 418	1 355	63	11 231	8 728	2 503
\$60 to \$79	8 225	6 804	1 421	1 437	1 409	28	6 787	5 395	1 393
\$80 to \$99	9 123	7 790	1 333	2 006	1 950	56	7 117	5 840	1 277
\$100 to \$149	13 075	11 475	1 600	2 943	2 902	42	10 132	8 573	1 558
\$150 to \$199	4 450	3 984	466	961	945	16	3 489	3 039	450
\$200 to \$249	1 314	1 230	84	256	242	14	1 058	988	71
\$250 to \$299	434	413	21	61	59	2	373	353	20
\$300 to \$399	259	246	14	55	55	—	205	191	14
\$400 to \$499	185	177	8	5	5	—	180	172	8
\$500 to \$599	30	27	3	—	—	—	30	27	3
\$600 to \$699	21	12	9	—	—	—	21	12	9
\$700 to \$799	17	11	6	—	—	—	17	11	6
\$800 or more	49	48	1	—	—	—	49	48	1
Median	\$89	\$91	\$77	\$97	\$97	\$87	\$87	\$89	\$77
Mean	\$98	\$100	\$84	\$104	\$104	\$97	\$97	\$99	\$84
No regular payments required	52	44	7	—	—	—	52	44	7

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	49 830	42 298	7 532	9 142	8 922	220	40 689	33 376	7 312
Less than \$60	11 261	10 084	1 177	1 379	1 355	24	9 882	8 728	1 153
\$60 to \$79	7 844	6 804	1 040	1 440	1 409	31	6 404	5 395	1 009
\$80 to \$99	9 065	7 790	1 275	1 976	1 950	26	7 089	5 840	1 249
\$100 to \$149	13 703	11 475	2 228	2 984	2 902	83	10 719	8 573	2 145
\$150 to \$199	5 011	3 984	1 026	963	945	18	4 048	3 039	1 009
\$200 to \$249	1 690	1 230	460	263	242	20	1 428	988	440
\$250 to \$299	566	413	153	67	59	7	499	353	146
\$300 to \$399	338	246	92	65	55	10	272	191	82
\$400 to \$499	215	177	38	5	5	—	210	172	38
\$500 to \$599	33	27	6	—	—	—	33	27	6
\$600 to \$699	16	12	4	—	—	—	16	12	4
\$700 to \$799	25	11	14	—	—	—	25	11	14
\$800 or more	64	48	16	—	—	—	64	48	16
Median	\$93	\$91	\$106	\$98	\$97	\$117	\$91	\$89	\$106
Mean	\$104	\$100	\$121	\$105	\$104	\$134	\$103	\$99	\$121
No regular payments required	52	44	7	—	—	—	52	44	7

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	49 830	42 298	7 532	9 142	8 922	220	40 689	33 376	7 312
Current or ahead of schedule	46 661	39 534	7 127	8 784	8 584	200	37 877	30 950	6 927
Delinquent (30 days or more)	2 010	1 752	259	199	180	19	1 811	1 572	239
1 to 3 payments	1 130	932	198	100	80	19	1 031	852	179
4 or more payments	880	820	61	99	99	—	781	720	61
Foreclosure in process	202	193	10	39	39	—	163	154	10
Foreclosure not in process	641	590	51	59	59	—	582	531	51
Not reported	37	37	—	2	2	—	35	35	—
Not reported	1 159	1 012	147	158	158	—	1 001	854	147
No regular payments required	52	44	7	—	—	—	52	44	7

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Real Estate Tax Per Housing Unit									
Acquired before 1980.....	44 243	38 330	5 913	8 708	8 525	183	35 535	29 805	5 729
Less than \$100.....	3 251	2 929	322	1 011	998	13	2 240	1 931	309
\$100 to \$199.....	9 823	8 427	1 397	2 313	2 245	68	7 511	6 182	1 329
\$200 to \$299.....	9 932	8 534	1 397	1 984	1 939	45	7 948	6 595	1 353
\$300 to \$399.....	6 298	5 364	934	1 054	1 041	13	5 244	4 323	921
\$400 to \$499.....	4 183	3 568	614	785	774	11	3 398	2 794	604
\$500 to \$599.....	2 770	2 458	312	533	526	6	2 238	1 932	306
\$600 to \$699.....	1 864	1 635	230	207	188	19	1 657	1 447	210
\$700 to \$799.....	1 316	1 167	149	180	180	—	1 136	987	149
\$800 to \$899.....	924	821	103	162	158	4	762	663	99
\$900 to \$999.....	585	520	65	112	112	—	473	408	65
\$1,000 to \$1,499.....	1 212	1 089	124	165	165	—	1 047	924	124
\$1,500 or more.....	785	705	80	143	138	5	643	567	76
Not reported.....	1 300	1 114	186	60	60	—	1 239	1 053	186
Median.....	\$285	\$285	\$282	\$250	\$251	\$223	\$293	\$295	\$284
Acquired 1980 and 1981 (part).....	5 639	4 013	1 627	433	397	36	5 206	3 615	1 591
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	41 322	35 685	5 636	7 878	7 712	166	33 444	27 974	5 470
Less than 20 percent.....	5 542	4 461	1 081	447	435	12	5 095	4 026	1 069
20 to 29 percent.....	7 848	6 617	1 230	917	863	54	6 931	5 755	1 176
30 to 39 percent.....	8 164	6 771	1 393	1 032	1 008	23	7 132	5 762	1 370
40 to 49 percent.....	6 411	5 645	766	1 640	1 624	16	4 771	4 021	750
50 to 59 percent.....	4 062	3 819	243	1 512	1 502	10	2 550	2 317	233
60 to 69 percent.....	1 650	1 529	121	647	643	4	1 003	886	117
70 to 79 percent.....	1 223	1 098	125	512	507	5	711	591	120
80 to 89 percent.....	325	313	12	135	131	4	190	182	8
90 to 99 percent.....	202	181	21	65	64	1	137	118	20
100 percent or more.....	1 409	1 347	62	243	240	3	1 166	1 107	59
Not reported or not computed.....	4 485	3 904	581	727	695	33	3 758	3 209	548
Median.....	36	37	32	47	47	...	34	35	32
Other properties.....	8 561	6 657	1 903	1 264	1 210	53	7 297	5 447	1 850
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	41 322	35 685	5 636	7 878	7 712	166	33 444	27 974	5 470
Less than 20 percent.....	4 802	4 461	340	438	435	3	4 364	4 026	337
20 to 29 percent.....	7 395	6 617	778	885	863	23	6 510	5 755	755
30 to 39 percent.....	8 075	6 771	1 304	1 054	1 008	46	7 020	5 762	1 258
40 to 49 percent.....	6 699	5 645	1 055	1 639	1 624	15	5 061	4 021	1 040
50 to 59 percent.....	4 546	3 819	726	1 513	1 502	10	3 033	2 317	216
60 to 69 percent.....	1 792	1 529	263	651	643	8	1 141	886	255
70 to 79 percent.....	1 287	1 098	189	519	507	12	767	591	176
80 to 89 percent.....	434	313	121	133	131	2	300	182	119
90 to 99 percent.....	283	181	102	68	64	4	215	118	98
100 percent or more.....	1 524	1 347	177	250	240	10	1 274	1 107	167
Not reported or not computed.....	4 485	3 904	581	727	695	33	3 758	3 209	548
Median.....	38	37	41	47	47	...	36	35	41
Other properties.....	8 561	6 657	1 903	1 264	1 210	53	7 297	5 447	1 850
Real Estate Tax Per \$1,000 Value									
Acquired before 1980.....	44 243	38 330	5 913	8 708	8 525	183	35 535	29 805	5 729
Less than \$10.....	11 828	10 142	1 686	2 914	2 859	55	8 914	7 283	1 631
\$10 to \$14.....	6 724	5 603	1 121	1 275	1 253	22	5 450	4 350	1 099
\$15 to \$19.....	4 178	3 537	641	869	858	11	3 310	2 679	630
\$20 to \$24.....	2 627	2 316	312	449	446	3	2 179	1 869	309
\$25 to \$29.....	1 595	1 364	231	302	296	6	1 292	1 068	225
\$30 to \$39.....	1 898	1 683	215	182	161	21	1 716	1 522	194
\$40 to \$49.....	1 093	881	212	105	105	—	988	776	212
\$50 to \$59.....	842	721	120	86	84	2	756	637	119
\$60 or more.....	2 131	1 782	349	151	151	—	1 979	1 630	349
Not reported or not computed.....	11 326	10 302	1 024	2 374	2 311	63	8 952	7 991	961
Median.....	\$13	\$13	\$13	\$11	\$11	...	\$14	\$14	\$13
Acquired 1980 and 1981 (part).....	5 639	4 013	1 627	433	397	36	5 206	3 615	1 591
Real Estate Tax as Percent of Rental Receipts									
Acquired before 1980 ²	41 333	35 697	5 636	7 878	7 712	166	33 455	27 985	5 470
Less than 5 percent.....	4 375	3 799	576	949	908	41	3 426	2 891	536
5 to 9 percent.....	13 908	11 868	2 040	2 761	2 695	66	11 146	9 173	1 974
10 to 14 percent.....	7 767	6 553	1 215	1 541	1 531	11	6 226	5 022	1 204
15 to 19 percent.....	4 881	4 363	518	891	887	4	3 990	3 476	514
20 to 24 percent.....	2 409	2 036	374	434	431	3	1 975	1 605	370
25 to 29 percent.....	879	795	84	135	135	—	744	660	84
30 to 34 percent.....	353	313	40	32	29	3	321	284	37
35 to 39 percent.....	203	172	31	10	10	—	192	162	31
40 percent or more.....	1 471	1 397	75	374	369	5	1 097	1 028	69
Not reported or not computed.....	5 086	4 402	684	750	717	33	4 336	3 685	651
Median.....	10	10	10	10	10	...	10	10	10
Other properties.....	8 549	6 646	1 903	1 264	1 210	53	7 285	5 435	1 850
Selected Owner Expenses as Percent of Rental Receipts									
Acquired before 1980 ²	41 333	35 697	5 636	7 878	7 712	166	33 455	27 985	5 470
Less than 20 percent.....	128	117	12	29	29	—	100	88	12
20 to 29 percent.....	688	642	45	29	28	2	658	615	44
30 to 39 percent.....	1 238	1 073	164	59	59	—	1 179	1 014	164
40 to 49 percent.....	3 630	3 291	339	171	169	2	3 459	3 121	338
50 to 59 percent.....	6 483	5 625	858	476	432	43	6 007	5 192	815
60 to 69 percent.....	7 931	6 956	975	1 537	1 530	7	6 393	5 426	968
70 to 79 percent.....	5 844	4 692	1 153	1 307	1 277	31	4 537	3 415	1 122
80 to 89 percent.....	3 447	2 975	472	899	888	11	2 547	2 087	461

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Selected Owner Expenses as Percent of Rental Receipts—Con.									
Acquired before 1980²—Con.									
90 to 99 percent	1 984	1 576	408	644	643	2	1 340	933	406
100 to 109 percent	1 460	1 307	153	777	765	12	684	542	141
110 percent or more	3 322	2 958	364	1 109	1 085	25	2 212	1 873	339
Not reported or not computed	5 179	4 486	693	839	807	33	4 340	3 679	661
Median	67	67	71	79	79	...	65	64	71
Other properties	8 549	6 646	1 903	1 264	1 210	53	7 285	5 435	1 850
PROPERTY CHARACTERISTICS									
Location by Size of Place									
Inside SMSA's									
1,000,000 or more	46 391	39 072	7 319	7 800	7 581	220	38 591	31 492	7 099
250,000 to 999,999	10 478	8 694	1 784	991	910	81	9 487	7 784	1 704
50,000 to 249,999	8 019	6 679	1 340	1 492	1 472	20	6 527	5 207	1 320
10,000 to 49,999	11 166	9 463	1 704	2 225	2 201	24	8 941	7 262	1 679
Less than 10,000 and rural	10 438	8 851	1 587	2 093	2 036	57	8 345	6 816	1 530
Median	6 289	5 385	904	999	962	37	5 290	4 423	867
Outside SMSA's									
10,000 or more	3 491	3 270	221	1 341	1 341	—	2 150	1 929	221
2,500 to 9,999	2 205	2 064	141	853	853	—	1 352	1 211	141
Less than 2,500 and rural	651	615	36	357	357	—	294	258	36
Median	636	591	44	132	132	—	504	460	44
Number of Housing Units									
50 to 74 housing units	16 785	14 010	2 775	2 142	2 101	42	14 642	11 909	2 733
75 to 99 housing units	8 487	7 383	1 304	1 524	1 494	30	7 162	5 888	1 274
100 to 149 housing units	10 628	9 192	1 436	2 521	2 503	18	8 107	6 689	1 417
150 to 199 housing units	5 341	4 621	720	1 272	1 233	39	4 069	3 388	681
200 to 299 housing units	5 268	4 448	820	1 193	1 148	45	4 075	3 299	776
300 to 499 housing units	2 499	2 109	390	383	353	30	2 115	1 756	359
500 to 999 housing units	581	495	86	98	83	15	483	413	70
1,000 or more housing units	94	85	9	7	7	—	87	78	9
Number of Buildings									
1 building	16 784	14 351	2 434	2 442	2 369	74	14 342	11 982	2 360
2 to 4 buildings	7 245	6 103	1 142	1 123	1 082	41	6 122	5 021	1 102
5 or more buildings	19 260	16 581	2 679	4 507	4 412	95	14 753	12 168	2 584
Not reported	6 593	5 308	1 285	1 070	1 059	11	5 523	4 249	1 274
Manner of Acquisition									
By purchase									
Placed one new mortgage	49 063	41 585	7 478	9 117	8 903	213	39 946	32 681	7 265
Placed two or more new mortgages	33 964	32 016	1 948	7 929	7 821	109	26 035	24 195	1 839
Assumed mortgage(s) already on property	2 354	1 009	1 345	50	34	16	2 304	974	1 330
Assumed mortgage already on property and placed new mortgage	8 283	6 727	1 556	950	907	43	7 333	5 820	1 513
All cash	3 808	1 216	2 592	99	57	42	3 708	1 159	2 550
Borrowed other than with mortgage	502	489	13	84	84	—	418	405	13
Inheritance or gift	152	128	23	4	—	4	148	128	19
Other	213	184	30	—	—	—	213	184	30
Not reported	85	72	12	12	9	3	73	64	9
Median	522	502	20	13	10	3	509	492	17
Source of Downpayment³									
Properties purchased 1975 to 1981 (part)									
Cash	25 042	19 814	5 228	3 557	3 448	109	21 485	16 366	5 119
Sale of stock for this project	20 988	16 198	4 789	3 033	2 942	91	17 955	13 256	4 698
Sale of previously owned stock, shares or other securities	681	532	149	146	144	2	535	388	147
Sale of land or other real estate	306	220	86	25	23	2	281	197	84
Owner's cash, bank deposits, share accounts, or bonds	2 273	1 529	744	222	186	36	2 051	1 343	708
Borrowing other than mortgage on this property	13 744	10 960	2 784	2 069	2 033	36	11 676	8 927	2 748
Other cash source or source not reported	2 137	1 568	569	189	182	7	1 949	1 387	562
Noncash	1 846	1 389	458	383	374	8	1 464	1 014	449
Land used for structure(s) on this property	1 814	1 584	230	376	370	6	1 438	1 214	224
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	599	559	41	190	189	2	409	370	39
Other noncash source or no downpayment	210	208	2	72	72	—	138	136	2
Not reported	1 005	818	188	114	109	5	891	708	183
Median	4 532	3 820	712	496	478	18	4 037	3 343	694
Other properties	24 840	22 529	2 311	5 584	5 474	110	19 256	17 055	2 201
Land and Building Acquisition									
During same 12-month period									
Acquired land previously	39 875	33 026	6 849	6 677	6 493	184	33 198	26 533	6 665
Land not owned by building owner	7 967	7 471	496	2 171	2 149	21	5 796	5 322	475
Not reported	866	745	121	125	116	9	741	629	112
Median	1 174	1 101	73	169	163	6	1 005	937	68
Year Property Acquired									
1979 to 1981 (part)									
1979 and 1981	10 551	7 637	2 914	1 064	997	67	9 487	6 640	2 847
1977 and 1978	9 197	7 595	1 602	1 508	1 490	18	7 690	6 106	1 584
1975 and 1976	5 345	4 624	721	986	961	24	4 359	3 663	697
1970 to 1974	12 504	11 071	1 433	3 801	3 720	81	8 704	7 351	1 352
1965 to 1969	6 257	5 613	644	887	870	17	5 370	4 743	627
1960 to 1964	3 083	2 923	161	563	551	12	2 520	2 371	149
1959 or earlier	2 944	2 879	65	334	333	1	2 610	2 547	64
Year Structure Built									
1979 to March 1980									
1979	1 775	1 609	165	505	505	—	1 270	1 104	165
1977 and 1978	3 772	3 492	280	1 172	1 166	6	2 600	2 325	274
1975 and 1976	2 843	2 513	330	725	703	22	2 118	1 810	308
1970 to 1974	13 742	11 709	2 033	3 898	3 769	129	9 844	7 940	1 904
1960 to 1969	15 502	12 834	2 669	1 743	1 698	45	13 759	11 136	2 623
1950 to 1959	3 082	2 580	502	423	420	3	2 658	2 160	498
1940 to 1949	1 544	1 274	269	184	184	—	1 360	1 091	269
1939 or earlier	5 564	4 465	1 099	229	221	8	5 335	4 244	1 091
Not reported	2 058	1 867	192	262	256	6	1 796	1 610	186

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ³Detail does not add to total because owners reported more than one source.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.									
Purchase Price Per Housing Unit									
Properties acquired by purchase 1977 to 1981 (part) ----									
Less than \$5,000	19 715	15 202	4 514	2 572	2 487	85	17 144	12 715	4 429
\$5,000 to \$9,999	918	689	230	34	34	—	885	655	230
\$10,000 to \$14,999	1 493	960	533	37	36	2	1 456	925	531
\$15,000 to \$19,999	3 619	2 533	1 086	207	205	2	3 412	2 328	1 084
\$20,000 to \$24,999	4 034	3 076	959	449	418	32	3 585	2 658	927
\$25,000 to \$29,999	3 072	2 497	575	610	584	26	2 462	1 913	549
\$30,000 to \$34,999	1 933	1 553	380	631	625	6	1 302	928	374
\$35,000 to \$39,999	716	573	142	144	134	10	572	439	133
\$40,000 to \$49,999	378	317	61	84	83	1	294	234	60
\$50,000 to \$59,999	292	212	80	42	41	2	249	171	79
\$60,000 to \$79,999	77	64	13	19	19	—	58	45	13
\$80,000 to \$99,999	46	28	18	10	10	—	36	18	18
\$100,000 to \$149,999	41	40	1	—	—	—	41	40	1
\$150,000 or more	78	77	1	2	2	—	77	75	1
Not reported	23	21	2	18	18	—	5	3	2
Median	2 995	2 562	433	284	279	5	2 711	2 283	428
Mean	\$17900	\$18500	\$16000	\$23400	\$23500	...	\$17000	\$17500	\$15800
Other properties	30 167	27 141	3 026	6 570	6 435	135	23 597	20 706	2 891
Value									
Less than \$200,000	467	374	92	18	18	—	449	356	92
\$200,000 to \$299,999	527	408	118	5	5	—	521	403	118
\$300,000 to \$399,999	488	388	100	9	4	5	479	384	95
\$400,000 to \$499,999	466	381	85	9	9	—	456	372	85
\$500,000 to \$999,999	4 316	3 368	947	658	658	—	3 658	2 711	947
\$1,000,000 to \$1,499,999	5 799	4 763	1 036	516	507	9	5 283	4 256	1 027
\$1,500,000 to \$1,999,999	5 075	4 333	743	988	966	22	4 087	3 367	721
\$2,000,000 to \$2,999,999	7 645	6 625	1 020	1 667	1 652	15	5 978	4 973	1 005
\$3,000,000 to \$3,999,999	4 504	3 711	792	923	898	24	3 581	2 813	768
\$4,000,000 to \$4,999,999	2 793	2 343	450	635	622	13	2 158	1 721	437
\$5,000,000 or more	7 339	6 128	1 211	1 599	1 527	72	5 740	4 601	1 139
Not reported	10 464	9 520	944	2 115	2 056	59	8 349	7 464	885
Median	\$2336400	\$2361600	\$2172600	\$2785800	\$2766100	\$4368800	\$2211100	\$2227300	\$2130900
Mean	\$3352900	\$3364200	\$3296500	\$3806900	\$3686400	\$8954100	\$3254300	\$3278900	\$3155200
Value Per Housing Unit									
Less than \$5,000	1 298	1 064	233	55	55	—	1 243	1 009	233
\$5,000 to \$9,999	2 642	2 079	562	172	162	10	2 470	1 917	553
\$10,000 to \$14,999	5 119	4 271	848	780	778	2	4 340	3 493	847
\$15,000 to \$19,999	7 826	6 394	1 432	1 491	1 454	38	6 335	4 940	1 395
\$20,000 to \$24,999	7 313	6 133	1 179	1 225	1 202	23	6 088	4 931	1 156
\$25,000 to \$29,999	6 253	5 402	851	1 457	1 442	16	4 796	3 960	835
\$30,000 to \$34,999	3 619	2 989	630	685	664	20	2 934	2 325	610
\$35,000 to \$39,999	1 655	1 381	275	370	355	15	1 285	1 026	259
\$40,000 to \$49,999	1 818	1 511	307	383	368	15	1 435	1 143	292
\$50,000 to \$59,999	839	709	130	173	170	3	665	538	127
\$60,000 to \$79,999	525	434	91	129	117	12	396	317	79
\$80,000 to \$99,999	216	196	20	46	46	—	170	150	20
\$100,000 to \$149,999	173	147	26	54	47	7	119	100	19
\$150,000 or more	122	112	11	6	6	—	116	106	11
Not reported	10 464	9 520	944	2 115	2 056	59	8 349	7 464	885
Median	\$21900	\$22100	\$20900	\$24100	\$24100	\$27700	\$21500	\$21600	\$20800
Mean	\$24700	\$25100	\$23200	\$26300	\$26200	\$32800	\$24400	\$24800	\$23000
Monthly Rental Receipts Per Housing Unit									
Acquired before 1980: ----									
Less than \$60	41 333	35 697	5 636	7 878	7 712	166	33 455	27 985	5 470
\$60 to \$79	690	635	54	107	106	1	582	529	53
\$80 to \$99	224	221	3	30	30	—	194	191	3
\$100 to \$119	227	198	29	21	21	—	206	178	29
\$120 to \$149	510	448	62	162	162	—	348	286	62
\$150 to \$199	1 925	1 737	188	751	744	6	1 175	993	182
\$200 to \$249	7 181	6 144	1 036	2 232	2 201	31	4 949	3 943	1 006
\$250 to \$299	9 791	8 275	1 515	1 560	1 528	32	8 231	6 748	1 483
\$300 to \$349	8 049	7 003	1 046	1 077	1 055	21	6 972	5 948	1 024
\$350 to \$399	4 283	3 691	592	659	639	21	3 623	3 052	571
\$400 to \$449	1 922	1 625	297	196	195	2	1 726	1 430	295
\$450 to \$499	818	739	80	149	141	8	670	598	72
\$500 or more	358	320	38	55	49	6	303	271	32
No rental receipts	871	757	114	152	146	6	719	610	109
Not reported	8	6	2	—	—	—	8	6	2
Median	4 477	3 898	579	727	695	33	3 750	3 204	546
Mean	\$239	\$239	\$238	\$209	\$208	...	\$245	\$246	\$238
Other properties	\$306	\$302	\$331	\$272	\$270	...	\$315	\$312	\$330
Purchase Price as Percent of Value	8 549	6 646	1 903	1 264	1 210	53	7 285	5 435	1 850
Purchase Price as Percent of Value									
Acquired by purchase									
Purchased 1977 to 1981 (part) ----	49 063	41 585	7 478	9 117	8 903	213	39 946	32 681	7 265
Less than 80 percent	19 715	15 202	4 514	2 572	2 487	85	17 144	12 715	4 429
80 to 89 percent	6 858	5 090	1 768	702	694	8	6 156	4 396	1 760
90 to 94 percent	3 362	2 460	901	576	566	9	2 786	1 894	892
95 to 99 percent	1 422	1 128	294	305	303	2	1 117	825	291
100 percent or more	929	784	145	187	175	12	742	609	133
Not reported	2 837	2 118	719	373	329	44	2 464	1 790	675
Median	4 307	3 621	686	429	421	8	3 878	3 200	678
Mean	83	83	82	86	86	...	82	82	81

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2a. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired by purchase—Con.									
Purchased 1970 to 1976	17 664	15 553	2 111	4 779	4 679	101	12 884	10 874	2 010
Less than 60 percent	4 671	3 946	725	745	736	8	3 926	3 210	716
60 to 79 percent	3 964	3 419	544	1 130	1 114	17	2 833	2 306	528
80 to 89 percent	1 681	1 479	203	590	579	11	1 091	900	191
90 to 99 percent	779	693	86	280	277	3	499	416	83
100 percent or more	1 085	996	88	445	435	9	640	561	79
Not reported	5 484	5 019	465	1 589	1 537	52	3 894	3 482	413
Median	67	68	64	75	75	...	64	64	63
Purchased 1969 or earlier	11 684	10 830	854	1 766	1 738	28	9 918	9 092	826
Less than 40 percent	1 691	1 542	150	140	131	9	1 552	1 411	141
40 to 59 percent	2 143	1 994	149	304	301	3	1 839	1 693	146
60 to 79 percent	1 693	1 472	221	177	176	2	1 516	1 296	219
80 to 99 percent	681	652	30	106	104	2	576	547	28
100 percent or more	639	618	21	122	122	—	517	496	21
Not reported	4 836	4 552	283	917	904	13	3 919	3 649	270
Median	56	56	58	59	59	...	56	55	59
Not acquired by purchase	819	758	62	25	19	6	795	739	55

Rental Receipts as Percent of Value

Acquired before 1980²									
Less than 5 percent	41 333	35 697	5 636	7 878	7 712	166	33 455	27 985	5 470
5 to 9 percent	1 208	1 092	116	411	405	7	797	687	110
10 to 14 percent	5 205	4 605	600	1 596	1 570	26	3 609	3 035	574
15 to 19 percent	12 148	10 130	2 018	2 381	2 355	26	9 767	7 775	1 992
20 to 24 percent	5 640	4 778	862	851	836	15	4 789	3 943	847
25 to 29 percent	2 357	2 023	334	223	222	2	2 134	1 801	333
30 to 39 percent	1 284	1 128	155	119	117	2	1 165	1 011	154
40 percent or more	1 045	895	150	67	62	5	978	833	145
Not reported or not computed	1 353	1 114	239	97	97	—	1 256	1 017	239
Median	11 093	9 931	1 161	2 133	2 048	84	8 960	7 883	1 077
	14	14	14	12	12	...	14	14	14
Other properties	8 549	6 646	1 903	1 264	1 210	53	7 285	5 435	1 850

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²									
Less than 1.0 percent	41 333	35 697	5 636	7 878	7 712	166	33 455	27 985	5 470
1.0 to 2.9 percent	11 388	10 310	1 078	3 182	3 139	43	8 206	7 171	1 035
3.0 to 4.9 percent	7 026	6 143	884	1 494	1 463	30	5 533	4 679	854
5.0 to 6.9 percent	5 670	4 763	907	943	932	11	4 727	3 831	895
7.0 to 8.9 percent	2 966	2 505	462	327	318	9	2 639	2 187	452
9.0 to 10.9 percent	1 827	1 525	302	267	260	7	1 560	1 265	295
11.0 to 12.9 percent	2 017	1 645	373	200	197	3	1 817	1 447	370
13.0 to 14.9 percent	678	572	106	63	63	—	615	509	106
15.0 percent or more	574	455	120	56	56	—	519	399	120
Not reported or not computed	2 651	2 194	457	363	362	1	2 288	1 832	456
Median	6 535	5 587	948	983	922	61	5 552	4 665	887
	2.7	2.5	3.8	1.4	1.4	...	3.1	2.9	3.9
Other properties	8 549	6 646	1 903	1 264	1 210	53	7 285	5 435	1 850

OWNER CHARACTERISTICS

Type of Owner									
Individual	8 951	7 243	1 709	686	678	8	8 266	6 565	1 701
Partnership	29 412	25 057	4 355	6 036	5 899	137	23 376	19 158	4 218
Real estate corporation	5 447	4 646	800	606	599	8	4 840	4 048	793
Real estate investment trust	681	608	73	63	63	—	617	544	73
Financial institution	208	199	9	19	19	—	189	179	9
Housing cooperative organization	1 529	1 449	80	622	608	14	907	841	66
Church or church-related institution	773	723	50	389	379	11	384	344	40
Other	2 129	1 758	371	595	554	41	1 533	1 203	330
Not reported	753	662	92	124	123	1	629	539	91

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	All first mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgages
First mortgage debt on 50-or-more-housing-unit properties..	81 024	71 525	9 499	19 905	19 164	740	61 119	52 361	8 759
Average first mortgage debt per property	1 624 300	1 689 200	1 259 900	2 177 400	2 148 000	3 373 000	1 500 200	1 566 700	1 196 500
MORTGAGE CHARACTERISTICS									
Form of Debt of First Mortgage									
Mortgage or deed of trust	74 666	65 245	9 422	19 905	19 164	740	54 761	46 080	8 681
Contract to purchase	1 450	1 392	58	—	—	—	1 450	1 392	58
Wrap-around mortgage	4 908	4 889	19	—	—	—	4 908	4 889	19
Year First Mortgage Made or Assumed									
1979 to 1981 (port)	23 101	19 480	3 621	3 417	3 240	177	19 684	16 240	3 444
1977 and 1978	19 075	16 433	2 642	4 538	4 286	252	14 537	12 147	2 390
1975 and 1976	10 328	9 374	954	2 171	2 060	111	8 157	7 315	842
1970 to 1974	20 808	19 153	1 654	7 220	7 057	163	13 587	12 096	1 491
1965 to 1969	5 525	5 005	520	1 557	1 554	3	3 968	3 452	517
1960 to 1964	1 815	1 711	104	750	717	32	1 066	994	72
1959 or earlier	372	368	4	251	250	1	121	118	3
First Mortgage Loan									
Less than \$200,000	277	211	66	3	2	1	274	209	65
\$200,000 to \$299,999	370	287	82	2	2	—	367	285	82
\$300,000 to \$399,999	523	354	170	7	7	—	516	347	170
\$400,000 to \$499,999	749	550	199	23	22	1	725	527	198
\$500,000 to \$999,999	8 095	6 806	1 289	963	940	23	7 132	5 867	1 265
\$1,000,000 to \$1,499,999	10 043	8 809	1 234	2 505	2 466	39	7 538	6 343	1 195
\$1,500,000 to \$1,999,999	9 124	7 982	1 142	2 577	2 544	33	6 547	5 439	1 109
\$2,000,000 to \$2,999,999	13 089	11 567	1 522	3 438	3 364	74	9 651	8 202	1 449
\$3,000,000 to \$3,999,999	10 369	9 238	1 131	3 091	3 018	73	7 278	6 220	1 058
\$4,000,000 to \$4,999,999	6 704	6 045	659	2 123	2 050	73	4 581	3 995	586
\$5,000,000 or more	21 682	19 676	2 006	5 174	4 748	426	16 508	14 928	1 580
First Mortgage Outstanding Debt									
Less than \$200,000	487	379	108	16	15	1	471	364	107
\$200,000 to \$299,999	652	493	159	14	14	—	639	480	159
\$300,000 to \$399,999	840	670	170	33	33	—	806	637	170
\$400,000 to \$499,999	1 213	970	243	117	104	13	1 096	866	230
\$500,000 to \$999,999	8 896	7 513	1 382	1 159	1 145	14	7 737	6 368	1 368
\$1,000,000 to \$1,499,999	10 743	9 571	1 172	2 732	2 694	38	8 011	6 878	1 133
\$1,500,000 to \$1,999,999	8 408	7 127	1 280	2 529	2 487	42	5 879	4 640	1 238
\$2,000,000 to \$2,999,999	13 354	11 706	1 648	3 690	3 599	91	9 665	8 107	1 557
\$3,000,000 to \$3,999,999	9 789	8 863	926	3 026	2 963	62	6 764	5 900	864
\$4,000,000 to \$4,999,999	5 992	5 399	592	1 709	1 648	61	4 283	3 751	531
\$5,000,000 or more	20 650	18 832	1 818	4 880	4 462	418	15 770	14 370	1 400
Current Interest Rate on First Mortgage									
Less than 5.0 percent	2 841	2 660	182	1 509	1 477	33	1 332	1 183	149
5.0 percent	153	130	23	16	5	10	137	124	13
5.1 to 5.9 percent	2 949	2 773	176	1 622	1 565	58	1 327	1 208	118
6.0 percent	1 606	1 359	247	208	207	1	1 398	1 152	246
6.1 to 6.9 percent	3 059	2 637	422	202	202	—	2 857	2 434	422
7.0 percent	7 385	7 162	223	5 649	5 565	84	1 736	1 597	139
7.1 to 7.4 percent	1 375	1 109	266	295	184	111	1 080	925	155
7.5 to 7.9 percent	11 058	10 644	413	6 336	6 279	57	4 722	4 365	357
8.0 percent	3 675	3 263	412	428	392	35	3 247	2 871	376
8.1 to 8.4 percent	3 758	3 292	466	300	175	125	3 458	3 117	341
8.5 to 8.9 percent	11 571	10 254	1 317	2 582	2 382	200	8 988	7 872	1 116
9.0 percent	4 956	4 248	708	367	364	2	4 589	3 884	705
9.1 to 9.9 percent	14 174	11 611	2 563	249	237	12	13 925	11 374	2 551
10.0 percent	2 877	2 358	519	56	56	—	2 821	2 302	519
10.1 to 11.9 percent	5 823	4 761	1 062	52	52	—	5 770	4 708	1 062
12.0 percent	588	492	96	3	—	1	584	489	95
12.1 to 13.9 percent	1 206	932	274	22	10	11	1 184	921	263
14.0 percent or more	1 972	1 842	130	8	8	—	1 964	1 834	130
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	21 633	18 782	2 851	—	—	—	21 633	18 782	2 851
Rate higher now than when mortgage made	6 266	5 105	1 161	—	—	—	6 266	5 105	1 161
Rate lower now than when mortgage made	444	374	70	—	—	—	444	374	70
Rate unchanged or same now as when mortgage made	14 123	12 607	1 516	—	—	—	14 123	12 607	1 516
Not reported	800	695	105	—	—	—	800	695	105
No, interest rate cannot be changed	57 702	51 336	6 366	19 905	19 164	740	37 797	32 171	5 626
Not reported	1 690	1 408	282	—	—	—	1 690	1 408	282
Reason for Change in First Mortgage Rate									
Interest rate can be changed ¹	21 633	18 782	2 851	—	—	—	21 633	18 782	2 851
Rate renegotiated periodically	890	726	164	—	—	—	890	726	164
Rate changes tied to market index	2 865	2 283	582	—	—	—	2 865	2 283	582
When mortgage is assumed	6 590	5 499	1 091	—	—	—	6 590	5 499	1 091
When payments become delinquent	4 494	3 808	686	—	—	—	4 494	3 808	686
Other reason	8 526	7 932	594	—	—	—	8 526	7 932	594
Not reported	427	369	59	—	—	—	427	369	59
Interest rate cannot be changed	57 702	51 336	6 366	19 905	19 164	740	37 797	32 171	5 626
Term of First Mortgage									
Less than 8 years	5 317	4 735	582	77	77	1	5 240	4 658	582
8 to 12 years	7 926	6 847	1 079	9	9	—	7 917	6 839	1 079
13 to 17 years	9 695	8 253	1 441	91	91	—	9 604	8 163	1 441
18 to 22 years	5 762	4 877	886	41	39	2	5 721	4 838	883

¹Detail does not add to total because lenders reported more than one reason.

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

[Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

MORTGAGE CHARACTERISTICS—Con.

Term of First Mortgage—Con.

23 to 27 years.....	9 630	7 477	2 153
28 to 32 years.....	11 564	9 415	2 148
33 to 37 years.....	1 615	1 449	166
38 or more years.....	28 929	27 930	999
No stated term.....	586	541	46

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate).....	12 622	11 864	758
Payments increase yearly for first five years of mortgage.....	231	219	12
Payments increase yearly for first ten years of mortgage.....	125	120	4
Payments change in some other way.....	11 386	10 740	647
Not reported.....	880	785	95
No, monthly payments cannot change.....	65 666	57 232	8 433
Not reported.....	2 737	2 429	308

Holder of First Mortgage

Commercial bank or trust company.....	4 600	4 107	493
Mutual savings bank.....	10 766	9 138	1 628
Savings and loan association.....	13 579	11 045	2 534
Life insurance company.....	15 904	12 878	3 026
Mortgage company.....	1 939	1 774	165
Federal agency.....	5 648	5 432	217
Federally-secured pool.....	1 792	1 588	204
Federal National Mortgage Association.....	4 865	4 816	49
Real estate or construction company.....	2 449	2 220	229
Individual or individual's estate.....	1 927	1 781	145
Other.....	17 554	16 745	810

Location of First Mortgage Holder

Property in Northeast Region	25 514	22 908	2 606
Lender in Northeast.....	21 753	19 235	2 518
Lender in North Central.....	773	757	15
Lender in South.....	2 880	2 808	72
Lender in West.....	40	40	—
Lender outside United States.....	41	41	—
Not reported.....	27	27	—
Property in North Central Region	14 005	13 074	931
Lender in Northeast.....	3 154	2 791	364
Lender in North Central.....	7 020	6 580	440
Lender in South.....	3 406	3 335	71
Lender in West.....	284	228	55
Lender outside United States.....	113	113	—
Not reported.....	28	28	—
Property in South Region	25 441	21 993	3 448
Lender in Northeast.....	10 318	8 646	1 672
Lender in North Central.....	1 945	1 710	235
Lender in South.....	11 904	10 554	1 350
Lender in West.....	868	758	111
Lender outside United States.....	245	185	60
Not reported.....	161	140	21
Property in West Region	16 065	13 550	2 514
Lender in Northeast.....	2 633	2 055	577
Lender in North Central.....	861	684	177
Lender in South.....	2 790	2 697	93
Lender in West.....	9 648	8 020	1 628
Lender outside United States.....	79	75	4
Not reported.....	55	20	35

Servicing of First Mortgage

Holder.....	57 145	50 240	6 905
Agent.....	23 879	21 285	2 594

Mortgage Assumption

Lender's permission needed for assumption.....	37 620	32 972	4 649
Lender's permission not needed for assumption.....	33 169	29 667	3 501
Not reported.....	10 235	8 886	1 349

Prepayment Penalties

Yes.....	44 803	39 865	4 938
No.....	30 003	26 249	3 754
Not reported.....	6 218	5 410	807

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent.....	2 166	1 652	514
20 to 29 percent.....	3 892	3 064	828
30 to 39 percent.....	6 682	5 079	1 604
40 to 49 percent.....	9 322	7 246	2 076
50 to 59 percent.....	10 002	8 611	1 391
60 to 69 percent.....	8 513	7 785	728
70 to 79 percent.....	9 187	8 663	524
80 to 89 percent.....	6 442	6 163	279
90 to 99 percent.....	3 467	3 350	117
100 percent or more.....	3 095	3 065	30
Not reported.....	18 256	16 847	1 409

All first mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
9 630	7 477	2 153	49	47	2	9 581	7 430	2 150
11 564	9 415	2 148	447	421	26	11 117	8 994	2 123
1 615	1 449	166	856	810	46	759	639	120
28 929	27 930	999	18 335	17 671	664	10 594	10 259	335
586	541	46	—	—	—	586	541	46
12 622	11 864	758	6 498	6 382	116	6 124	5 482	642
231	219	12	19	19	—	211	200	12
125	120	4	44	44	—	80	76	4
11 386	10 740	647	6 075	5 967	108	5 312	4 773	539
880	785	95	359	351	8	521	433	87
65 666	57 232	8 433	13 147	12 526	621	52 519	44 707	7 813
2 737	2 429	308	260	257	4	2 476	2 172	304
4 600	4 107	493	1 028	1 016	12	3 572	3 091	481
10 766	9 138	1 628	1 925	1 808	117	8 841	7 330	1 511
13 579	11 045	2 534	970	917	53	12 609	10 128	2 481
15 904	12 878	3 026	976	947	30	14 928	11 931	2 997
1 939	1 774	165	516	514	2	1 423	1 260	163
5 648	5 432	217	2 837	2 800	37	2 811	2 632	180
1 792	1 588	204	895	812	83	897	776	121
4 865	4 816	49	4 826	4 791	35	39	25	14
2 449	2 220	229	42	42	—	2 408	2 179	229
1 927	1 781	145	—	—	—	1 927	1 781	145
17 554	16 745	810	5 890	5 518	372	11 664	11 226	438
25 514	22 908	2 606	5 881	5 408	473	19 633	17 500	2 133
21 753	19 235	2 518	3 091	2 656	435	18 662	16 579	2 083
773	757	15	636	625	10	137	132	5
2 880	2 808	72	2 127	2 099	28	754	709	45
40	40	—	16	16	—	24	24	—
41	41	—	—	—	—	41	41	—
27	27	—	11	11	—	15	15	—
14 005	13 074	931	4 757	4 680	76	9 248	8 394	854
3 154	2 791	364	836	823	14	2 318	1 968	350
7 020	6 580	440	1 576	1 554	23	5 444	5 027	417
3 406	3 335	71	2 145	2 105	40	1 261	1 230	31
284	228	55	175	175	—	109	54	55
113	113	—	—	—	—	113	113	—
28	28	—	25	25	—	3	3	—
25 441	21 993	3 448	5 475	5 385	90	19 966	16 608	3 359
10 318	8 646	1 672	1 308	1 280	28	9 010	7 366	1 644
1 945	1 710	235	706	706	—	1 239	1 004	235
11 904	10 554	1 350	3 336	3 280	56	8 569	7 275	1 294
868	758	111	116	116	—	752	642	111
245	185	60	—	—	—	245	185	60
161	140	21	9	3	6	152	137	15
16 065	13 550	2 514	3 792	3 691	101	12 272	9 859	2 413
2 633	2 055	577	479	474	5	2 153	1 581	572
861	684	177	458	440	18	403	244	159
2 790	2 697	93	1 900	1 865	35	890	832	58
9 648	8 020	1 628	950	908	43	8 698	7 112	1 586
79	75	4	—	—	—	79	75	4
55	20	35	5	5	—	50	15	35
57 145	50 240	6 905	9 854	9 361	492	47 291	40 878	6 413
23 879	21 285	2 594	10 051	9 803	248	13 828	11 482	2 346
37 620	32 972	4 649	4 751	4 551	200	32 869	28 420	4 449
33 169	29 667	3 501	13 756	13 301	455	19 413	16 367	3 047
10 235	8 886	1 349	1 398	1 312	86	8 837	7 574	1 263
44 803	39 865	4 938	14 241	13 947	294	30 562	25 918	4 644
30 003	26 249	3 754	5 084	4 668	416	24 919	21 582	3 337
6 218	5 410	807	579	549	30	5 638	4 861	777
2 166	1 652	514	354	311	43	1 812	1 341	471
3 892	3 064	828	385	350	35	3 507	2 714	793
6 682	5 079	1 604	1 097	996	101	5 586	4 083	1 502
9 322	7 246	2 076	1 327	1 270	57	7 995	5 977	2 019
10 002	8 611	1 391	1 910	1 817	93	8 092	6 794	1 298
8 513	7 785	728	2 534	2 450	84	5 978	5 335	644
9 187	8 663	524	2 549	2 449	100	6 638	6 214	424
6 442	6 163	279	2 431	2 379	52	4 011	3 784	227
3 467	3 350	117	1 702	1 691	11	1 765	1 660	106
3 095	3 065	30	1 069	1 066	4	2 026	2 000	26
18 256	16 847	1 409	4 547	4 387	159	13 709	12 459	1 250

Table 3. First Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

(Amount of first mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	All first mortgage debt			FHA first mortgage debt			Conventional first mortgage debt		
	Total	First mortgage only	With junior mortgages	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES									
Method of Payment of First Mortgage									
Regular payments of interest and/or principal	80 962	71 467	9 495	19 905	19 164	740	61 057	52 302	8 754
Interest and principal	75 825	66 728	9 097	19 905	19 164	740	55 920	47 564	8 356
Fully amortized	53 962	48 066	5 896	19 522	18 785	737	34 440	29 280	5 159
Partially amortized	21 863	18 662	3 201	383	379	4	21 480	18 284	3 197
Principal only	27	26	1	—	—	—	27	26	1
Fully amortized	2	1	—	—	—	—	2	1	—
Partially amortized	25	25	—	—	—	—	25	25	—
Interest only	5 109	4 712	397	—	—	—	5 109	4 712	397
No regular payments required	63	58	4	—	—	—	63	58	4
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	80 962	71 467	9 495	19 905	19 164	740	61 057	52 302	8 754
Less than \$60	7 464	6 178	1 286	1 572	1 470	101	5 893	4 708	1 185
\$60 to \$79	8 552	7 193	1 359	2 043	1 980	63	6 508	5 213	1 296
\$80 to \$99	13 405	11 512	1 894	3 315	3 195	120	10 091	8 317	1 774
\$100 to \$149	26 695	23 597	3 098	7 255	7 082	173	19 440	16 515	2 925
\$150 to \$199	12 547	11 460	1 087	3 276	3 159	117	9 270	8 301	970
\$200 to \$249	5 379	4 961	418	1 303	1 163	139	4 077	3 798	279
\$250 to \$299	2 388	2 289	98	457	430	27	1 931	1 860	71
\$300 to \$399	2 229	2 179	50	583	583	—	1 646	1 596	50
\$400 to \$499	1 374	1 317	57	102	102	—	1 272	1 215	57
\$500 to \$599	367	333	34	—	—	—	367	333	34
\$600 to \$699	220	114	107	—	—	—	220	114	107
\$700 to \$799	49	47	2	—	—	—	49	47	2
\$800 or more	292	288	5	—	—	—	292	288	5
No regular payments required	63	58	4	—	—	—	63	58	4
Current Status of First Mortgage Payments									
Regular payments of interest and/or principal	80 962	71 467	9 495	19 905	19 164	740	61 057	52 302	8 754
Current or ahead of schedule	73 346	64 361	8 985	19 188	18 470	717	54 158	45 890	8 268
Delinquent (30 days or more)	5 018	4 753	265	449	425	23	4 570	4 328	242
1 to 3 payments	1 868	1 720	149	205	182	23	1 663	1 538	125
4 or more payments	3 150	3 034	117	244	244	—	2 907	2 790	117
Foreclosure in process	348	331	16	59	59	—	289	272	16
Foreclosure not in process	2 701	2 601	100	173	173	—	2 528	2 428	100
Not reported	101	101	—	11	11	—	90	90	—
Not reported	2 598	2 353	245	268	268	—	2 329	2 085	245
No regular payments required	63	58	4	—	—	—	63	58	4
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	64 729	57 405	7 324	16 793	16 230	563	47 936	41 175	6 761
Less than 20 percent	3 163	2 535	628	537	521	16	2 627	2 015	612
20 to 29 percent	8 549	7 267	1 282	1 648	1 551	96	6 901	5 716	1 185
30 to 39 percent	13 228	11 099	2 129	2 063	1 929	134	11 165	9 170	1 995
40 to 49 percent	11 977	10 557	1 420	3 397	3 329	68	8 580	7 228	1 352
50 to 59 percent	9 178	8 708	470	3 458	3 399	59	5 719	5 308	411
60 to 69 percent	3 905	3 684	221	1 558	1 533	25	2 347	2 151	196
70 to 79 percent	2 890	2 673	217	1 175	1 150	25	1 715	1 523	192
80 to 89 percent	999	956	43	435	399	36	564	557	7
90 to 99 percent	573	540	33	153	149	4	420	391	29
100 percent or more	3 709	3 610	98	910	899	11	2 799	2 711	87
Not reported or not computed	6 560	5 776	784	1 461	1 372	89	5 099	4 404	695
Other properties	16 295	14 120	2 175	3 111	2 934	177	13 184	11 186	1 998
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	64 729	57 405	7 324	16 793	16 230	563	47 936	41 175	6 761
Less than 20 percent	2 815	2 535	280	527	521	6	2 288	2 015	273
20 to 29 percent	7 975	7 267	708	1 617	1 551	66	6 358	5 716	642
30 to 39 percent	12 466	11 099	1 367	2 032	1 929	103	10 434	9 170	1 264
40 to 49 percent	12 021	10 557	1 464	3 365	3 329	36	8 656	7 228	1 428
50 to 59 percent	9 784	8 708	1 077	3 426	3 399	27	6 358	5 308	1 050
60 to 69 percent	4 300	3 684	616	1 622	1 533	90	2 678	2 151	526
70 to 79 percent	3 072	2 673	399	1 198	1 150	48	1 874	1 523	351
80 to 89 percent	1 122	956	166	409	399	10	713	557	156
90 to 99 percent	738	540	198	183	149	34	556	391	165
100 percent or more	3 876	3 610	265	953	899	54	2 922	2 711	211
Not reported or not computed	6 560	5 776	784	1 461	1 372	89	5 099	4 404	695
Other properties	16 295	14 120	2 175	3 111	2 934	177	13 184	11 186	1 998

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 4. Total Mortgage Debt by Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

(Amount of total mortgage outstanding debt in millions of dollars. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

Total mortgage debt on 50-or-more-housing-unit properties 84 690
Average total mortgage debt per property 1 697 800

MORTGAGE CHARACTERISTICS

Total Mortgage Loan

Less than \$200,000	235	2	233
\$200,000 to \$299,999	342	3	339
\$300,000 to \$399,999	422	7	415
\$400,000 to \$499,999	771	22	749
\$500,000 to \$999,999	7 948	967	6 980
\$1,000,000 to \$1,499,999	10 194	2 511	7 684
\$1,500,000 to \$1,999,999	9 343	2 560	6 784
\$2,000,000 to \$2,999,999	13 913	3 449	10 464
\$3,000,000 to \$3,999,999	10 843	3 098	7 746
\$4,000,000 to \$4,999,999	7 215	2 135	5 080
\$5,000,000 or more	23 463	5 462	18 001

Total Mortgage Outstanding Debt

Less than \$200,000	433	16	417
\$200,000 to \$299,999	597	14	583
\$300,000 to \$399,999	831	33	798
\$400,000 to \$499,999	1 190	104	1 086
\$500,000 to \$999,999	8 812	1 173	7 639
\$1,000,000 to \$1,499,999	10 966	2 741	8 225
\$1,500,000 to \$1,999,999	8 650	2 507	6 143
\$2,000,000 to \$2,999,999	14 021	3 681	10 339
\$3,000,000 to \$3,999,999	10 350	3 064	7 287
\$4,000,000 to \$4,999,999	6 575	1 723	4 852
\$5,000,000 or more	22 265	5 159	17 105

Total Outstanding Debt as Percent of Value

Less than 20 percent	1 914	343	1 571
20 to 29 percent	3 506	361	3 145
30 to 39 percent	6 347	1 117	5 230
40 to 49 percent	8 847	1 305	7 543
50 to 59 percent	10 831	1 873	8 958
60 to 69 percent	9 700	2 527	7 173
70 to 79 percent	10 269	2 575	7 693
80 to 89 percent	6 996	2 587	4 409
90 to 99 percent	3 814	1 754	2 060
100 percent or more	3 737	1 153	2 584
Not reported	18 729	4 620	14 109

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	84 624	20 215	64 409
Less than \$60	6 911	1 561	5 350
\$60 to \$79	8 218	2 018	6 200
\$80 to \$99	13 262	3 304	9 958
\$100 to \$149	27 850	7 364	20 486
\$150 to \$199	13 861	3 223	10 638
\$200 to \$249	6 307	1 322	4 986
\$250 to \$299	2 917	580	2 337
\$300 to \$399	2 743	741	2 002
\$400 to \$499	1 462	102	1 360
\$500 to \$599	381	-	381
\$600 to \$699	183	-	183
\$700 to \$799	75	-	75
\$800 or more	454	-	454

No regular payments required 66

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage	67 071	17 017	50 053
Less than 20 percent	2 881	530	2 351
20 to 29 percent	8 178	1 624	6 554
30 to 39 percent	12 905	2 080	10 824
40 to 49 percent	12 356	3 374	8 982
50 to 59 percent	10 076	3 437	6 639
60 to 69 percent	4 485	1 654	2 831
70 to 79 percent	3 213	1 216	1 997
80 to 89 percent	1 289	410	878

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts—Con.

Acquired before 1980 and regular payments of interest and/or principal on first mortgage—Con.	826	186	640
90 to 99 percent	4 014	1 011	3 003
100 percent or more	6 850	1 495	5 354
Not reported or not computed	-	-	-

Other properties 17 619

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980	67 117	17 017	50 100
Less than 20 percent	147	66	81
20 to 29 percent	464	33	431
30 to 39 percent	1 210	95	1 115
40 to 49 percent	3 735	207	3 528
50 to 59 percent	8 938	999	7 939
60 to 69 percent	12 687	2 815	9 872
70 to 79 percent	10 204	2 977	7 227
80 to 89 percent	6 831	2 151	4 680
90 to 99 percent	3 823	1 256	2 567
100 to 109 percent	2 790	1 501	1 289
110 percent or more	8 432	3 203	5 229
Not reported or not computed	7 857	1 715	6 142

Other properties 17 573

PROPERTY CHARACTERISTICS

Year Structure Built

1979 to March 1980	5 345	1 501	3 844
1977 and 1978	9 695	3 623	6 072
1975 and 1976	6 794	1 759	5 035
1970 to 1974	29 259	7 995	21 263
1960 to 1969	21 877	3 389	18 488
1950 to 1959	3 460	478	2 982
1940 to 1949	1 336	187	1 150
1939 or earlier	3 343	605	2 738
Not reported	3 581	678	2 903

Value

Less than \$200,000	50	1	49
\$200,000 to \$299,999	68	5	64
\$300,000 to \$399,999	133	5	128
\$400,000 to \$499,999	115	6	109
\$500,000 to \$999,999	1 886	416	1 470
\$1,000,000 to \$1,499,999	3 799	506	3 293
\$1,500,000 to \$1,999,999	4 441	1 126	3 315
\$2,000,000 to \$2,999,999	9 995	2 595	7 399
\$3,000,000 to \$3,999,999	7 717	2 021	5 695
\$4,000,000 to \$4,999,999	6 343	1 678	4 665
\$5,000,000 or more	31 414	7 236	24 178
Not reported	18 729	4 620	14 109

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980	67 117	17 017	50 100
Less than 1.0 percent	19 435	6 995	12 439
1.0 to 2.9 percent	11 287	3 261	8 026
3.0 to 4.9 percent	9 236	1 748	7 488
5.0 to 6.9 percent	4 561	811	3 751
7.0 to 8.9 percent	3 003	555	2 447
9.0 to 10.9 percent	3 105	326	2 778
11.0 to 12.9 percent	1 101	102	999
13.0 to 14.9 percent	891	147	745
15.0 percent or more	4 316	1 055	3 261
Not reported or not computed	10 182	2 016	8 166

Other properties 17 573

OWNER CHARACTERISTICS

Type of Owner

Individual	9 028	951	8 077
Partnership	56 455	14 043	42 413
Real estate corporation	6 369	1 128	5 241
Real estate investment trust	1 056	168	888
Financial institution	278	78	200
Housing cooperative organization	3 908	1 208	2 700
Church or church-related institution	1 961	936	1 024
Other	4 297	1 297	3 000
Not reported	1 337	406	931

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. Holder of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
50-or-more-housing-unit mortgaged properties	49 882	2 890	9 938	11 900	9 158	1 047	2 428	1 143	2 779	1 359	1 911	5 329
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	42 343	2 417	8 272	9 519	7 164	964	2 324	1 004	2 741	1 199	1 723	5 017
2 mortgages	6 576	404	1 524	1 932	1 757	82	104	131	38	159	164	281
3 or more mortgages	963	68	142	449	237	2	1	8	—	1	24	31
Form of Debt of First Mortgage												
Mortgage or deed of trust	46 456	2 699	9 914	11 573	8 963	863	2 425	1 141	2 779	577	926	4 596
Contract to purchase	1 032	53	13	120	72	36	—	1	—	155	446	136
Wrap-around mortgage	2 394	138	11	207	123	148	3	1	—	627	538	598
Origin of First Mortgage												
Mortgage made at time property acquired	30 863	1 905	3 895	6 983	5 059	668	2 111	742	2 446	1 073	1 502	4 480
Mortgage assumed at time property acquired	9 549	408	2 039	2 418	3 038	215	169	159	281	191	248	383
Mortgage placed later than acquisition of property	9 470	577	4 004	2 499	1 062	165	148	242	52	95	160	466
Refinanced mortgage:												
Same lender	5 038	246	2 594	1 119	607	75	46	31	11	55	76	178
Different lender	3 465	239	1 289	972	368	46	86	135	11	40	70	209
Mortgage placed on property owned free and clear of debt	968	93	121	409	87	44	16	76	30	—	14	80
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property	9 470	577	4 004	2 499	1 062	165	148	242	52	95	160	466
Renew or extend loan that had fallen due, without increasing the outstanding balance	2 264	74	1 712	204	110	26	17	24	2	15	44	37
Secure better terms	1 495	84	525	438	232	22	42	59	5	20	18	51
Provide funds for additions, improvements, or repairs to this property	1 829	194	396	660	270	54	37	71	29	—	12	105
Provide funds for investment in other real estate	944	89	193	493	128	2	—	6	—	7	2	24
Provide funds for other types of investments	209	11	73	91	24	—	—	—	—	—	—	10
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—
Other reasons	788	51	163	301	131	4	18	45	4	3	7	60
Not reported	1 942	74	941	312	166	57	34	37	13	50	77	180
Other properties	40 412	2 312	5 934	9 400	8 097	883	2 280	901	2 727	1 265	1 750	4 863
Year First Mortgage Made or Assumed												
1979 to 1981 (part)	12 803	762	2 554	2 350	2 123	543	338	424	113	879	985	1 733
1977 and 1978	11 108	744	2 215	2 902	1 828	254	337	342	52	249	495	1 690
1975 and 1976	6 134	391	1 389	2 117	707	92	142	123	258	115	178	624
1970 to 1974	13 053	646	2 672	3 292	2 007	102	711	244	2 305	91	189	793
1965 to 1969	4 711	230	722	831	1 809	13	698	8	51	23	48	279
1960 to 1964	1 692	93	231	384	599	41	166	3	—	4	16	156
1959 or earlier	381	24	157	24	85	2	36	—	—	—	—	54
First Mortgage Loan												
Less than \$200,000	2 474	116	1 367	265	227	44	—	—	2	112	242	100
\$200,000 to \$299,999	1 899	167	869	328	159	52	3	13	—	61	142	104
\$300,000 to \$399,999	1 949	147	662	645	299	10	8	—	—	54	69	55
\$400,000 to \$499,999	2 222	128	609	616	592	34	4	24	65	25	49	76
\$500,000 to \$999,999	12 955	716	2 729	4 562	2 171	162	317	353	606	221	473	645
\$1,000,000 to \$1,499,999	9 180	468	1 277	2 387	1 483	279	565	382	892	229	482	736
\$1,500,000 to \$1,999,999	5 754	298	762	1 220	1 123	123	455	142	472	216	258	686
\$2,000,000 to \$2,999,999	5 870	369	843	1 114	1 300	134	401	118	316	173	114	988
\$3,000,000 to \$3,999,999	3 339	226	431	400	750	87	341	53	258	154	28	611
\$4,000,000 to \$4,999,999	1 639	117	144	188	456	58	128	19	79	22	35	393
\$5,000,000 or more	2 600	137	245	175	597	64	204	41	88	93	20	935
Median	\$1187500	\$1181700	\$767900	\$948900	\$1381200	\$1396800	\$1847200	\$1239400	\$1401500	\$1452600	\$979400	\$2265900
Mean	\$1845500	\$1799400	\$1497300	\$1260400	\$2017800	\$1989300	\$2523500	\$1645700	\$1841100	\$1895900	\$1119200	\$3485400
First Mortgage Outstanding Debt												
Less than \$200,000	4 472	259	1 865	726	949	60	10	5	2	137	290	170
\$200,000 to \$299,999	2 603	290	968	568	384	66	5	14	—	77	133	100
\$300,000 to \$399,999	2 407	123	669	753	550	17	3	13	36	30	109	105
\$400,000 to \$499,999	2 679	164	642	866	508	51	78	10	88	70	54	147
\$500,000 to \$999,999	12 162	579	2 609	4 066	2 041	149	391	367	671	238	470	581
\$1,000,000 to \$1,499,999	8 743	483	1 155	2 352	1 190	279	543	370	874	204	484	807
\$1,500,000 to \$1,999,999	4 900	245	659	977	893	113	424	140	409	179	217	642
\$2,000,000 to \$2,999,999	5 444	354	770	962	1 148	114	412	126	341	171	84	961
\$3,000,000 to \$3,999,999	2 862	201	301	347	625	95	262	40	228	139	30	596
\$4,000,000 to \$4,999,999	1 350	61	112	146	388	41	114	22	50	23	23	371
\$5,000,000 or more	2 260	130	188	137	483	62	186	37	79	90	18	849
Median	\$1035300	\$1030900	\$658100	\$873600	\$1062100	\$1324700	\$1716700	\$1220000	\$1338900	\$1310600	\$894200	\$2116700
Mean	\$1624300	\$1592000	\$1083300	\$1141100	\$1736600	\$1851200	\$2326000	\$1567300	\$1750900	\$1802200	\$1008600	\$3293900
Current Interest Rate on First Mortgage												
Less than 5.0 percent	1 719	52	174	82	110	6	1 087	—	2	6	12	188
5.0 percent	86	15	18	—	12	4	5	—	—	6	5	22
5.1 to 5.9 percent	1 832	156	357	175	665	23	125	3	23	—	16	291
6.0 percent	2 201	73	308	426	1 047	16	78	9	59	30	81	75
6.1 to 6.9 percent	2 032	41	163	468	924	23	43	1	—	5	60	304
7.0 percent	4 092	208	451	380	316	87	221	100	1 746	41	149	395
7.1 to 7.4 percent	713	65	104	78	249	18	1	8	1	10	23	155
7.5 to 7.9 percent	5 099	197	1 294	491	631	95	437	6	169	59	43	677
8.0 percent	2 687	127	580	819	305	158	47	143	24	147	116	221
8.1 to 8.4 percent	1 988	120	487	509	323	2	49	160	40	16	40	241
8.5 to 8.9 percent	6 623	324	1 567	1 403	1 131	106	202	366	670	137	310	407
9.0 percent	3 418	156	901	901	700	96	20	126	30	126	155	207
9.1 to 9.9 percent	8 473	680	1 676	2 977	1 971	160	39	77	—	253	239	401
10.0 percent	2 291	95	361	842	281	48	7	19	—	205	265	167
10.1 to 11.9 percent	3 622	240	535	1 505	394	135	31	77	10	120	285	290
12.0 percent	606	14	165	149	11	5	22	1	—	64	91	83
12.1 to 13.9 percent	1 013	49	307	461	69	21	12	5	—	38	15	34
14.0 percent or more	1 386	277	490	234	21	41	2	43	4	95	8	173
Median	8.7	9.0	8.8	9.1	8.5	8.9	6.0	8.7	7.0	9.4	9.0	7.9

Table 5. **Holder of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Holder of first mortgage											
	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE CHARACTERISTICS—Con.												
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	12 594	959	2 058	5 692	1 873	162	23	52	—	381	224	1 171
Rate higher now than when mortgage made	3 605	301	749	1 611	238	76	—	—	—	206	59	364
Rate lower now than when mortgage made	242	74	23	75	14	10	3	—	—	17	—	27
Rate unchanged or same now as when mortgage made	8 268	564	1 167	3 839	1 540	63	16	51	—	124	157	748
Not reported	480	21	119	168	81	13	4	1	—	34	9	31
No, interest rate cannot be changed	36 315	1 834	7 723	6 027	7 124	863	2 382	1 032	2 775	959	1 593	4 003
Not reported	973	96	157	180	162	22	23	60	4	19	93	156
Reason for Change in First Mortgage Rate												
Interest rate can be changed	12 594	959	2 058	5 692	1 873	162	23	52	—	381	224	1 171
Rate renegotiated periodically	778	106	298	260	24	2	4	—	—	52	18	13
Rate changes tied to market index	1 621	157	89	1 057	21	32	2	—	—	30	19	216
When mortgage is assumed	5 721	305	610	3 621	932	43	3	51	—	9	26	121
When payments become delinquent	2 767	144	534	1 021	809	25	—	13	—	22	14	186
Other reason	3 042	254	751	547	362	53	12	—	—	249	151	663
Not reported	337	14	118	63	65	8	2	1	—	25	6	34
Interest rate cannot be changed	36 315	1 834	7 723	6 027	7 124	863	2 382	1 032	2 775	959	1 593	4 003
Term of First Mortgage												
Less than 8 years	4 101	369	1 847	390	100	117	—	—	—	379	362	539
8 to 12 years	6 673	378	3 551	977	260	112	—	7	2	386	650	350
13 to 17 years	5 319	358	1 087	1 210	1 681	84	29	41	17	166	349	298
18 to 22 years	6 145	441	1 010	1 754	2 236	83	10	7	—	120	228	257
23 to 27 years	8 856	501	1 064	3 732	2 824	136	2	56	—	107	128	308
28 to 32 years	6 466	374	347	3 218	1 562	149	71	159	28	134	112	312
33 to 37 years	717	29	74	91	72	26	109	191	2	23	38	61
38 or more years	11 172	356	838	460	409	335	2 208	683	2 730	12	12	3 130
No stated term	431	86	121	67	15	6	—	—	—	32	32	73
Median	24.4	21.4	12.3	25.1	23.5	27.6	38+	38+	38+	11.7	12.4	38+
Unexpired Term of First Mortgage												
Less than 4 years	4 580	324	2 339	535	528	83	—	—	—	201	238	332
4 to 7 years	5 540	430	2 057	969	1 051	28	8	—	2	251	369	374
8 to 12 years	5 797	382	1 151	1 593	1 398	100	22	25	—	276	494	355
13 to 17 years	5 657	397	1 015	2 054	1 362	61	52	56	19	131	232	278
18 to 22 years	3 794	300	401	1 722	728	99	69	27	26	95	100	228
23 to 27 years	4 055	283	213	1 742	714	88	465	45	33	99	94	281
28 to 32 years	4 817	119	128	612	245	83	825	284	1 648	81	74	717
33 or more years	5 586	166	390	178	75	286	817	548	769	11	30	2 317
No stated term or not computed	10 056	489	2 244	2 494	3 058	220	169	159	281	214	280	448
Median	16.5	13.8	6.9	16.9	13.3	25.5	31.1	33+	31.5	10.2	10.1	32.1
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	6 115	285	444	898	484	125	1 057	261	804	237	233	1 286
Payments increase yearly for first five years of mortgage	68	2	6	2	29	—	—	—	—	17	2	12
Payments increase yearly for first ten years of mortgage	48	3	6	4	2	1	—	—	1	3	6	22
Payments change in some other way	5 470	262	378	794	366	112	1 033	226	749	189	215	1 146
Not reported	528	18	54	99	87	12	24	35	54	28	11	106
No, monthly payments cannot change	42 298	2 495	9 261	10 715	8 465	892	1 320	802	1 973	1 093	1 526	3 756
Not reported	1 469	110	233	286	209	29	51	80	2	29	151	288
Location of First Mortgage Holder												
Property in Northeast Region												
Lender in Northeast	15 816	786	8 289	2 105	1 175	148	499	261	289	329	313	1 624
Lender in North Central	14 407	781	8 272	2 076	1 053	130	—	—	—	327	303	1 464
Lender in South	243	3	11	28	48	8	—	—	—	—	—	145
Lender in West	1 100	—	5	—	28	5	499	261	289	—	8	5
Lender outside United States	6	—	—	—	—	—	—	—	—	2	—	3
Not reported	35	—	—	—	31	—	—	—	—	—	—	4
Property in North Central Region	26	2	1	—	13	5	—	—	—	—	2	3
Property in North Central Region												
Lender in Northeast	8 167	535	315	2 448	1 537	134	684	237	562	232	250	1 234
Lender in North Central	1 635	112	243	103	1 062	19	—	—	—	15	1	80
Lender in South	4 557	422	70	2 274	284	68	—	—	—	209	209	1 021
Lender in West	1 683	—	—	33	58	45	684	237	562	—	9	55
Lender outside United States	170	—	—	38	20	—	—	—	—	8	31	72
Not reported	113	—	—	—	112	1	—	—	—	—	—	—
Property in South Region	9	1	1	—	1	—	—	—	—	—	—	5
Property in South Region												
Lender in Northeast	14 977	931	1 015	2 910	5 059	437	770	475	920	473	561	1 424
Lender in North Central	5 144	291	890	195	3 409	54	—	—	—	34	9	262
Lender in South	984	49	4	141	338	53	—	—	—	27	4	368
Lender in West	8 077	563	118	2 514	941	325	770	475	920	331	461	657
Lender outside United States	382	16	2	51	82	4	—	—	—	79	33	114
Not reported	279	1	—	—	276	—	—	—	—	—	1	—
Property in West Region	111	11	1	7	14	1	—	—	—	—	53	23
Property in West Region												
Lender in Northeast	10 922	638	318	4 437	1 388	328	476	170	1 007	325	787	1 048
Lender in North Central	1 324	83	104	90	937	44	—	—	—	18	—	49
Lender in South	438	26	3	44	103	31	—	—	—	8	30	192
Lender in West	1 755	5	4	29	25	2	476	170	1 007	20	—	18
Lender outside United States	7 306	522	206	4 264	265	233	—	—	—	278	749	787
Not reported	67	1	—	—	58	3	—	—	—	2	3	—
Servicing of First Mortgage	32	—	—	10	—	15	—	—	—	—	5	2
Holder's Acquisition of First Mortgage												
Holder	36 421	2 156	8 498	11 115	3 575	792	1 253	628	2 671	1 086	1 359	3 288
Agent	13 461	734	1 440	785	5 583	255	1 175	515	107	273	552	2 041
Holder's Acquisition of First Mortgage												
Originated by holder	33 954	2 076	8 157	10 553	5 386	739	786	624	44	1 122	1 454	3 014
Purchased from present servicer	4 343	215	655	513	2 345	81	25	234	—	73	21	180
Purchased from someone else	10 012	419	984	616	1 164	135	1 524	227	2 733	143	241	1 825
Not reported	1 573	178	142	218	264	92	93	59	2	20	194	311

*Detail does not add to total because lenders reported more than one reason.

Table 5. Holder of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Total	Holder of first mortgage										Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	
MORTGAGE CHARACTERISTICS—Con.												
Mortgage Assumption												
Lender's permission needed for assumption	23 042	1 255	4 001	8 497	3 298	556	806	782	83	595	726	2 443
Lender's permission not needed for assumption	20 751	1 178	4 693	2 129	4 773	340	1 321	185	2 571	557	820	2 184
Not reported	6 089	457	1 244	1 273	1 087	152	301	177	125	207	365	702
Prepayment Penalties												
Yes	27 367	984	6 088	7 146	5 800	296	683	371	2 638	280	225	2 856
No	19 428	1 601	3 112	4 194	2 937	634	1 657	698	132	1 002	1 513	1 949
Not reported	3 088	304	739	559	420	118	89	75	8	78	173	525
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	40 405	2 311	5 934	9 399	8 096	883	2 280	899	2 727	1 265	1 750	4 862
Less than 40 percent	1 849	131	474	388	562	17	4	25	20	42	72	115
40 to 49 percent	1 430	76	342	376	439	24	24	9	7	15	65	53
50 to 59 percent	2 008	101	289	576	641	43	29	65	38	62	64	100
60 to 69 percent	2 880	156	384	904	691	89	38	23	65	69	225	238
70 to 79 percent	4 972	443	803	1 418	927	95	104	123	107	206	307	441
80 to 89 percent	7 110	270	941	1 744	1 168	204	376	213	510	473	366	847
90 to 94 percent	3 736	179	430	775	660	87	257	84	398	130	136	601
95 to 99 percent	3 051	176	268	491	398	145	297	84	457	54	61	620
100 percent or more	5 419	416	441	842	811	111	547	142	709	98	207	1 095
Not reported	7 949	364	1 562	1 885	1 797	67	606	133	417	117	247	754
Median	84	82	79	81	79	87	95	87	95	84	81	92
Other properties	9 477	578	4 004	2 500	1 063	165	148	244	52	95	160	468
Total Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made or assumed at time of purchase	40 405	2 311	5 934	9 399	8 096	883	2 280	899	2 727	1 265	1 750	4 862
Less than 40 percent	880	85	216	149	206	17	1	17	20	19	47	104
40 to 49 percent	1 867	76	223	163	286	9	10	5	7	7	54	25
50 to 59 percent	1 380	82	182	371	437	32	27	54	38	34	58	64
60 to 69 percent	2 610	90	379	799	652	86	32	27	65	50	227	203
70 to 79 percent	5 094	429	774	1 456	1 152	109	89	76	106	175	294	437
80 to 89 percent	7 707	273	1 156	1 970	1 229	198	377	264	481	541	371	847
90 to 94 percent	4 061	156	530	842	771	101	262	89	399	146	138	625
95 to 99 percent	3 385	249	310	586	447	148	310	92	456	62	81	644
100 percent or more	6 472	508	601	1 178	1 119	115	565	143	739	113	233	1 158
Not reported	7 949	364	1 562	1 885	1 797	67	606	133	417	117	247	754
Median	87	88	84	84	83	88	96	88	95	85	82	93
Other properties	9 477	578	4 004	2 500	1 063	165	148	244	52	95	160	468
First Mortgage Outstanding Debt as Percent of Value												
Less than 20 percent	4 526	320	914	1 144	1 462	69	17	18	31	92	239	222
20 to 29 percent	4 211	270	866	1 345	1 103	33	133	73	71	28	111	179
30 to 39 percent	5 386	326	1 239	1 710	1 127	59	195	78	129	117	166	240
40 to 49 percent	6 073	408	967	1 757	1 433	152	189	156	291	174	241	305
50 to 59 percent	5 849	373	885	1 800	1 012	130	203	123	362	160	314	487
60 to 69 percent	4 420	292	872	739	577	66	383	119	312	209	193	658
70 to 79 percent	3 970	184	506	898	335	162	275	312	224	184	130	762
80 to 89 percent	2 564	66	330	241	191	115	265	53	276	196	149	681
90 to 99 percent	1 270	59	157	72	83	75	87	36	201	21	22	457
100 percent or more	1 148	56	169	117	82	28	119	17	138	34	46	342
Not reported	10 464	536	3 033	2 077	1 754	158	564	159	745	144	300	996
Median	49	46	44	44	40	60	65	64	64	62	52	71
Total Outstanding Debt as Percent of Value												
Less than 20 percent	3 603	252	726	875	1 194	67	17	8	31	39	196	196
20 to 29 percent	3 864	246	684	1 336	976	23	131	62	71	60	97	178
30 to 39 percent	4 812	321	1 112	1 465	951	64	191	86	129	105	171	218
40 to 49 percent	5 818	392	942	1 619	1 463	121	175	137	266	173	249	283
50 to 59 percent	6 162	390	943	1 878	1 160	164	198	136	362	136	309	487
60 to 69 percent	5 125	340	1 064	929	772	65	388	123	332	226	236	650
70 to 79 percent	4 376	200	631	1 056	441	164	283	295	225	185	119	780
80 to 89 percent	2 828	88	371	381	176	117	266	86	281	209	158	696
90 to 99 percent	1 421	66	211	131	94	65	88	36	200	41	26	465
100 percent or more	1 408	59	220	153	178	40	128	17	139	42	51	380
Not reported	10 464	536	3 033	2 077	1 754	158	564	159	745	144	300	996
Median	53	49	50	48	44	61	66	65	65	64	53	72
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Method of Payment of First Mortgage												
Regular payments of interest and/or principal	49 830	2 885	9 938	11 898	9 158	1 047	2 428	1 143	2 779	1 353	1 899	5 301
Interest and principal	47 671	2 682	9 589	11 667	9 062	952	2 427	1 141	2 779	1 034	1 556	4 783
Fully amortized	32 540	1 686	3 184	9 234	6 437	734	2 403	1 084	2 771	423	719	3 865
Partially amortized	15 130	996	6 406	2 432	2 625	217	24	56	8	610	837	918
Principal only	38	1	2	16	4	4	2	—	—	4	6	—
Fully amortized	14	—	—	3	—	—	—	—	—	1	4	—
Partially amortized	24	1	2	13	4	—	—	—	—	2	2	—
Interest only	2 121	202	347	216	92	91	—	3	—	315	337	518
No regular payments required	52	5	—	1	—	—	—	—	—	6	11	28
Items Included in First Mortgage Payment												
Regular payments of both interest and principal	47 671	2 682	9 589	11 667	9 062	952	2 427	1 141	2 779	1 034	1 556	4 783
Real estate taxes and property insurance	16 153	728	1 506	2 750	2 538	429	1 232	549	2 536	260	433	3 192
With no other items	6 400	382	622	2 104	1 926	121	137	214	44	217	339	294
With other items	9 753	345	885	646	612	307	1 095	335	2 493	43	94	2 898
Real estate taxes only	11 664	467	5 214	2 959	1 923	165	32	58	—	236	269	341
Property insurance only	159	1	6	56	43	19	20	3	—	—	3	9
Other combinations or no other items	19 695	1 486	2 863	5 902	4 559	339	1 143	530	242	537	852	1 242
No regular payments of interest and principal	2 211	208	349	233	96	96	2	3	—	325	355	546

Table 5. **Holder of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
Regular monthly payments of interest and/or principal	49 830	2 885	9 938	11 898	9 158	1 047	2 428	1 143	2 779	1 353	1 899	5 301
Less than \$60	12 649	654	4 149	2 493	2 254	166	993	222	131	319	546	722
\$60 to \$79	8 225	485	1 696	2 014	2 095	148	258	161	637	154	225	352
\$80 to \$99	9 123	587	1 617	2 269	1 891	111	342	332	932	173	238	629
\$100 to \$149	13 075	737	1 766	3 561	2 105	278	519	347	993	507	513	1 748
\$150 to \$199	4 450	242	448	1 051	567	270	193	37	56	136	340	1 111
\$200 to \$249	1 314	75	101	287	143	36	69	45	11	45	31	471
\$250 to \$299	434	32	59	118	51	17	22	—	4	6	—	125
\$300 to \$399	259	10	55	25	21	19	12	—	14	10	6	87
\$400 to \$499	185	35	22	74	18	—	21	—	—	1	—	13
\$500 to \$599	30	16	5	—	3	3	—	—	—	2	—	2
\$600 to \$699	21	1	9	5	2	—	—	—	—	—	—	4
\$700 to \$799	17	10	—	—	6	—	—	—	—	—	—	1
\$800 or more	49	—	10	3	1	—	—	—	—	—	—	35
Median	\$89	\$90	\$70	\$93	\$82	\$118	\$77	\$91	\$93	\$103	\$95	\$127
Mean	\$98	\$106	\$78	\$100	\$91	\$119	\$92	\$97	\$96	\$103	\$95	\$139
No regular payments required	52	5	—	1	—	—	—	—	—	6	11	28

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	49 830	2 885	9 938	11 898	9 158	1 047	2 428	1 143	2 779	1 353	1 899	5 301
Current or ahead of schedule	46 661	2 703	9 612	11 530	8 890	942	1 629	989	2 773	1 248	1 670	4 674
Delinquent (30 days or more)	2 010	73	255	205	129	48	689	121	—	56	95	340
1 to 3 payments	1 130	56	155	183	104	32	214	116	—	29	58	183
4 or more payments	880	17	101	22	25	15	475	5	—	26	37	157
Foreclosure in process	202	3	68	9	5	4	62	—	—	7	5	39
Foreclosure not in process	641	15	32	7	20	11	382	5	—	20	32	118
Not reported	1 371	—	—	6	—	—	31	—	—	—	—	—
Not reported	1 159	108	71	163	139	57	111	33	5	49	134	287
No regular payments required	52	5	—	1	—	—	—	—	—	6	11	28

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage	41 322	2 366	8 234	10 538	7 857	775	2 052	924	2 523	736	1 319	3 997
Less than 20 percent	5 542	241	2 474	928	1 059	45	110	26	20	80	258	299
20 to 29 percent	7 848	438	1 657	2 051	2 295	33	633	137	67	72	135	330
30 to 39 percent	8 164	585	1 371	2 391	1 966	190	361	189	371	142	156	443
40 to 49 percent	6 411	375	852	1 930	1 075	76	285	146	498	117	172	885
50 to 59 percent	4 062	276	242	1 007	337	176	249	124	638	56	115	842
60 to 69 percent	1 650	114	117	434	63	23	82	62	367	66	62	261
70 to 79 percent	1 223	21	49	295	105	65	48	23	248	30	75	264
80 to 89 percent	325	28	32	68	13	10	33	34	44	15	2	47
90 to 99 percent	202	7	24	16	16	—	—	30	56	3	13	38
100 percent or more	1 409	36	144	418	113	41	119	14	55	26	184	259
Not reported or not computed	4 485	246	1 273	1 001	816	116	132	137	160	128	147	330
Median	36	37	26	37	31	48	36	43	54	41	42	49
Other properties	8 561	524	1 704	1 362	1 301	272	377	220	255	623	592	1 332

Real Estate Tax Per \$1,000 Value

Acquired before 1980	44 243	2 542	9 162	10 909	8 239	785	2 294	1 007	2 719	816	1 351	4 419
Less than \$10	11 828	637	744	3 958	2 108	408	582	244	1 035	267	447	1 398
\$10 to \$14	6 724	526	541	1 807	1 704	123	351	186	338	174	185	789
\$15 to \$19	4 178	231	541	985	998	24	267	251	183	24	175	498
\$20 to \$24	2 627	118	481	712	514	11	201	39	129	72	101	249
\$25 to \$29	1 595	122	467	427	260	7	26	39	110	8	6	122
\$30 to \$39	1 898	138	676	529	268	8	98	27	20	44	31	59
\$40 to \$49	1 093	28	625	154	164	4	10	—	5	31	49	24
\$50 to \$59	842	73	516	57	83	6	22	5	9	18	6	64
\$60 or more	2 131	73	1 596	112	139	—	21	8	4	44	34	100
Not reported or not computed	11 326	614	2 974	2 168	2 001	194	714	208	887	134	316	1 115
Median	\$13	\$13	\$35	\$11	\$13	10—	\$13	\$14	10—	\$12	\$12	\$12
Acquired 1980 and 1981 (part)	5 639	347	776	990	920	263	134	136	59	543	560	911

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980	41 333	2 371	8 234	10 538	7 857	775	2 052	924	2 523	741	1 319	3 999
Less than 5 percent	4 375	312	329	1 409	826	131	273	54	329	77	198	438
5 to 9 percent	13 908	797	1 090	4 053	3 657	281	593	318	884	294	374	1 567
10 to 14 percent	7 767	472	1 650	1 746	1 373	111	447	214	568	88	297	801
15 to 19 percent	4 881	291	1 763	1 116	574	38	244	56	234	68	74	423
20 to 24 percent	2 409	128	1 092	500	194	3	55	40	151	40	54	152
25 to 29 percent	879	16	472	77	75	28	47	67	29	29	4	17
30 to 34 percent	353	7	180	31	33	—	21	8	—	—	49	32
35 to 39 percent	203	1	41	61	9	3	4	—	1	—	50	32
40 percent or more	1 471	96	272	297	119	21	224	17	158	4	62	201
Not reported or not computed	5 086	251	1 344	1 248	998	159	144	149	165	138	157	334
Median	10	10	16	9	9	8	11	10	10	9	10	9
Other properties	8 549	519	1 704	1 362	1 301	272	377	220	255	618	592	1 330

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980	41 333	2 371	8 234	10 538	7 857	775	2 052	924	2 523	741	1 319	3 999
Less than 20 percent	128	13	9	28	45	—	3	1	15	7	2	6
20 to 29 percent	688	48	87	286	142	—	7	—	6	10	31	71
30 to 39 percent	1 238	64	87	470	444	6	23	6	—	9	71	58

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. Holder of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total	Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company	Federal agency	Federally-secured pool	Federal National Mortgage Association	Real estate or construction company	Individual or individual's estate	Other
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.												
Selected Owner Expenses as Percent of Rental Receipts—Con.												
Acquired before 1980 ² —Con.												
40 to 49 percent	3 630	253	480	1 140	1 253	43	101	28	5	57	124	146
50 to 59 percent	6 483	546	1 081	1 967	1 820	61	294	186	18	58	171	282
60 to 69 percent	7 931	436	1 893	1 984	1 685	97	423	172	303	109	166	662
70 to 79 percent	5 844	329	1 481	1 392	679	192	346	94	275	82	152	821
80 to 89 percent	3 447	142	791	668	290	57	271	108	273	144	150	553
90 to 99 percent	1 984	92	303	559	133	71	60	57	402	32	38	240
100 to 109 percent	1 460	56	152	238	69	—	124	31	473	24	56	236
110 percent or more	3 322	139	450	683	240	83	259	99	534	73	206	557
Not reported or not computed	5 179	253	1 420	1 123	1 057	165	142	141	220	138	153	368
Median	67	63	69	64	58	75	73	70	96	76	71	77
Other properties	8 549	519	1 704	1 362	1 301	272	377	220	255	618	592	1 330
PROPERTY CHARACTERISTICS												
Location by Size of Place												
Inside SMSA's												
1,000,000 or more	46 391	2 672	9 693	11 091	8 953	1 009	2 140	848	2 150	1 292	1 834	4 708
250,000 to 999,999	10 478	357	5 405	1 353	1 029	201	297	71	100	333	387	945
100,000 to 249,999	8 019	551	543	1 852	2 127	141	557	91	468	304	573	812
50,000 to 24,999	11 166	658	1 208	3 254	2 365	266	651	97	792	311	499	1 065
10,000 to 49,999	10 438	722	1 373	2 988	2 173	304	434	254	564	224	221	1 180
Less than 10,000 and rural	6 289	385	1 164	1 643	1 258	98	202	334	226	120	153	706
Outside SMSA's												
10,000 or more	3 491	218	245	809	206	38	288	295	629	67	76	621
2,500 to 9,999	2 205	129	142	579	160	38	196	77	420	62	71	331
Less than 2,500 and rural	636	37	72	57	7	—	82	48	124	—	5	219
Median	636	52	32	173	38	—	10	171	85	4	—	71
Number of Housing Units												
50 to 74 housing units	16 785	978	4 210	5 209	1 941	350	416	430	828	380	1 008	1 036
75 to 99 housing units	8 687	438	1 937	2 194	1 343	102	391	254	482	248	235	1 063
100 to 149 housing units	10 628	628	1 947	2 250	1 943	277	572	220	798	288	412	1 292
150 to 199 housing units	5 341	325	718	988	1 284	97	465	119	326	173	152	695
200 to 299 housing units	5 268	354	670	851	1 473	186	401	65	272	172	66	760
300 to 499 housing units	2 499	119	384	353	944	27	134	40	59	89	37	314
500 to 999 housing units	581	46	63	52	199	8	44	13	15	8	2	130
1,000 or more housing units	94	3	9	3	31	1	4	3	—	1	—	39
Year Structure Built												
1979 to March 1980	1 775	76	75	181	379	101	183	160	1	38	35	547
1977 and 1978	3 772	245	204	1 074	582	72	233	136	2	56	72	1 095
1975 and 1976	2 843	126	298	965	365	66	64	145	203	64	41	507
1970 to 1974	13 742	952	1 483	3 566	2 285	275	638	463	2 161	332	421	1 770
1960 to 1969	15 502	848	2 552	3 807	4 501	248	1 067	119	156	432	668	1 104
1950 to 1959	3 082	184	1 119	919	376	26	73	33	25	38	66	223
1940 to 1949	1 544	88	836	293	90	23	22	33	9	64	30	57
1939 or earlier	5 564	261	2 776	714	232	216	82	40	80	280	474	408
Not reported	2 058	108	596	381	350	21	67	15	141	54	104	220
Purchase Price Per Housing Unit												
Properties acquired by purchase 1977 to 1981 (part)												
Less than \$5,000	19 715	1 207	2 742	4 408	3 514	701	618	582	153	1 074	1 453	3 263
\$5,000 to \$9,999	918	76	289	103	60	35	2	35	—	114	132	73
\$10,000 to \$14,999	1 493	128	484	285	164	28	17	2	10	94	157	125
\$15,000 to \$19,999	3 619	209	573	973	846	130	55	56	15	177	317	269
\$20,000 to \$24,999	4 034	245	420	880	927	112	93	159	34	243	319	601
\$25,000 to \$29,999	3 072	246	115	789	395	104	154	153	29	258	169	660
\$30,000 to \$34,999	1 933	39	45	465	211	130	106	89	3	69	129	649
\$35,000 to \$39,999	716	74	42	174	40	97	31	8	2	29	23	196
\$40,000 to \$44,999	378	28	17	44	117	8	54	3	—	9	8	90
\$45,000 to \$49,999	292	8	51	54	34	17	3	8	—	8	14	95
\$50,000 to \$59,999	77	13	15	6	14	—	15	—	—	2	—	12
\$60,000 to \$79,999	46	5	10	7	11	—	7	—	—	—	—	6
\$80,000 to \$99,999	41	6	15	—	17	—	—	—	—	—	—	3
\$100,000 to \$149,999	78	2	10	35	—	—	—	—	—	—	—	32
\$150,000 or more	23	—	2	2	2	—	—	—	18	—	—	—
Not reported	2 995	128	656	591	678	41	82	69	42	71	185	453
Median	\$17900	\$17600	\$12400	\$18100	\$16900	\$21200	\$23300	\$20100	...	\$17400	\$15400	\$22600
Other properties	30 167	1 682	7 196	7 492	5 644	347	1 810	561	2 626	285	457	2 066
Value												
Less than \$200,000	467	10	283	25	32	22	—	—	—	37	5	54
\$200,000 to \$299,999	527	46	283	69	33	6	—	1	—	18	66	5
\$300,000 to \$399,999	488	33	248	63	15	10	7	—	—	44	28	39
\$400,000 to \$499,999	466	41	255	68	23	4	7	—	—	18	39	10
\$500,000 to \$999,999	4 316	281	1 332	1 069	551	31	134	40	306	173	266	133
\$1,000,000 to \$1,499,999	5 799	289	1 016	1 840	1 141	88	149	177	194	92	271	541
\$1,500,000 to \$1,999,999	5 075	334	696	1 379	828	187	118	107	370	109	437	511
\$2,000,000 to \$2,999,999	7 645	577	933	2 241	1 147	165	487	394	430	208	223	840
\$3,000,000 to \$3,999,999	4 504	199	617	1 167	895	133	271	109	280	172	140	521
\$4,000,000 to \$4,999,999	2 793	155	324	603	674	55	198	35	163	113	60	414
\$5,000,000 or more	7 339	387	919	1 300	2 066	189	494	121	290	231	77	1 265
Not reported	10 464	536	3 033	2 077	1 754	158	564	159	745	144	300	996
Median	\$2336400	\$2245800	\$1525100	\$2177900	\$2940700	\$2591700	\$3112200	\$2424800	\$2340400	\$2555900	\$1649900	\$3064000
Mean	\$3352900	\$3085500	\$2848600	\$2800200	\$4135300	\$3443500	\$3877800	\$2884800	\$2825900	\$3076600	\$1939800	\$4929300
Monthly Rental Receipts Per Housing Unit												
Acquired before 1980 ²												
Less than \$60	41 333	2 371	8 234	10 538	7 857	775	2 052	924	2 523	741	1 319	3 999
\$60 to \$79	690	43	121	242	69	15	29	4	32	1	58	76
\$80 to \$99	224	10	55	87	6	—	25	—	6	12	4	20
\$100 to \$119	227	3	14	42	4	—	8	—	1	22	92	41
\$120 or more	510	41	53	106	37	2	73	29	68	19	48	35

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 5. **Holder of First Mortgage, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit—Con.

Acquired before 1980 ² —Con.												
\$120 to \$149	1 925	60	134	406	237	106	245	141	381	19	82	114
\$150 to \$199	7 181	423	1 227	1 543	1 090	86	475	197	1 232	134	295	479
\$200 to \$249	9 791	626	1 921	2 692	2 050	142	476	144	465	182	328	764
\$250 to \$299	8 049	440	1 530	2 261	1 856	155	309	82	98	118	194	1 006
\$300 to \$349	4 283	256	811	1 256	850	132	185	165	45	45	37	501
\$350 to \$399	1 922	132	566	492	341	21	26	11	6	41	12	273
\$400 to \$449	818	23	164	187	174	2	46	7	4	10	7	194
\$450 to \$499	358	16	100	67	104	—	11	5	3	2	6	45
\$500 or more	871	51	263	157	226	—	12	1	24	7	9	120
No rental receipts	8	—	4	—	—	—	—	—	—	—	—	—
Not reported	4 477	246	1 269	997	816	116	132	137	160	128	147	330
Median	\$239	\$239	\$249	\$244	\$251	\$243	\$211	\$208	\$178	\$227	\$201	\$265
Mean	\$306	\$292	\$345	\$289	\$311	\$319	\$257	\$273	\$219	\$419	\$285	\$351
Other properties	8 549	519	1 704	1 362	1 301	272	377	220	255	618	592	1 330

Rental Receipts as Percent of Value

Acquired before 1980²	41 333	2 371	8 234	10 538	7 857	775	2 052	924	2 523	741	1 319	3 999
Less than 5 percent	1 208	31	154	384	71	16	64	62	224	2	9	190
5 to 9 percent	5 205	234	448	1 542	640	109	446	217	662	116	131	659
10 to 14 percent	12 148	848	1 106	3 790	2 436	325	671	184	585	269	453	1 481
15 to 19 percent	5 640	375	1 074	1 454	1 482	75	259	39	242	107	164	368
20 to 24 percent	2 357	97	676	539	558	17	38	133	51	27	77	144
25 to 29 percent	1 284	51	520	218	319	7	14	32	27	8	24	65
30 to 39 percent	1 045	70	574	100	137	10	13	3	10	14	36	79
40 percent or more	1 353	80	806	177	107	—	11	—	15	45	33	79
Not reported or not computed	11 093	584	2 876	2 334	2 106	216	536	253	708	153	392	934
Median	14	14	20	13	14	12	12	12	10	13	14	12
Other properties	8 549	519	1 704	1 362	1 301	272	377	220	255	618	592	1 330

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	41 333	2 371	8 234	10 538	7 857	775	2 052	924	2 523	741	1 319	3 999
Less than 1.0 percent	11 388	587	2 838	2 402	1 420	121	742	212	1 252	90	272	1 452
1.0 to 2.9 percent	7 026	384	1 268	1 860	1 541	62	307	159	553	108	147	638
3.0 to 4.9 percent	5 670	304	1 030	1 519	1 157	126	373	172	282	113	140	455
5.0 to 6.9 percent	2 966	183	424	875	840	40	85	59	28	45	113	274
7.0 to 8.9 percent	1 827	110	173	510	554	36	80	21	73	46	64	160
9.0 to 10.9 percent	2 017	179	322	599	413	84	41	43	7	69	95	167
11.0 to 12.9 percent	678	49	46	232	185	4	29	1	2	8	49	72
13.0 to 14.9 percent	574	16	71	197	98	38	33	15	18	17	29	42
15.0 percent or more	2 651	159	219	885	472	25	134	62	108	80	229	278
Not reported or not computed	6 535	399	1 844	1 460	1 176	239	226	180	202	166	181	461
Median	2.7	3.1	1.6	3.4	3.7	4.3	2.1	3.0	1.0—	4.6	5.2	2.0
Other properties	8 549	519	1 704	1 362	1 301	272	377	220	255	618	592	1 330

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 6. First Mortgage Loan, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Mortgages made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Amount of first mortgage loan											Median (dollars)
	Total	Less than \$200,000	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 to \$1,999,999	\$2,000,000 to \$2,999,999	\$3,000,000 to \$3,999,999	\$4,000,000 to \$4,999,999	\$5,000,000 or more	
50-or-more-housing-unit mortgaged properties	17 432	1 054	782	646	403	3 177	5 727	2 209	1 327	784	1 324	1 463 600
MORTGAGE CHARACTERISTICS												
Number of Mortgages												
1 mortgage	15 623	899	693	484	368	2 813	5 223	1 995	1 236	695	1 217	1 489 100
2 mortgages	1 587	150	80	111	34	309	424	207	90	79	104	1 258 800
3 or more mortgages	222	5	8	51	2	54	80	7	1	10	3	914 600
Origin of First Mortgage												
Mortgage made at time property acquired	12 215	377	375	267	236	2 080	4 426	1 686	1 097	633	1 037	1 626 200
Mortgage assumed at time property acquired	5 217	676	406	379	168	1 097	1 300	523	230	151	287	946 600
Mortgage placed later than acquisition of property												
Refinanced mortgage:												
Same lender	2 808	464	293	235	120	620	550	225	114	64	123	735 800
Different lender	1 966	168	81	119	38	387	607	272	104	62	127	1 312 200
Mortgage placed on property owned free and clear of debt	443	44	31	25	10	89	143	26	12	25	36	1 146 600
Purpose of First Mortgage Placed Later Than Acquisition of Property												
Mortgages placed later than acquisition of property - the outstanding balance	5 217	676	406	379	168	1 097	1 300	523	230	151	287	946 600
Renew or extend loan that had fallen due, without increasing	1 369	278	209	127	70	307	195	87	30	29	37	499 800
Secure better terms	753	29	39	22	23	125	276	68	57	37	78	1 502 100
Provide funds for additions, improvements, or repairs to this property	886	103	30	72	26	170	220	107	40	44	75	1 190 800
Provide funds for investment in other real estate	498	16	4	40	9	177	148	61	25	11	7	1 018 800
Provide funds for other types of investments	92	4	3	-	-	34	31	7	3	5	5	...
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-	-	-	...
Other reasons	461	46	1	50	7	67	148	39	49	14	39	1 396 000
Not reported	1 159	201	119	67	33	217	284	155	26	12	46	869 600
Other properties	12 215	377	375	267	236	2 080	4 426	1 686	1 097	633	1 037	1 626 200
Total Mortgage Loan												
Less than \$200,000	968	968	-	-	-	-	-	-	-	-	-	200000-
\$200,000 to \$299,999	751	51	700	-	-	-	-	-	-	-	-	246 300
\$300,000 to \$399,999	563	22	50	491	-	-	-	-	-	-	-	342 700
\$400,000 to \$499,999	490	11	27	84	368	-	-	-	-	-	-	433 500
\$500,000 to \$999,999	3 072	2	3	58	34	2 976	-	-	-	-	-	741 900
\$1,000,000 to \$1,499,999	3 461	-	1	4	2	136	3 319	-	-	-	-	1 478 600
\$1,500,000 to \$1,999,999	2 273	-	-	10	-	36	2 227	-	-	-	-	1 489 700
\$2,000,000 to \$2,999,999	2 307	-	-	-	-	29	167	2 111	-	-	-	2 453 600
\$3,000,000 to \$3,999,999	1 363	-	-	-	-	6	72	1 285	-	-	-	3 469 600
\$4,000,000 to \$4,999,999	779	-	-	-	-	-	21	26	728	-	-	4 465 000
\$5,000,000 or more	1 404	-	-	-	-	-	3	5	16	56	1 324	5000000+
Median	\$1414900	200000-	\$255800	\$365800	\$454800	\$766900	\$1431300	\$2523300	\$3516300	\$4538500	5000000+	...
Mean	\$2089100	\$134500	\$261600	\$415900	\$466600	\$788800	\$1458000	\$2497600	\$3495700	\$4553300	\$8333400	...
Current Interest Rate on First Mortgage												
Less than 5.0 percent	77	10	18	1	3	6	28	8	-	3	-	...
5.0 percent	31	-	2	-	-	-	6	12	12	-	-	...
5.1 to 5.9 percent	97	3	-	-	-	44	22	6	4	10	6	...
6.0 percent	78	11	1	5	3	-	14	17	3	-	24	...
6.1 to 6.9 percent	224	4	8	3	-	-	39	53	53	30	33	3 088 100
7.0 percent	380	22	4	11	3	30	155	63	32	27	33	1 773 100
7.1 to 7.4 percent	169	4	-	-	-	15	47	12	32	10	50	3 223 400
7.5 to 7.9 percent	2 142	38	11	8	-	162	801	412	252	200	256	2 121 000
8.0 percent	686	19	49	34	41	45	360	65	49	6	20	1 434 400
8.1 to 8.4 percent	377	8	24	4	3	79	97	56	16	11	79	1 730 500
8.5 to 8.9 percent	1 290	131	90	45	32	104	529	90	88	27	155	1 460 100
9.0 percent	1 424	119	46	77	41	292	414	188	110	62	74	1 330 600
9.1 to 9.9 percent	4 413	118	185	162	108	872	1 588	556	309	212	303	1 479 200
10.0 percent	1 234	108	86	63	21	321	365	117	88	15	50	1 049 000
10.1 to 11.9 percent	2 477	145	117	74	54	560	749	361	164	112	140	1 383 900
12.0 percent	467	75	51	63	11	115	88	28	20	6	9	646 000
12.1 to 13.9 percent	788	78	34	49	37	221	246	52	34	18	18	943 700
14.0 percent or more	1 079	160	56	47	47	310	179	113	61	34	72	870 500
Median	9.4	10.0	9.7	9.8	9.7	9.9	9.2	9.2	9.0	9.0	9.0	...
Variable Interest Rate on First Mortgage												
Yes, interest rate can be changed	5 264	172	99	152	134	1 165	1 821	641	412	232	436	1 499 500
Rate higher now than when mortgage made	1 508	30	35	11	48	425	414	175	186	67	117	1 495 100
Rate lower now than when mortgage made	1 09	15	1	1	5	13	31	12	17	4	11	...
Rate unchanged or same now as when mortgage made	3 368	90	47	131	78	697	1 258	432	198	151	286	1 509 500
Not reported	279	38	15	9	4	29	118	22	11	10	22	1 372 500
No, interest rate cannot be changed	11 764	851	673	488	262	1 899	3 813	1 504	880	538	857	1 448 500
Not reported	403	30	10	6	7	113	93	63	35	15	31	1 380 500
Reason for Change in First Mortgage Rate												
Interest rate can be changed ¹	5 264	172	99	152	134	1 165	1 821	641	412	232	436	1 499 500
Rate renegotiated periodically	277	32	3	22	8	91	61	27	15	10	9	902 300
Rate changes tied to market index	995	47	37	4	16	289	351	68	94	41	46	1 294 000
When mortgage is assumed	1 980	46	27	65	82	557	743	234	108	55	60	1 284 800
When payments become delinquent	917	19	31	42	21	197	256	114	65	38	133	1 581 200
Other reason	1 551	15	9	28	36	222	534	268	155	83	200	1 869 600
Not reported	116	25	3	5	-	6	28	14	11	22	3	...
Interest rate cannot be changed	11 764	851	673	488	262	1 899	3 813	1 504	880	538	857	1 448 500

¹Detail does not add to total because lenders reported more than one reason.

Table 6. First Mortgage Loan, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties. Mortgages made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Amount of first mortgage loan											Median (dollars)
	Total	Less than \$200,000	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 to \$1,999,999	\$2,000,000 to \$2,999,999	\$3,000,000 to \$3,999,999	\$4,000,000 to \$4,999,999	\$5,000,000 or more	
MORTGAGE CHARACTERISTICS—Con.												
Term of First Mortgage												
Less than 8 years	3 276	584	285	214	115	545	752	337	192	90	162	903 200
8 to 12 years	3 166	272	230	192	93	671	990	339	149	81	149	1 126 200
13 to 17 years	2 373	40	57	122	50	400	851	285	198	150	219	1 607 600
18 to 22 years	1 293	18	113	68	103	314	339	183	40	50	66	1 090 200
23 to 27 years	1 311	81	80	26	25	487	329	123	78	39	42	954 300
28 to 32 years	2 385	20	—	21	10	399	993	381	293	127	141	1 747 900
33 to 37 years	300	—	4	—	—	76	133	17	29	7	34	1 525 600
38 or more years	3 149	4	—	1	6	209	1 308	532	347	239	504	2 088 900
No stated term	180	34	13	2	—	76	32	12	1	2	6	767 900
Median	17.6	8—	10.2	10.8	12.6	17.2	21.8	21.8	28.1	25.6	28.8	...
Graduated Interest and Principal Payments on First Mortgage												
Yes, monthly payments can change (other than through change in interest rate)	2 545	55	37	17	24	235	1 102	427	268	136	244	1 820 200
Payments increase yearly for first five years of mortgage	39	—	—	—	—	—	3	3	13	5	16	...
Payments increase yearly for first ten years of mortgage	25	—	—	—	—	—	4	15	1	2	4	...
Payments change in some other way	2 356	53	36	17	19	210	1 054	399	234	124	210	1 799 400
Not reported	125	2	2	—	5	25	41	11	21	6	14	...
No, monthly payments cannot change	14 335	932	737	617	361	2 815	4 471	1 735	1 006	625	1 036	1 381 400
Not reported	552	67	7	12	17	127	154	48	52	24	44	1 298 000
Servicing of First Mortgage												
Holder	13 015	1 017	740	615	367	2 645	3 936	1 462	848	488	898	1 285 700
Agent	4 417	37	41	31	37	531	1 791	747	479	296	425	1 854 700
Holder's Acquisition of First Mortgage												
Originated by holder	12 956	941	679	599	367	2 683	3 989	1 503	853	478	865	1 303 300
Purchased from present servicer	1 051	6	36	18	18	136	397	165	111	93	69	1 780 900
Purchased from someone else	2 794	77	43	9	11	227	1 152	472	286	192	326	1 894 200
Not reported	632	30	24	20	7	130	189	69	77	22	63	1 554 600
First Mortgage Loan as Percent of Purchase Price												
Properties acquired by purchase with first mortgage made at time of purchase	12 215	377	375	267	236	2 080	4 426	1 686	1 097	633	1 037	1 626 200
Less than 40 percent	286	72	12	37	24	33	58	10	18	8	14	486 800
40 to 49 percent	290	33	3	19	11	98	71	50	3	—	2	900 600
50 to 59 percent	657	30	18	22	16	188	237	41	33	18	54	1 227 900
60 to 69 percent	739	29	48	13	15	199	251	98	29	31	25	1 258 800
70 to 79 percent	1 905	35	58	50	35	372	765	258	189	59	84	1 526 500
80 to 89 percent	2 461	21	43	31	28	374	1 016	362	248	126	211	1 721 800
90 to 94 percent	1 203	25	49	4	20	139	449	253	113	52	98	1 811 000
95 to 99 percent	1 003	32	4	3	—	82	385	187	117	92	100	1 986 200
100 percent or more	1 725	27	45	7	8	267	594	214	141	128	293	1 856 200
Not reported	1 945	72	95	81	78	327	601	211	204	119	156	1 531 600
Median	85	66	80	70	74	80	85	88	87	91	93	...
Other properties	5 217	676	406	379	168	1 097	1 300	523	230	151	287	946 600
MORTGAGE PAYMENTS AND OTHER EXPENSES												
Current Status of First Mortgage Payments												
Regular payments of interest and/or principal	17 394	1 027	777	646	403	3 175	5 726	2 205	1 327	784	1 324	1 466 100
Current or ahead of schedule	16 276	963	667	608	387	2 984	5 423	2 120	1 185	738	1 202	1 466 300
Delinquent (30 days or more)	607	48	70	24	9	92	179	30	56	22	77	1 333 400
1 to 3 payments	411	39	37	15	8	42	146	23	44	18	38	1 432 300
4 or more payments	196	9	33	9	1	50	33	7	12	4	39	964 300
Foreclosure in process	57	—	26	3	—	10	3	4	1	—	—	...
Foreclosure not in process	140	9	7	5	1	40	30	3	8	3	35	...
Not reported	—	—	—	—	—	—	—	—	—	—	—	...
No regular payments required	511	16	39	15	7	99	123	56	87	25	45	1 649 100
Median	38	27	5	—	—	1	1	4	—	—	—	...
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts												
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ¹	13 513	836	651	519	331	2 409	4 637	1 640	983	593	914	1 433 500
Less than 20 percent	1 425	531	286	181	59	186	103	51	4	19	6	263 700
20 to 29 percent	1 272	102	168	112	91	333	253	106	43	45	17	743 300
30 to 39 percent	1 930	29	77	117	48	459	673	290	106	61	70	1 349 400
40 to 49 percent	2 551	—	1	15	30	424	1 088	435	246	131	180	1 739 600
50 to 59 percent	2 206	39	4	5	5	355	926	277	275	128	193	1 750 700
60 to 69 percent	887	—	3	—	—	147	402	107	83	39	106	1 731 300
70 to 79 percent	579	—	—	3	8	48	277	85	52	31	75	1 830 600
80 to 89 percent	227	—	—	27	—	47	64	30	8	14	38	1 631 300
90 to 99 percent	155	—	4	—	—	11	83	11	9	27	10	1 750 900
100 percent or more	738	11	5	5	23	114	329	67	49	39	96	1 638 500
Not reported or not computed	1 544	125	102	55	67	285	439	181	106	60	124	1 315 900
Median	45	20—	20—	25	28	42	50	46	51	51	56	...
Other properties	3 919	217	131	127	72	767	1 090	569	344	191	409	1 591 600
PROPERTY CHARACTERISTICS												
Year Structure Built												
1979 to March 1980	1 705	—	—	—	21	127	567	330	245	150	266	2 419 300
1977 and 1978	3 382	20	—	—	1	448	1 329	598	355	254	376	1 919 100
1975 and 1976	802	5	—	1	—	77	409	102	95	45	67	1 777 600
1970 to 1974	2 685	—	—	19	26	375	1 137	442	261	144	281	1 811 100
1960 to 1969	3 899	82	36	142	107	1 046	1 496	469	220	116	184	1 358 300
1950 to 1959	929	13	51	116	36	379	208	64	24	15	23	827 800
1940 to 1949	627	114	57	85	44	185	81	30	20	6	6	538 700
1939 or earlier	2 487	763	585	263	131	314	304	37	46	4	39	282 000
Not reported	916	57	52	20	38	225	196	136	61	49	82	1 338 400

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 6. First Mortgage Loan, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Mortgages made 1977 to 1981 (part) excluding assumptions. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

United States

PROPERTY CHARACTERISTICS—Con.

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ²	13 515	836	651	519	331	2 409	4 637	1 642	983	593	914	1 433 700
Less than \$60	267	48	8	—	23	34	112	17	17	—	7	1 173 700
\$60 to \$79	115	35	12	8	—	26	9	4	18	—	3	...
\$80 to \$99	145	1	—	—	—	30	100	1	2	—	11	...
\$100 to \$119	194	37	31	40	11	5	31	28	1	—	10	374 200
\$120 to \$149	384	64	44	14	4	110	101	30	4	4	8	797 800
\$150 to \$199	1 745	209	190	180	67	343	472	113	59	62	49	829 600
\$200 to \$249	3 156	246	175	120	60	803	1 059	304	181	108	98	1 163 100
\$250 to \$299	3 063	38	65	32	48	478	1 333	440	257	182	189	1 651 900
\$300 to \$349	1 509	13	14	43	15	160	607	287	159	70	141	1 838 100
\$350 to \$399	618	9	5	16	31	90	200	84	78	29	77	1 791 500
\$400 to \$449	352	—	—	—	5	21	105	49	65	27	80	2 933 300
\$450 to \$499	119	5	—	5	—	13	31	22	6	9	28	...
\$500 or more	305	5	4	6	—	10	38	82	28	42	89	3 262 000
No rental receipts	—	—	—	—	—	—	—	—	—	—	—	...
Not reported	1 544	125	102	55	67	285	439	181	106	60	124	1 315 900
Median	\$250	\$191	\$197	\$197	\$223	\$232	\$258	\$276	\$280	\$275	\$307	...
Mean	\$339	\$321	\$236	\$259	\$278	\$304	\$312	\$419	\$381	\$435	\$475	...
Other properties	3 917	217	131	127	72	767	1 090	567	344	191	409	1 590 800

OWNER CHARACTERISTICS

Type of Owner

Individual	3 249	341	151	201	97	764	1 172	277	121	74	51	1 060 000
Partnership	11 066	310	406	279	207	1 824	3 814	1 623	995	593	1 014	1 657 300
Real estate corporation	1 728	308	161	125	51	397	389	144	37	22	94	776 000
Real estate investment trust	200	38	6	5	—	30	71	13	18	15	4	1 304 600
Financial institution	56	—	26	6	—	2	17	—	—	3	2	—
Housing cooperative organization	310	21	3	15	8	59	64	76	19	13	34	1 784 200
Church or church-related institution	96	—	—	—	—	—	14	5	30	7	40	—
Other	411	11	4	5	4	63	120	28	88	27	61	1 987 300
Not reported	316	25	25	10	37	37	67	42	18	30	24	1 346 500

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 7. First Mortgage Loan as Percent of Purchase Price, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

50-or-more-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage -----	14 248	484	493	756	1 030	2 189	2 650	1 284	1 208	1 679	2 474	84
2 mortgages -----	3 614	626	466	562	532	640	308	60	4	77	339	60
3 or more mortgages -----	762	262	122	139	56	51	21	18	—	9	84	46

Current Interest Rate on First Mortgage

Less than 5.0 percent -----	65	3	2	—	13	12	8	—	3	9	15	...
5.0 percent -----	38	—	2	—	—	16	12	6	—	3	—	...
5.1 to 5.9 percent -----	247	91	8	10	12	12	18	19	8	18	50	49
6.0 percent -----	386	160	45	18	25	29	7	16	6	22	59	41
6.1 to 6.9 percent -----	385	86	14	16	24	14	28	39	49	48	67	82
7.0 percent -----	581	57	29	8	59	108	39	17	39	70	155	76
7.1 to 7.4 percent -----	198	13	55	—	4	—	51	8	1	35	31	82
7.5 to 7.9 percent -----	2 422	143	65	54	81	198	419	281	455	440	286	92
8.0 percent -----	877	40	18	96	73	94	206	77	73	49	150	82
8.1 to 8.4 percent -----	481	30	33	41	26	70	100	20	13	65	85	80
8.5 to 8.9 percent -----	1 844	124	152	136	138	248	341	160	84	179	284	79
9.0 percent -----	1 421	82	100	93	130	225	245	102	67	44	333	76
9.1 to 9.9 percent -----	4 710	257	149	376	488	881	724	341	240	357	897	77
10.0 percent -----	1 302	28	120	103	101	361	274	61	37	78	140	76
10.1 to 11.9 percent -----	2 176	111	211	270	280	388	370	106	42	181	216	73
12.0 percent -----	389	75	22	7	37	93	41	4	32	48	30	74
12.1 to 13.9 percent -----	518	23	37	119	77	48	36	24	34	58	61	66
14.0 percent or more -----	581	49	20	110	49	83	60	80	29	61	40	75
Median -----	9.1	8.8	9.1	9.7	9.5	9.5	9.0	9.0	8.0	8.8	9.0	...

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed -----	5 604	298	313	456	634	952	999	362	297	363	930	77
Rate higher now than when mortgage made -----	1 911	107	117	231	312	295	278	84	129	98	258	72
Rate lower now than when mortgage made -----	108	7	2	15	2	8	5	21	23	12	13	...
Rate unchanged or same now as when mortgage made -----	3 342	172	170	204	318	601	623	244	145	250	615	78
Not reported -----	243	12	24	5	3	48	93	12	—	3	44	81
No, interest rate cannot be changed -----	12 617	1 053	750	964	957	1 842	1 943	940	894	1 350	1 924	79
Not reported -----	403	21	18	38	26	86	37	60	21	52	44	79

Reason for Change in First Mortgage Rate

Interest rate can be changed -----	5 604	298	313	456	634	952	999	362	297	363	930	77
Rate renegotiated periodically -----	305	15	12	23	13	61	47	19	2	24	90	77
Rate changes tied to market index -----	976	38	60	137	178	157	165	58	20	58	103	71
When mortgage is assumed -----	2 255	159	174	116	257	303	347	174	129	102	495	76
When payments become delinquent -----	1 015	83	40	128	104	151	111	80	50	70	198	74
Other reason -----	1 523	19	35	98	158	254	403	109	162	130	154	83
Not reported -----	130	12	—	5	4	63	19	3	—	5	19	...
Interest rate cannot be changed -----	12 617	1 053	750	964	957	1 842	1 943	940	894	1 350	1 924	79

Term of First Mortgage

Less than 8 years -----	2 284	262	102	172	204	414	494	165	90	119	263	77
8 to 12 years -----	2 835	239	179	238	240	600	458	120	31	205	526	74
13 to 17 years -----	2 718	122	149	260	261	431	397	199	140	200	559	77
18 to 22 years -----	1 759	221	137	142	212	276	279	111	90	76	216	72
23 to 27 years -----	2 585	395	247	229	306	347	241	107	113	144	457	66
28 to 32 years -----	2 729	84	222	327	241	529	399	160	148	259	360	76
33 to 37 years -----	251	8	2	39	19	33	72	27	8	23	20	82
38 or more years -----	3 282	33	28	40	109	227	633	439	563	726	484	94
No stated term -----	181	8	16	11	25	23	7	35	30	13	13	81
Median -----	21.9	19.3	21.8	19.9	20.2	17.8	20.5	26.2	32.3	30.5	20.2	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate) -----	2 568	59	102	93	97	339	528	320	253	385	393	88
Payments increase yearly for first five years of mortgage -----	44	—	6	—	—	9	8	—	—	6	14	...
Payments increase yearly for first ten years of mortgage -----	26	—	—	—	—	4	8	—	15	—	—	...
Payments change in some other way -----	2 294	53	57	79	90	275	486	306	234	368	346	89
Not reported -----	203	6	38	14	7	51	26	13	3	10	34	74
No, monthly payments cannot change -----	15 498	1 287	954	1 316	1 486	2 412	2 374	967	931	1 323	2 448	76
Not reported -----	558	26	25	48	34	129	77	75	29	57	56	79

Holder's Acquisition of First Mortgage

Originated by holder -----	13 251	978	821	1 025	1 233	2 168	2 154	949	686	1 101	2 137	77
Purchased from present servicer -----	1 646	154	129	173	220	227	202	65	79	110	287	70
Purchased from someone else -----	3 074	189	108	206	111	353	553	284	397	478	395	87
Not reported -----	652	51	22	54	55	132	70	64	51	75	78	78

MORTGAGE PAYMENTS AND OTHER EXPENSES

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage -----	12 692	554	500	755	1 113	1 996	2 144	1 101	890	1 248	2 393	81
Less than 20 percent -----	578	114	35	61	52	89	38	33	19	30	107	65
20 to 29 percent -----	1 066	112	130	72	126	132	112	38	42	63	239	68
30 to 39 percent -----	2 095	112	138	115	189	508	356	140	84	115	337	76
40 to 49 percent -----	2 810	62	77	158	323	531	574	357	228	245	255	82
50 to 59 percent -----	2 304	56	45	130	171	260	502	291	244	315	290	87
60 to 69 percent -----	815	4	29	37	47	176	169	105	51	88	110	84
70 to 79 percent -----	515	8	11	37	53	39	134	9	56	95	73	85
80 to 89 percent -----	172	21	—	—	42	22	23	4	18	30	12	78
90 to 99 percent -----	147	23	—	—	12	12	36	4	3	27	27	...
100 percent or more -----	758	6	5	60	41	67	106	80	60	124	207	79
Not reported or not computed -----	1 432	32	30	83	57	159	94	40	85	116	735	79
Median -----	47	33	35	46	45	44	49	49	51	54	46	...
Other properties -----	5 931	818	582	702	505	884	836	261	323	517	505	71

¹Detail does not add to total because lenders reported more than one reason

²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 7. First Mortgage Loan as Percent of Purchase Price, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Properties acquired 1977 to 1981 (part) by purchase with first mortgage made or assumed at time of purchase. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS

Year Structure Built

	First mortgage loan as percent of purchase price										Median
	Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	
1979 to March 1980	1 666	33	38	121	46	186	269	168	259	361	91
1977 and 1978	3 565	44	29	174	177	363	687	500	410	612	90
1975 and 1976	789	28	33	111	33	153	154	33	32	71	78
1970 to 1974	3 878	166	320	318	498	697	662	299	159	277	76
1960 to 1969	4 597	541	387	445	460	987	624	184	244	140	72
1950 to 1959	828	155	50	69	132	85	167	21	12	57	68
1940 to 1949	382	69	56	28	33	34	56	11	36	15	65
1939 or earlier	1 999	316	158	184	202	290	305	126	39	139	71
Not reported	920	19	10	7	37	84	54	18	21	92	83

OWNER CHARACTERISTICS

Type of Owner

	Total	Less than 40 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 94 percent	95 to 99 percent	100 percent or more	Median
Individual	3 394	227	201	326	370	620	423	292	178	313	76
Partnership	12 204	778	599	939	1 001	1 944	2 205	936	911	1 192	80
Real estate corporation	1 500	193	138	70	165	242	221	65	61	68	72
Real estate investment trust	216	9	46	35	8	6	32	30	3	34	75
Financial institution	61	2	2	—	1	12	—	—	—	10	...
Housing cooperative organization	270	100	27	14	6	9	45	—	2	21	44
Church or church-related institution	85	3	1	12	1	1	4	—	4	37	...
Other	527	48	56	60	64	42	24	25	52	88	70
Not reported	367	12	10	1	2	3	25	13	1	2	...

Table 8. Value Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

United States	Value per housing unit														Not re-ported	Medion (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more				
50-or-more-housing-unit mortgaged properties	49 882	3 939	5 119	7 826	13 566	5 275	1 818	839	525	216	173	122	10 464	22 100		
MORTGAGE CHARACTERISTICS																
Number of Mortgages																
1 mortgage	42 343	3 144	4 271	6 394	11 535	4 370	1 511	709	434	196	147	112	9 520	22 300		
2 mortgages	6 576	747	772	1 194	1 761	699	288	77	79	20	22	11	907	20 700		
3 or more mortgages	963	49	76	239	269	206	19	53	13	—	4	—	37	23 700		
Total Outstanding Debt as Percent of Value																
Less than 20 percent	3 603	427	405	578	841	419	367	186	149	68	92	71	—	24 600		
20 to 29 percent	3 864	436	467	582	972	665	254	209	166	47	24	42	—	24 600		
30 to 39 percent	4 812	262	517	725	1 890	778	367	144	67	34	19	9	—	24 800		
40 to 49 percent	5 818	490	666	961	2 324	872	354	69	41	37	4	—	—	23 400		
50 to 59 percent	6 162	551	604	1 246	2 516	961	109	115	41	18	2	—	—	22 700		
60 to 69 percent	5 125	471	803	1 252	1 918	521	100	44	10	7	—	—	—	20 200		
70 to 79 percent	4 376	386	542	939	1 688	598	116	41	32	3	32	—	—	21 900		
80 to 89 percent	2 828	255	518	871	787	262	90	27	16	1	1	—	—	18 700		
90 to 99 percent	1 421	227	303	317	387	122	59	3	3	—	—	—	—	17 800		
100 percent or more	1 408	433	295	356	243	77	3	2	—	—	—	—	—	14 600		
Not reported	10 464	—	—	—	—	—	—	—	—	—	—	—	10 464	...		
Median	53	56	58	59	53	49	38	32	27	28	20	...	...	...
MORTGAGE PAYMENTS AND OTHER EXPENSES																
Real Estate Tax Per Housing Unit																
Acquired before 1980	44 243	3 194	4 573	6 900	11 686	4 576	1 616	725	466	182	155	119	10 051	22 100		
Less than \$100	3 251	351	347	553	672	335	147	99	35	6	6	6	695	20 400		
\$100 to \$199	9 823	667	1 146	2 162	2 613	926	320	54	72	7	10	24	1 824	20 100		
\$200 to \$299	9 932	528	1 032	1 495	3 509	947	219	165	77	10	7	35	1 908	22 700		
\$300 to \$399	6 298	557	556	855	1 646	866	242	86	90	36	25	4	1 336	23 100		
\$400 to \$499	4 183	404	375	645	1 008	479	138	64	37	5	7	—	1 021	21 600		
\$500 to \$599	2 770	200	347	332	781	240	110	24	25	43	3	5	661	22 200		
\$600 to \$699	1 864	137	196	265	453	238	82	54	10	5	2	—	421	22 700		
\$700 to \$799	1 316	93	171	134	287	131	61	47	29	6	11	3	344	23 100		
\$800 to \$899	924	111	155	90	233	57	32	4	14	—	8	2	220	19 800		
\$900 to \$999	585	17	96	83	65	78	23	25	11	21	3	—	163	22 400		
\$1,000 to \$1,499	1 212	30	76	120	206	118	110	56	42	6	47	5	396	28 800		
\$1,500 or more	785	3	25	21	59	70	82	41	21	37	28	35	363	44 000		
Not reported	1 300	98	52	144	154	91	51	6	3	1	—	—	699	20 400		
Median	\$285	\$300	\$274	\$244	\$271	\$304	\$340	\$349	\$353	\$564	\$929	...	\$319	...		
Acquired 1980 and 1981 (part)	5 639	745	546	927	1 880	699	202	114	60	34	17	3	413	22 100		
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts																
Acquired before 1980 and regular payments of interest and/or principal on first mortgage'	41 322	3 005	4 319	6 607	11 198	4 251	1 415	670	399	140	101	87	9 131	21 900		
Less than 20 percent	4 802	1 488	654	623	526	271	122	72	18	3	15	5	1 006	13 100		
20 to 29 percent	7 395	790	1 285	1 054	1 725	615	298	148	80	12	12	37	1 339	19 500		
30 to 39 percent	8 075	284	907	1 735	2 364	802	247	89	66	58	4	3	1 514	21 500		
40 to 49 percent	6 699	72	556	1 505	2 348	714	184	147	40	13	4	—	1 117	22 800		
50 to 59 percent	4 546	104	213	824	1 590	635	246	73	50	37	18	26	730	24 800		
60 to 69 percent	1 792	19	91	226	664	314	92	20	18	8	2	14	323	26 000		
70 to 79 percent	1 287	9	86	180	462	212	67	12	44	—	—	—	214	25 700		
80 to 89 percent	434	—	36	34	159	64	44	23	9	—	2	—	64	27 200		
90 to 99 percent	283	4	4	10	112	88	19	18	8	—	—	—	20	30 200		
100 percent or more	1 524	30	151	177	492	239	38	35	41	2	41	2	277	25 400		
Not reported or not computed	4 485	204	337	238	755	296	58	34	27	7	3	—	2 526	22 600		
Median	38	20	31	39	43	44	41	41	46	...	...	...	36	...
Other properties	8 561	935	800	1 219	2 368	1 024	403	169	127	76	72	35	1 334	22 800		
Real Estate Tax Per \$1,000 Value																
Acquired before 1980	44 243	3 194	4 573	6 900	11 686	4 576	1 616	725	466	182	155	119	10 051	22 100		
Less than \$10	11 828	126	581	1 955	4 806	2 364	920	411	324	131	114	97	—	26 800		
\$10 to \$14	6 724	176	732	1 682	2 747	987	208	105	55	6	19	8	—	22 800		
\$15 to \$19	4 178	228	793	949	1 499	434	154	54	37	12	10	9	—	20 800		
\$20 to \$24	2 627	124	488	646	977	239	92	31	7	21	3	—	—	20 600		
\$25 to \$29	1 595	123	259	510	523	111	23	23	15	3	4	—	—	19 100		
\$30 to \$39	1 898	307	592	407	460	80	25	18	5	4	—	2	—	15 600		
\$40 to \$49	1 093	240	349	245	164	51	34	6	—	2	2	—	—	14 400		
\$50 to \$59	842	351	247	152	62	24	5	1	—	—	—	—	—	11 400		
\$60 or more	2 131	1 400	458	112	91	28	32	8	—	—	—	—	—	10000		
Not reported or not computed	11 326	118	74	240	358	257	123	68	24	4	4	5	10 051	25 700		
Median	\$13	\$56	\$21	\$14	\$12	10	10	10	10	10	10	...	...	...
Acquired 1980 und 1981 (part)	5 639	745	546	927	1 880	699	202	114	60	34	17	3	413	22 100		
PROPERTY CHARACTERISTICS																
Year Structure Built																
1979 to March 1980	1 775	21	11	97	869	388	120	25	34	18	32	5	155	27 800		
1977 and 1978	3 772	14	76	316	1 774	846	153	39	81	15	12	—	445	27 100		
1975 and 1976	2 843	5	68	420	1 016	575	116	75	25	1	—	—	542	26 500		
1970 to 1974	13 742	150	996	3 059	4 562	1 396	602	243	121	76	12	5	2 521	23 100		
1960 to 1969	15 502	564	2 321	2 814	4 115	1 484	624	226	168	55	74	75	2 982	21 400		
1950 to 1959	3 082	473	423	472	498	214	84	114	35	43	18	8	700	18 100		
1940 to 1949	1 544	460	345	168	127	45	10	24	3	—	7	—	355	11 900		
1939 or earlier	5 564	2 192	797	394	351	268	99	82	55	6	17	30	1 275	10000		
Not reported	2 058	61	83	87	253	59	10	11	3	—	2	—	1 490	22 100		

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties

Table 8. **Value Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Value per housing unit												Not reported	(Median dollars)		
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more				
PROPERTY CHARACTERISTICS—Con.																
Purchase Price Per Housing Unit																
Properties acquired by purchase 1977 to 1981 (part)	19 715	1 547	1 566	2 913	6 842	2 507	675	281	236	68	74	70	2 935	23 500		
Less than \$5,000	918	709	112	4	25	24	—	—	4	—	—	—	41	10000—		
\$5,000 to \$9,999	1 493	683	408	194	53	9	—	5	2	—	—	—	139	10000—		
\$10,000 to \$14,999	3 619	44	875	1 326	1 018	53	15	12	2	—	—	—	275	17 800		
\$15,000 to \$19,999	4 034	2	7	1 090	2 119	325	24	8	45	—	—	—	414	23 400		
\$20,000 to \$24,999	3 072	19	7	8	2 251	470	94	22	28	1	2	—	171	26 300		
\$25,000 to \$29,999	1 933	—	11	6	749	881	105	21	12	—	—	24	124	31 600		
\$30,000 to \$34,999	716	—	—	4	13	431	107	30	61	10	—	—	60	37 200		
\$35,000 to \$39,999	378	—	—	—	—	149	115	62	4	3	3	—	42	41 700		
\$40,000 to \$49,999	292	—	—	—	2	16	165	60	22	17	3	—	7	47 600		
\$50,000 to \$59,999	77	—	—	—	—	—	—	29	14	5	7	2	21	...		
\$60,000 to \$79,999	46	6	—	—	—	—	—	—	23	3	5	2	8	...		
\$80,000 to \$99,999	41	—	—	—	1	—	—	—	—	20	11	8	2	...		
\$100,000 to \$149,999	78	—	—	4	—	—	—	—	—	—	35	35	5	...		
\$150,000 or more	23	—	—	—	20	—	—	—	—	—	—	—	3	...		
Not reported	2 995	84	146	276	592	149	50	32	21	11	10	—	1 623	23 000		
Median	\$17900	\$5200	\$11100	\$14200	\$19800	\$26700	\$33500	\$37200	\$31300	...	...	...	\$17400	...
Other properties	30 167	2 392	3 554	4 914	6 723	2 767	1 143	558	289	148	98	52	7 529	20 700		
Monthly Rental Receipts Per Housing Unit																
Acquired before 1980 ¹	41 333	3 006	4 319	6 608	11 202	4 251	1 415	670	400	140	101	87	9 134	21 900		
Less than \$60	690	81	119	79	130	132	5	4	3	—	—	—	135	19 900		
\$60 to \$79	224	56	17	66	17	9	2	1	17	—	—	—	40	16 500		
\$80 to \$99	227	61	3	1	31	9	—	7	—	—	—	—	115	...		
\$100 to \$119	510	170	94	54	79	10	4	17	—	—	—	—	81	12 400		
\$120 to \$149	1 925	367	275	291	487	113	27	12	2	—	—	24	327	17 700		
\$150 to \$199	7 181	893	1 220	1 815	1 431	364	134	55	71	1	—	2	1 195	17 400		
\$200 to \$249	9 791	669	1 186	2 221	3 168	525	90	63	53	4	8	—	1 803	19 800		
\$250 to \$299	8 049	338	728	1 106	3 129	1 100	316	73	37	60	32	—	1 131	24 100		
\$300 to \$349	4 283	91	202	409	1 282	958	313	102	14	10	3	—	900	27 700		
\$350 to \$399	1 922	50	51	271	421	363	224	68	70	4	5	2	394	29 300		
\$400 to \$449	818	8	18	18	129	220	123	65	30	10	18	—	181	36 700		
\$450 to \$499	358	4	22	9	43	46	35	36	25	22	11	—	106	40 800		
\$500 or more	871	14	47	31	98	107	85	135	54	22	21	60	199	44 600		
No rental receipts	8	4	2	—	—	—	—	—	—	—	—	—	2	...		
Not reported	4 477	200	335	238	755	296	58	34	27	7	3	—	2 525	22 700		
Median	\$239	\$187	\$211	\$220	\$248	\$287	\$316	\$342	\$318	...	...	...	\$239	...
Mean	\$306	\$239	\$255	\$262	\$294	\$346	\$414	\$487	\$439	...	...	...	\$321	...
Other properties	8 549	934	800	1 218	2 364	1 024	403	169	125	76	72	35	1 330	22 800		
Rental Receipts as Percent of Value																
Acquired before 1980 ¹	41 333	3 006	4 319	6 608	11 202	4 251	1 415	670	400	140	101	87	9 134	21 900		
Less than 5 percent	1 208	6	115	84	199	293	103	107	165	38	58	41	—	36 900		
5 to 9 percent	5 205	39	40	392	2 031	1 353	775	316	162	56	31	11	—	30 700		
10 to 14 percent	12 148	74	483	2 659	6 194	2 028	418	172	40	38	8	35	—	24 600		
15 to 19 percent	5 640	148	1 255	2 305	1 659	219	28	20	5	—	1	—	—	18 100		
20 to 24 percent	2 357	225	1 163	637	265	38	13	16	—	2	—	—	—	14 100		
25 to 29 percent	1 284	412	569	221	69	10	2	1	—	—	—	—	—	12 000		
30 to 39 percent	1 045	672	268	50	20	14	20	2	—	—	—	—	—	10000—		
40 percent or more	1 353	1 225	91	22	10	1	—	2	2	—	—	—	—	10000—		
Not reported or not computed	11 093	204	337	238	755	296	58	34	27	7	3	—	9 134	22 600		
Median	14	37	20	15	12	11	9	8	6	...	...	...	...	...
Other properties	8 549	934	800	1 218	2 364	1 024	403	169	125	76	72	35	1 330	22 800		
Rental Vacancy Losses as Percent of Potential Receipts																
Acquired before 1980 ¹	41 333	3 006	4 319	6 608	11 202	4 251	1 415	670	400	140	101	87	9 134	21 900		
Less than 1.0 percent	11 388	779	1 125	1 672	2 949	1 310	509	318	197	83	62	61	2 322	23 200		
1.0 to 2.9 percent	7 026	492	822	1 079	1 999	789	337	154	65	37	19	2	1 231	22 500		
3.0 to 4.9 percent	5 670	364	603	1 037	1 823	528	229	53	40	2	4	24	962	21 900		
5.0 to 6.9 percent	2 966	151	399	702	916	351	73	11	6	2	4	—	351	20 600		
7.0 to 8.9 percent	1 827	128	176	479	553	130	66	15	10	—	—	—	270	20 000		
9.0 to 10.9 percent	2 017	297	242	362	558	194	58	1	16	5	—	—	285	19 500		
11.0 to 12.9 percent	678	91	86	188	157	49	12	8	—	—	—	—	87	18 200		
13.0 to 14.9 percent	574	71	56	108	159	24	8	36	2	—	—	—	110	19 900		
15.0 percent or more	2 651	282	305	461	877	381	23	14	2	1	5	—	301	21 500		
Not reported or not computed	6 535	352	505	521	1 210	495	100	58	63	10	7	—	3 216	22 300		
Median	2.7	3.3	2.9	3.6	3.1	2.4	1.9	1.0—	1.0—	...	...	...	2.0	...
Other properties	8 549	934	800	1 218	2 364	1 024	403	169	125	76	72	35	1 330	22 800		
OWNER CHARACTERISTICS																
Type of Owner																
Individual	8 951	972	1 231	1 653	2 141	838	341	101	72	41	13	32	1 516	19 600		
Partnership	29 412	1 688	2 670	4 790	9 161	3 444	955	512	280	108	72	42	5 690	23 000		
Real estate corporation	5 447	1 109	803	709	888	380	144	53	37	16	15	11	1 281	16 200		
Real estate investment trust	681	50	98	142	202	49	1	8	—	—	—	—	130	19 500		
Financial institution	208	8	17	90	12	2	5	—	2	—	—	—	72	...		
Housing cooperative organization	1 529	10	64	97	188	145	141	53	57	29	61	34	650	35 600		
Church or church-related institution	773	6	43	111	205	118	104	27	24	16	3	2	114	28 300		
Other	2 129	93	141	212	722	287	122	81	51	6	9	2	404	25 800		
Not reported	753	2	51	23	47	11	5	3	3	—	—	—	608	...		

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 9. Value Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Nonmortgaged Properties: 1981

(Number of nonmortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Value per housing unit													Not reported	Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more			
50-or-more-housing-unit nonmortgaged properties	4 276	1 090	603	500	417	307	61	58	30	19	8	39	1 144		13 900
RECURRING EXPENSES															
Real Estate Tax Per Housing Unit															
Acquired before 1980	3 847	937	587	436	371	274	61	44	27	18	8	39	1 046		13 900
Less than \$100	823	286	169	56	61	61	22	4	13	3	—	27	122		11 900
\$100 to \$199	814	253	118	142	99	49	1	6	2	—	—	—	142		13 500
\$200 to \$299	528	134	81	65	61	49	5	6	1	—	—	—	124		14 200
\$300 to \$399	338	104	76	39	49	8	12	—	1	—	—	2	49		12 700
\$400 to \$499	195	41	16	38	16	6	4	8	1	—	—	—	64		—
\$500 to \$599	208	61	12	35	16	19	1	—	—	—	—	—	63		—
\$600 to \$699	120	14	11	14	7	30	3	7	—	10	5	—	19		—
\$700 to \$799	30	—	2	13	2	3	2	2	3	—	—	2	3		—
\$800 to \$899	65	4	27	4	17	—	3	—	—	3	—	—	8		—
\$900 to \$999	31	3	—	2	5	2	5	2	—	—	—	—	13		—
\$1,000 to \$1,499	87	5	3	6	13	27	—	9	4	3	2	2	14		—
\$1,500 or more	31	—	3	—	4	3	2	—	2	—	2	6	11		—
Not reported	576	32	67	22	21	18	3	—	—	—	—	—	414		13 700
Median	\$200	\$166	\$177	\$214	\$224	\$236	...	...	...	...	...	...	\$242		...
Acquired 1980 and 1981 (part)	429	152	16	64	46	33	—	14	4	1	—	—	99		14 000
Real Estate Tax Per \$1,000 Value															
Acquired before 1980	3 847	937	587	436	371	274	61	44	27	18	8	39	1 046		13 900
Less than \$10	704	64	177	149	132	102	22	20	5	14	7	12	—		18 700
\$10 to \$14	344	120	45	63	82	18	1	8	5	—	—	—	—		15 500
\$15 to \$19	203	28	65	30	23	45	6	2	2	3	—	—	—		16 400
\$20 to \$24	201	56	56	54	17	3	6	2	2	—	—	—	—		14 000
\$25 to \$29	136	32	55	39	5	2	—	2	—	—	2	—	—		10000—
\$30 to \$39	157	83	11	19	33	9	2	—	—	—	—	—	—		10000—
\$40 to \$49	98	38	16	17	9	18	—	—	—	—	—	—	—		10000—
\$50 to \$59	184	144	36	3	—	—	—	—	—	—	—	—	—		10000—
\$60 or more	336	310	16	4	4	3	—	—	—	—	—	—	—		10000—
Not reported or not computed	1 483	63	108	57	66	75	24	4	13	2	—	26	1 046		19 200
Median	\$18	\$51	\$16	\$13	\$11	10—	...	...	...	...	...	...	...		...
Acquired 1980 and 1981 (part)	429	152	16	64	46	33	—	14	4	1	—	—	99		14 000
PROPERTY CHARACTERISTICS															
Year Structure Built															
1979 to March 1980	54	—	1	3	8	22	—	—	—	—	—	—	19		...
1977 and 1978	51	3	—	1	21	17	—	7	2	—	—	—	—		...
1975 and 1976	90	—	14	21	5	8	6	18	11	—	—	—	7		...
1970 to 1974	454	24	92	151	101	18	13	4	—	1	—	2	47		17 900
1960 to 1969	639	92	48	144	105	60	15	6	7	1	2	9	151		18 600
1950 to 1959	523	80	93	43	91	50	6	—	—	12	5	—	140		17 200
1940 to 1949	544	141	86	35	11	27	—	6	3	—	2	—	237		10 700
1939 or earlier	1 812	745	264	98	74	99	20	18	8	3	—	26	457		10000—
Not reported	108	5	4	3	2	6	—	—	—	2	—	—	86		...
Purchase Price Per Housing Unit															
Properties acquired by purchase 1977 to 1981 (part)	694	234	71	72	107	65	2	21	5	1	—	—	114		13 900
Less than \$5,000	190	143	—	4	2	10	—	—	—	—	—	—	32		10000—
\$5,000 to \$9,999	146	86	45	—	1	12	—	—	—	—	—	—	2		...
\$10,000 to \$14,999	76	—	13	46	15	—	—	—	—	—	—	—	—		...
\$15,000 to \$19,999	37	—	—	17	11	5	—	—	—	—	—	—	3		...
\$20,000 to \$24,999	60	—	—	—	45	14	—	—	—	—	—	—	1		...
\$25,000 to \$29,999	12	—	—	—	7	4	1	—	—	—	—	—	—		...
\$30,000 to \$34,999	21	—	—	—	—	20	1	—	—	—	—	—	—		...
\$35,000 to \$39,999	16	—	—	—	—	2	—	14	—	—	—	—	—		...
\$40,000 to \$49,999	15	—	—	—	4	—	—	7	4	—	—	—	—		...
\$50,000 to \$59,999	2	—	—	—	—	—	—	—	2	—	—	—	—		...
\$60,000 to \$79,999	—	—	—	—	—	—	—	—	—	—	—	—	—		...
\$80,000 to \$99,999	1	—	—	—	—	—	—	—	—	1	—	—	—		...
\$100,000 to \$149,999	—	—	—	—	—	—	—	—	—	—	—	—	—		...
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—	—		...
Not reported	119	5	13	5	22	—	—	—	—	—	—	—	74		...
Median	\$8300	5000—	...	...	...	...	...	...	...	...	...	...	...		...
Other properties	3 581	854	532	428	311	241	58	36	25	18	8	39	1 030		13 900
Monthly Rental Receipts Per Housing Unit															
Acquired before 1980	3 384	794	557	418	343	226	57	30	19	14	2	37	886		14 100
Less than \$60	118	54	—	12	—	24	—	—	—	—	—	—	28		...
\$60 to \$79	47	12	4	—	—	—	—	—	—	—	—	—	30		...
\$80 to \$99	185	105	72	4	—	—	—	—	—	—	—	—	—		...
\$100 to \$119	193	108	37	—	38	4	—	—	—	—	—	—	3		10000—
\$120 to \$149	291	98	62	12	42	—	—	—	—	—	—	—	5		10000—
\$150 to \$199	465	183	80	48	17	24	10	1	11	—	—	—	77		10 700
\$200 to \$249	566	67	130	145	81	14	16	—	—	10	—	—	92		10 200
\$250 to \$299	307	33	40	75	63	17	6	7	—	—	—	—	103		16 200
\$300 to \$349	188	26	7	18	36	80	—	7	—	1	—	—	65		18 200
\$350 to \$399	55	—	9	10	11	4	8	6	—	—	—	—	13		30 100
\$400 to \$449	39	5	2	—	8	8	3	5	—	—	2	—	7		...
\$450 to \$499	38	2	—	—	9	14	1	2	—	2	—	—	4		...
\$500 or more	125	3	28	1	18	5	5	2	3	—	—	9	52		...
No rental receipts	80	—	—	—	—	—	—	—	—	—	—	—	—		...
Not reported	688	99	85	23	22	31	9	—	1	—	—	26	392		12 900
Median	\$201	\$141	\$188	\$230	\$240	\$309	...	...	...	...	...	...	\$203		...
Mean	\$267	\$187	\$226	\$284	\$316	\$313	...	...	...	...	...	...	\$298		...
Other properties	892	294	44	82	74	80	4	28	12	5	7	2	258		12 500

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 9. Value Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Nonmortgaged Properties: 1981—Con.

[Number of nonmortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	Value per housing unit												Median (dollars)
	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported
Acquired before 1980 ¹	3 384	796	557	418	343	226	57	30	19	14	2	37	886
Less than 5 percent	148	27	—	12	38	28	8	1	11	10	2	11	—
5 to 9 percent	262	24	41	19	71	48	32	22	3	3	—	—	26 700
10 to 14 percent	460	21	137	56	142	91	4	5	3	—	—	—	21 100
15 to 19 percent	331	11	73	201	29	13	5	—	—	—	—	—	17 000
20 to 24 percent	250	46	131	29	40	5	—	—	—	—	—	—	13 000
25 to 29 percent	112	62	38	3	—	9	—	—	—	—	—	—	—
30 to 39 percent	137	113	17	4	1	—	2	—	—	—	—	—	—
40 percent or more	429	392	35	1	—	—	—	—	—	—	—	—	10000—
Not reported or not computed	1 255	99	86	92	22	32	9	—	1	2	—	26	886
Median	18	40+	19	17	12	11	...	...	...	...	...	...	...
Other properties	892	294	46	82	74	80	4	28	12	5	7	2	258

Rental Vacancy Losses as Percent of Potential Receipts

	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported
Acquired before 1980 ¹	3 384	796	557	418	343	226	57	30	19	14	2	37	886
Less than 1.0 percent	782	118	130	126	109	79	26	10	3	12	—	9	160
1.0 to 2.9 percent	400	91	71	48	64	27	9	10	—	—	—	—	78
3.0 to 4.9 percent	274	26	109	29	30	23	1	5	2	—	—	—	49
5.0 to 6.9 percent	172	27	13	37	45	11	1	2	—	—	2	2	34
7.0 to 8.9 percent	140	53	17	17	16	—	1	1	11	—	—	—	24
9.0 to 10.9 percent	195	66	31	31	8	4	—	—	—	—	—	—	55
11.0 to 12.9 percent	68	31	10	—	4	19	2	—	—	—	—	—	3
13.0 to 14.9 percent	26	18	—	6	—	—	2	—	—	—	—	—	—
15.0 percent or more	320	158	36	21	43	2	2	—	—	—	—	—	60
Not reported or not computed	1 007	207	140	103	24	63	15	—	3	2	—	26	423
Median	3.1	8.2	3.1	2.3	2.6	1.2	...	...	...	...	...	...	2.8
Other properties	892	294	46	82	74	80	4	28	12	5	7	2	258

OWNER CHARACTERISTICS

Type of Owner

	Total	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$79,999	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or more	Not reported
Individual	1 053	291	187	193	108	18	7	10	—	2	—	2	235
Partnership	958	230	105	65	107	51	21	26	2	—	2	—	350
Real estate corporation	968	413	162	76	47	33	3	10	8	1	—	2	213
Real estate investment trust	133	45	4	11	21	1	3	—	—	—	—	—	48
Financial institution	224	29	44	55	40	10	4	2	—	11	2	6	21
Housing cooperative organization	206	10	9	6	—	47	1	1	8	4	5	2	112
Church or church-related institution	144	14	2	2	37	28	2	—	—	2	—	26	32
Other	554	58	91	92	52	111	20	8	13	—	—	1	109
Not reported	37	—	—	—	6	7	—	—	—	—	—	—	24

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. Total Outstanding Debt as Percent of Value, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total outstanding debt as percent of value												Median
	Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more	Not reported	
50-or-more-housing-unit mortgaged properties	49 882	3 603	3 864	4 812	5 818	6 162	5 125	4 376	2 828	1 421	1 408	10 464	53
MORTGAGE CHARACTERISTICS													
Number of Mortgages													
1 mortgage	42 343	3 394	3 247	4 025	4 771	4 890	4 042	3 671	2 442	1 211	1 131	9 520	52
2 mortgages	6 576	191	570	746	908	1 010	924	591	351	171	206	907	54
3 or more mortgages	963	18	47	41	139	262	159	115	36	39	70	37	58
Origin of First Mortgage													
Mortgage made at time property acquired	30 863	1 990	2 059	2 668	3 238	3 527	3 269	3 253	2 166	1 076	908	6 710	56
Mortgage assumed at time property acquired	9 549	674	1 044	1 004	1 382	1 446	1 113	732	342	206	194	1 413	50
Mortgage placed later than acquisition of property	9 470	939	761	1 141	1 198	1 189	743	391	320	140	307	2 342	46
Refinanced mortgage:													
Same lender	5 038	512	310	704	614	530	406	163	127	60	175	1 437	44
Different lender	3 465	284	349	332	480	510	283	207	163	38	84	735	48
Mortgage placed on property owned free and clear of debt	968	143	102	105	104	149	53	22	31	41	48	170	45
Purpose of First Mortgage Placed Later Than Acquisition of Property													
Mortgages placed later than acquisition of property	9 470	939	761	1 141	1 198	1 189	743	391	320	140	307	2 342	46
Renew or extend loan that had fallen due, without increasing the outstanding balance	2 264	220	175	275	306	209	158	80	78	13	40	710	43
Secure better terms	1 495	150	83	197	153	225	204	109	25	30	55	265	51
Provide funds for additions, improvements, or repairs to this property	1 829	208	149	178	238	204	135	94	106	52	87	375	48
Provide funds for investment in other real estate	944	83	191	122	142	140	51	19	11	12	21	151	40
Provide funds for other types of investments	209	5	4	14	65	18	44	12	16	5	9	16	55
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—	—	—	—	...
Other reasons	788	96	73	100	81	160	43	33	53	4	7	138	47
Not reported	1 942	177	86	254	212	233	107	44	31	23	88	687	45
Other properties	40 412	2 664	3 103	3 671	4 620	4 973	4 382	3 985	2 508	1 281	1 101	8 123	54
Year First Mortgage Made or Assumed													
1979 to 1981 (part)	12 803	471	586	899	1 478	1 730	1 743	1 755	1 102	514	535	1 991	61
1977 and 1978	11 108	397	469	1 069	1 431	1 710	1 295	1 096	800	453	278	2 111	57
1975 and 1976	6 134	316	536	627	821	827	472	527	302	102	170	1 435	51
1970 to 1974	13 053	695	1 165	1 417	1 576	1 558	1 398	908	511	325	332	3 148	51
1965 to 1969	4 711	1 105	815	574	419	286	189	76	37	22	83	1 106	29
1960 to 1964	1 692	495	248	216	65	38	23	12	76	2	7	512	24
1959 or earlier	381	125	46	12	8	13	5	2	—	4	4	162	20—
Term of First Mortgage													
Less than 8 years	4 101	295	176	283	479	621	526	357	244	145	139	835	56
8 to 12 years	6 673	273	494	763	646	830	723	581	348	100	127	1 789	53
13 to 17 years	5 319	296	324	563	819	822	627	389	229	67	148	1 035	52
18 to 22 years	6 145	1 283	832	656	678	585	420	294	127	51	40	1 178	36
23 to 27 years	8 856	820	1 088	1 101	1 374	1 236	556	484	209	102	205	1 681	44
28 to 32 years	6 466	281	496	780	923	919	826	597	248	129	133	1 135	52
33 to 37 years	717	91	44	36	69	107	91	89	63	8	8	112	56
38 or more years	11 172	221	394	604	750	1 021	1 315	1 530	1 348	810	600	2 581	70
No stated term	431	42	16	27	79	22	41	55	13	9	7	118	49
Median	24.4	21.6	23.4	23.6	23.9	23.9	25.2	28.5	33.3	38+	29.5	24.0	...
Holder's Acquisition of First Mortgage													
Originated by holder	33 954	2 578	2 909	3 505	4 153	4 309	3 378	2 848	1 677	677	736	7 184	51
Purchased from present servicer	4 343	404	289	540	631	532	431	360	143	73	147	792	49
Purchased from someone else	10 012	469	490	635	870	1 124	1 173	1 035	915	645	466	2 191	63
Not reported	1 573	151	176	132	164	197	143	134	94	26	59	297	51
MORTGAGE PAYMENTS AND OTHER EXPENSES													
Current Status of First Mortgage Payments													
Regular payments of interest and/or principal	49 830	3 602	3 864	4 808	5 791	6 153	5 123	4 376	2 827	1 419	1 405	10 461	53
Current or ahead of schedule	46 661	3 445	3 696	4 588	5 583	5 836	4 764	3 999	2 514	1 296	1 238	9 701	52
Delinquent (30 days or more)	2 010	68	92	78	102	224	238	272	214	105	131	487	68
1 to 3 payments	1 130	62	79	54	82	137	68	210	124	52	27	235	65
4 or more payments	880	6	13	24	19	88	170	62	90	52	103	252	70
Foreclosure in process	202	—	3	12	9	16	26	16	11	4	5	99	...
Foreclosure not in process	641	6	10	12	9	70	144	43	72	46	77	152	70
Not reported	37	—	—	—	2	1	—	3	7	2	21	2	...
Not reported	1 159	89	76	142	107	93	122	105	99	18	36	273	53
No regular payments required	52	1	—	4	27	9	2	—	1	2	3	3	...
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts													
Acquired before 1980 and regular payments of interest and/or principal on first mortgage	41 322	3 195	3 467	4 096	4 936	5 151	3 890	3 299	2 090	1 070	998	9 131	51
Less than 20 percent	4 802	1 332	789	562	368	298	140	94	81	66	65	1 006	27
20 to 29 percent	7 395	1 050	1 493	965	811	648	503	262	98	61	164	1 339	35
30 to 39 percent	8 075	255	571	1 414	1 548	1 068	692	468	288	147	110	1 514	47
40 to 49 percent	6 699	127	249	507	950	1 264	1 136	669	408	185	87	1 117	58
50 to 59 percent	4 546	77	81	171	569	761	517	707	519	256	158	730	65
60 to 69 percent	1 792	5	20	87	106	289	329	325	175	44	88	323	67
70 to 79 percent	1 287	—	37	35	103	143	122	104	181	125	214	74	74
80 to 89 percent	434	2	11	42	62	35	65	69	55	20	10	64	65
90 to 99 percent	283	—	—	16	49	56	44	49	11	34	5	20	62
100 percent or more	1 524	51	73	56	81	295	139	277	119	51	106	277	65
Not reported or not computed	4 485	296	143	241	289	294	202	159	232	25	79	2 526	50
Median	38	21	26	33	37	43	44	51	51	52	52	36	...
Other properties	8 561	408	397	716	882	1 012	1 235	1 077	738	351	410	1 334	62

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. Total Outstanding Debt as Percent of Value, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States	Total outstanding debt as percent of value												Median
	Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more	Not reported	
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.													
Real Estate Tax Per \$1,000 Value													
Acquired before 1980													
Less than \$10	44 243	3 455	3 652	4 445	5 200	5 423	4 198	3 415	2 157	1 115	1 132	10 051	51
\$10 to \$14	11 828	1 517	1 543	1 999	1 732	1 865	1 103	1 014	657	259	141	—	45
\$15 to \$19	6 724	572	562	800	1 220	1 395	914	554	303	269	135	—	51
\$20 to \$24	4 178	385	388	400	449	540	621	789	355	138	114	—	59
\$25 to \$29	2 627	225	262	268	380	335	505	260	201	81	111	—	55
\$30 to \$39	1 595	135	181	108	245	207	176	174	200	103	67	—	56
\$40 to \$49	1 898	189	288	262	277	218	228	160	152	52	71	—	48
\$50 to \$59	1 093	126	107	196	256	147	104	55	36	11	55	—	45
\$60 or more	842	84	71	99	159	138	87	69	34	15	87	—	51
Not reported or not computed	2 131	69	128	173	229	387	349	222	173	144	254	—	62
Median	11 326	154	122	140	253	193	111	118	46	43	96	10 051	49
	\$13	\$11	\$12	\$11	\$13	\$13	\$15	\$16	\$16	\$15	\$26	...	...
Acquired 1980 and 1981 (part)	5 639	148	212	367	618	739	927	961	671	306	276	413	66
PROPERTY CHARACTERISTICS													
Year Property Acquired													
1979 to 1981 (part)	10 551	244	454	674	1 230	1 481	1 542	1 580	1 185	440	433	1 286	64
1977 and 1978	9 197	247	359	758	1 175	1 469	1 140	1 134	521	473	272	1 649	58
1975 and 1976	5 345	221	368	540	678	739	478	479	329	114	82	1 316	53
1970 to 1974	12 504	591	1 086	1 374	1 563	1 559	1 345	938	533	320	401	2 795	52
1965 to 1969	6 257	1 133	938	829	669	484	346	102	100	37	111	1 508	34
1960 to 1964	3 083	558	308	417	220	225	147	92	96	11	51	960	35
1959 or earlier	2 944	609	351	221	283	205	127	49	64	26	58	950	32
Year Structure Built													
1979 to March 1980	1 775	7	63	22	157	191	213	323	372	142	129	155	75
1977 and 1978	3 772	58	64	178	270	593	607	727	393	324	113	445	68
1975 and 1976	2 843	11	124	175	348	424	344	396	304	106	70	542	62
1970 to 1974	13 742	311	724	1 410	1 923	2 115	1 804	1 290	795	406	443	2 521	56
1960 to 1969	15 502	1 761	1 785	2 023	1 972	1 852	1 299	908	472	146	302	2 982	44
1950 to 1959	3 082	515	300	237	341	279	201	230	164	43	71	700	44
1940 to 1949	1 544	209	122	147	181	138	135	76	88	16	76	355	46
1939 or earlier	5 564	669	654	552	577	504	380	357	213	209	174	1 275	45
Not reported	2 058	61	29	67	49	65	142	68	28	29	30	1 490	61
Purchase Price Per Housing Unit													
Properties acquired by purchase 1977 to 1981 (part)													
Less than \$5,000	19 715	489	812	1 430	2 405	2 950	2 674	2 706	1 695	913	705	2 935	61
\$5,000 to \$9,999	918	87	128	101	101	88	96	51	35	149	40	41	52
\$10,000 to \$14,999	1 493	59	96	155	235	254	246	121	99	44	44	139	55
\$15,000 to \$19,999	3 619	53	84	362	641	648	587	428	342	68	131	275	58
\$20,000 to \$24,999	4 034	78	129	254	556	807	609	514	375	207	91	414	60
\$25,000 to \$29,999	3 072	31	70	175	329	439	676	660	236	186	98	171	66
\$30,000 to \$34,999	1 933	57	59	82	224	216	219	393	313	100	148	124	71
\$35,000 to \$39,999	716	4	38	50	79	117	75	200	63	10	19	60	65
\$40,000 to \$49,999	378	6	2	6	18	122	40	58	24	56	3	42	63
\$50,000 to \$59,999	292	20	30	30	35	27	17	63	42	20	—	7	60
\$60,000 to \$79,999	77	5	18	6	7	2	2	10	7	—	—	21	...
\$80,000 to \$99,999	46	6	2	2	3	6	4	14	2	—	—	8	...
\$100,000 to \$149,999	41	11	12	2	—	12	1	—	1	—	—	2	...
\$150,000 or more	78	2	35	2	4	—	—	30	1	—	—	5	...
Not reported	23	—	—	—	18	—	—	2	—	—	—	3	...
Median	2 995	70	109	204	154	212	103	161	155	73	131	1 623	57
	\$17900	\$15700	\$16700	\$14900	\$16300	\$17300	\$17900	\$21200	\$18900	\$18900	\$18900	\$17400	...
Other properties	30 167	3 114	3 052	3 382	3 413	3 212	2 451	1 670	1 133	508	703	7 529	45
Monthly Rental Receipts Per Housing Unit													
Acquired before 1980													
Less than \$60	41 333	3 196	3 467	4 100	4 936	5 151	3 891	3 299	2 090	1 072	998	9 134	51
\$60 to \$79	690	66	65	59	64	176	45	15	30	16	18	135	51
\$80 to \$99	224	42	29	24	15	32	18	4	2	17	—	40	38
\$100 to \$119	227	8	3	6	18	30	5	14	6	20	2	115	...
\$120 to \$149	510	34	33	48	93	75	42	71	29	—	5	81	51
\$150 to \$199	1 925	147	250	147	215	236	132	253	70	70	77	327	52
\$200 to \$249	7 181	578	696	594	825	1 090	809	548	442	175	227	1 195	53
\$250 to \$299	9 791	775	903	890	1 238	1 458	1 124	611	477	302	210	1 803	51
\$300 to \$349	8 049	583	551	938	1 144	1 005	937	969	393	201	197	1 131	52
\$350 to \$399	4 283	299	343	610	602	410	285	427	175	118	115	900	47
\$400 to \$449	1 922	172	161	323	242	199	125	117	124	45	19	394	44
\$450 to \$499	818	82	75	91	63	59	93	51	54	48	23	181	52
\$500 or more	358	29	67	33	33	28	26	13	10	5	8	106	39
No rental receipts	871	87	148	96	96	59	47	47	45	30	17	199	41
Not reported	8	2	—	—	—	4	—	—	—	—	—	2	...
Median	4 477	295	143	241	289	290	202	159	232	25	79	2 525	50
	\$239	\$237	\$232	\$259	\$244	\$227	\$235	\$253	\$237	\$237	\$231	\$239	...
Mean	\$306	\$317	\$299	\$300	\$299	\$279	\$303	\$313	\$329	\$318	\$332	\$321	...
Other properties	8 549	407	397	712	882	1 012	1 234	1 077	738	349	410	1 330	62
Rental Receipts as Percent of Value													
Acquired before 1980													
Less than 5 percent	41 333	3 196	3 467	4 100	4 936	5 151	3 891	3 299	2 090	1 072	998	9 134	51
5 to 9 percent	1 208	184	276	147	125	255	51	99	53	15	3	—	40
10 to 14 percent	5 205	786	645	724	895	775	587	474	171	128	21	—	45
15 to 19 percent	12 148	898	1 178	1 798	2 031	2 170	1 291	1 273	884	371	254	—	51
20 to 24 percent	5 640	467	581	551	778	793	984	691	331	257	206	—	56
25 to 29 percent	2 357	243	181	227	354	304	340	318	181	117	93	—	56
30 to 39 percent	1 284	137	163	215	157	225	149	104	70	35	29	—	48
40 percent or more	1 045	117	120	95	147	177	168	71	72	27	52	—	52
Not reported or not computed	1 353	68	179	103	160	158	122	110	97	97	261	—	61
Median	11 093	296	143	241	289	294	202	159	232	25	79	9 134	50
	14	13	13	13	13	13	15	14	14	15	19	...	...
Other properties	8 549	407	397	712	882	1 012	1 234	1 077	738	349	410	1 330	62

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 10. Total Outstanding Debt as Percent of Value, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹

Less than 1.0 percent	41 333
1.0 to 2.9 percent	11 388
3.0 to 4.9 percent	7 026
5.0 to 6.9 percent	5 670
7.0 to 8.9 percent	2 966
9.0 to 10.9 percent	1 827
11.0 to 12.9 percent	2 017
13.0 to 14.9 percent	678
15.0 percent or more	574
Not reported or not computed	2 651
Median	6 535

Other properties

OWNER CHARACTERISTICS

Type of Owner

Individual	8 951
Partnership	29 412
Real estate corporation	5 447
Real estate investment trust	681
Financial institution	208
Housing cooperative organization	1 529
Church or church-related institution	773
Other	2 129
Not reported	753

Total outstanding debt as percent of value												Median
Total	Less than 20 percent	20 to 29 percent	30 to 39 percent	40 to 49 percent	50 to 59 percent	60 to 69 percent	70 to 79 percent	80 to 89 percent	90 to 99 percent	100 percent or more	Not reported	
41 333	3 196	3 467	4 100	4 936	5 151	3 891	3 299	2 090	1 072	998	9 134	51
11 388	1 021	1 124	1 175	1 235	1 344	1 001	822	670	384	290	2 322	50
7 026	611	566	869	815	947	628	576	396	216	171	1 231	50
5 670	373	544	619	701	761	656	528	268	122	135	962	52
2 966	216	410	344	441	385	316	222	124	105	52	351	48
1 827	123	139	153	284	233	279	184	50	58	54	270	53
2 017	139	144	147	349	332	249	217	69	25	61	285	53
678	70	96	80	60	129	40	85	17	5	9	87	48
574	90	50	71	63	71	41	51	18	5	6	110	43
2 651	100	172	220	425	469	310	305	152	101	97	301	56
6 535	453	222	421	563	479	371	309	327	51	124	3 216	50
2.7	2.1	2.8	2.5	3.4	3.1	3.4	3.4	2.1	2.2	2.7	2.0	...
8 549	407	397	712	882	1 012	1 234	1 077	738	349	410	1 330	62
8 951	880	1 039	997	1 164	1 113	879	613	479	118	152	1 516	47
29 412	1 549	1 932	2 428	3 483	4 014	3 456	2 989	1 906	1 034	931	5 690	56
5 447	680	494	583	691	455	432	284	269	149	129	1 281	45
681	69	95	84	83	91	44	9	35	25	14	130	43
208	30	6	64	1	15	4	8	—	—	7	72	...
1 529	205	120	205	57	74	74	65	4	7	67	650	36
773	45	47	119	118	78	70	55	53	32	43	114	50
2 129	142	124	315	202	294	142	325	74	42	65	404	53
753	4	6	16	18	28	26	33	—	15	—	608	...

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

50-or-more-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	35 697	635	221	198	448	1 737	6 144	8 275	7 003	5 315	1 059	757	6	3 898	239
2 mortgages	5 060	53	2	24	61	177	882	1 338	931	835	102	114	2	539	240
3 or more mortgages	576	1	1	5	2	11	154	178	115	54	15	—	—	40	227

Total Outstanding Debt as Percent of Value

Less than 20 percent	3 196	66	42	8	34	147	578	775	583	471	110	87	2	295	237
20 to 29 percent	3 467	65	29	3	33	250	696	903	551	504	142	148	—	143	232
30 to 39 percent	4 100	59	24	6	48	147	594	890	938	933	124	96	—	241	259
40 to 49 percent	4 936	64	15	18	93	215	825	1 238	1 144	844	96	96	—	289	244
50 to 59 percent	5 151	176	32	30	75	236	1 090	1 458	1 005	608	87	59	4	290	227
60 to 69 percent	3 891	45	18	5	42	132	809	1 124	937	410	120	47	—	202	235
70 to 79 percent	3 299	15	4	14	71	253	548	611	969	544	64	47	—	159	253
80 to 89 percent	2 090	30	2	6	29	70	442	477	393	299	65	45	—	232	237
90 to 99 percent	1 072	16	17	20	—	70	175	302	201	163	53	30	—	25	237
100 percent or more	998	18	—	2	5	77	227	210	197	135	31	17	—	79	231
Not reported	9 134	135	40	115	81	327	1 195	1 803	1 131	1 294	286	199	2	2 525	239
Median	51	51	38	...	51	52	53	51	52	46	47	41	...	50	...

MORTGAGE PAYMENTS AND OTHER EXPENSES

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	41 322	688	224	227	510	1 925	7 178	9 791	8 049	6 201	1 175	869	8	4 477	239
Less than \$60	10 631	218	103	83	264	861	2 753	2 702	1 328	751	111	56	6	1 395	206
\$60 to \$79	6 987	161	19	3	110	279	1 234	1 860	1 442	882	61	83	—	853	234
\$80 to \$99	7 914	82	41	3	41	273	1 576	2 359	1 528	1 012	177	52	—	771	233
\$100 to \$149	10 858	118	36	125	59	337	1 344	2 452	2 714	2 213	319	237	—	904	259
\$150 to \$199	3 297	81	8	10	3	170	186	341	761	970	254	145	2	365	294
\$200 to \$249	912	28	17	—	33	1	19	41	175	277	135	76	—	110	332
\$250 to \$299	336	2	—	4	—	5	40	8	20	58	82	100	—	16	427
\$300 to \$399	174	—	—	—	—	—	5	25	15	26	29	48	—	25	...
\$400 to \$499	133	—	—	—	—	—	21	1	35	5	—	55	—	16	...
\$500 to \$599	14	—	—	—	—	—	—	—	—	2	—	6	—	7	...
\$600 to \$699	12	—	—	—	—	—	—	—	—	—	—	11	—	2	...
\$700 to \$799	8	—	—	—	—	—	—	—	—	—	5	—	—	3	...
\$800 or more	45	—	—	—	—	—	—	—	30	6	—	—	—	10	...
Median	\$88	\$76	\$69	\$110	\$60	\$67	\$74	\$83	\$96	\$110	\$137	\$152	...	\$80	...
Mean	\$96	\$86	\$76	\$96	\$67	\$72	\$76	\$83	\$105	\$115	\$149	\$185	...	\$92	...
No regular payments required	12	2	—	—	—	—	3	—	—	4	2	2	—	—	...

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	41 322	688	224	227	510	1 925	7 178	9 791	8 049	6 201	1 175	869	8	4 477	239
Less than \$60	9 604	214	103	80	262	852	2 429	2 408	1 143	654	105	46	6	1 302	204
\$60 to \$79	6 802	163	19	3	85	267	1 352	1 787	1 335	856	54	84	—	797	231
\$80 to \$99	7 881	76	41	6	68	282	1 618	2 378	1 477	957	165	50	—	763	231
\$100 to \$149	11 376	123	36	125	59	347	1 401	2 681	2 900	2 156	331	224	—	993	259
\$150 to \$199	3 659	82	8	10	3	170	274	386	851	1 112	243	124	2	395	291
\$200 to \$249	1 134	28	17	—	33	—	34	108	235	311	146	105	—	117	317
\$250 to \$299	407	2	—	4	—	5	39	13	24	103	80	103	—	34	397
\$300 to \$399	231	—	—	—	—	2	8	28	19	39	41	53	—	40	396
\$400 to \$499	145	—	—	—	—	—	22	1	35	6	4	60	—	16	...
\$500 to \$599	14	—	—	—	—	—	—	—	—	2	—	6	—	7	...
\$600 to \$699	3	—	—	—	—	—	—	—	—	—	—	1	—	2	...
\$700 to \$799	5	—	—	—	—	—	—	—	—	—	5	—	—	...	...
\$800 or more	61	—	—	—	—	—	—	—	30	6	—	—	—	12	...
Median	\$91	\$76	\$69	\$110	\$60	\$68	\$77	\$86	\$101	\$115	\$140	\$162	...	\$84	...
Mean	\$100	\$87	\$76	\$98	\$69	\$74	\$80	\$87	\$110	\$121	\$154	\$198	...	\$97	...
No regular payments required	12	2	—	—	—	—	3	—	—	4	2	2	—	—	...

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	41 322	688	224	227	510	1 925	7 178	9 791	8 049	6 201	1 175	869	8	4 477	239
Current or ahead of schedule	38 948	670	191	156	479	1 732	6 744	9 190	7 712	5 853	1 096	832	8	4 285	240
Delinquent (30 days or more)	1 571	11	27	69	11	136	270	403	208	207	50	17	—	163	222
1 to 3 payments	903	4	26	46	5	97	121	176	124	162	43	12	—	87	231
4 or more payments	669	7	2	23	7	39	148	227	83	45	7	5	—	77	216
Foreclosure in process	178	—	—	2	7	4	53	76	6	4	3	—	—	22	208
Foreclosure not in process	475	7	2	21	—	35	88	148	73	39	3	5	—	54	219
Not reported	16	—	—	—	—	—	7	3	4	2	—	—	—	—	...
Not reported	802	7	6	2	20	57	164	197	130	141	29	20	—	29	233
No regular payments required	12	2	—	—	—	—	3	—	—	4	2	2	—	—	...

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Regular payments of interest and/or principal on first mortgage	41 322	688	224	227	510	1 925	7 178	9 791	8 049	6 201	1 175	869	8	4 477	239
Less than 20 percent	4 802	—	12	10	66	286	1 012	1 139	781	960	212	324	—	—	245
20 to 29 percent	7 395	7	36	30	72	278	1 104	1 932	1 854	1 479	351	251	—	—	256
30 to 39 percent	8 075	8	2	35	70	253	1 055	2 459	2 133	1 759	200	100	—	—	235
40 to 49 percent	6 699	29	41	3	55	84	1 521	2 263	1 486	917	194	106	—	—	236
50 to 59 percent	4 546	32	5	—	13	270	1 139	1 150	1 012	724	146	55	—	—	214
60 to 69 percent	1 792	3	4	2	49	157	567	423	348	175	40	25	—	—	201
70 to 79 percent	1 287	21	10	1	54	230	325	237	299	86	19	6	—	—	176
80 to 89 percent	434	—	4	2	38	101	136	50	40	57	4	1	—	—	177
90 to 99 percent	283	—	6	—	17	72	86	47	31	25	—	—	—	—	90
100 percent or more	1 524	588	104	145	77	193	232	91	65	21	8	2	—	—	...
Not reported or not computed	4 485	—	—	—	—	—	—	—	—	—	—	—	8	4 477	...
Median	38	100+	85	100+	49	52	43	37	37	34	31	24	...	...	...
Other properties	12	2	—	—	—	—	3	—	—	4	2	2	—	—	...

Table 11. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.

[Number of mortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value

Less than \$10	11 268
\$10 to \$14	6 542
\$15 to \$19	3 990
\$20 to \$24	2 440
\$25 to \$29	1 442
\$30 to \$39	1 735
\$40 to \$49	981
\$50 to \$59	769
\$60 or more	1 886
Not reported or not computed	10 281
Median	\$13

Real Estate Tax as Percent of Rental Receipts

Less than 5 percent	4 375
5 to 9 percent	13 908
10 to 14 percent	7 767
15 to 19 percent	4 881
20 to 24 percent	2 409
25 to 29 percent	879
30 to 34 percent	353
35 to 39 percent	203
40 percent or more	1 471
Not reported or not computed	5 086
Median	10

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	4 719
1977 and 1978	8 862
1975 and 1976	5 108
1970 to 1974	11 743
1965 to 1969	5 715
1960 to 1964	2 703
1959 or earlier	2 484

Year Structure Built

1979 to March 1980	1 155
1977 and 1978	3 421
1975 and 1976	2 520
1970 to 1974	11 938
1960 to 1969	12 806
1950 to 1959	2 330
1940 to 1949	1 210
1939 or earlier	4 296
Not reported	1 657

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1979	13 550
Less than \$5,000	537
\$5,000 to \$9,999	922
\$10,000 to \$14,999	2 598
\$15,000 to \$19,999	3 024
\$20,000 to \$24,999	1 956
\$25,000 to \$29,999	1 153
\$30,000 to \$34,999	443
\$35,000 to \$39,999	208
\$40,000 to \$49,999	93
\$50,000 to \$59,999	46
\$60,000 to \$79,999	15
\$80,000 to \$99,999	11
\$100,000 to \$149,999	66
\$150,000 or more	3
Not reported	2 475
Median	\$17 400

Other properties

27 783	457	138	52	375	1 487	5 244	6 473	4 848	4 306	817	618	8	2 960	236
--------	-----	-----	----	-----	-------	-------	-------	-------	-------	-----	-----	---	-------	-----

Rental Receipts as Percent of Value

Less than 5 percent	1 208
5 to 9 percent	5 205
10 to 14 percent	12 148
15 to 19 percent	5 640
20 to 24 percent	2 357
25 to 29 percent	1 284
30 to 39 percent	1 045
40 percent or more	1 353
Not reported or not computed	11 093
Median	14

Monthly rental receipts per housing unit															Median (dollars)
Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported		
11 268	199	72	22	157	625	2 450	2 657	2 265	1 780	254	215	—	571	234	
6 542	126	20	19	55	262	1 187	2 019	1 436	940	110	75	—	293	236	
3 990	50	19	13	32	300	591	980	1 024	510	153	82	—	236	245	
2 440	42	1	1	28	48	385	573	617	442	108	25	—	169	255	
1 442	11	6	—	13	16	194	351	396	279	52	55	—	69	262	
1 735	40	—	23	51	29	302	344	372	311	43	74	—	145	251	
981	17	35	—	1	8	190	284	147	193	31	29	4	41	238	
769	13	2	5	31	40	130	165	145	118	33	38	—	47	242	
1 886	26	17	21	14	139	379	457	383	259	50	23	—	119	232	
10 281	165	51	122	128	458	1 373	1 960	1 264	1 373	342	256	4	2 787	237	
Median	\$13	\$14	...	\$13	\$12	\$12	\$13	\$14	\$13	\$17	\$16	...	\$15	...	
4 375	19	11	15	99	204	765	829	1 002	1 081	105	247	—	—	262	
13 908	3	9	35	149	630	2 687	4 318	3 182	2 304	415	177	—	—	240	
7 767	36	55	21	79	439	1 828	2 071	1 755	1 074	275	134	—	—	234	
4 881	5	34	17	78	364	834	1 456	1 108	775	122	90	—	—	238	
2 409	—	25	4	20	58	495	486	527	573	119	103	—	—	261	
879	7	11	4	11	53	145	185	187	194	56	28	—	—	257	
353	5	18	45	3	11	72	67	45	56	22	9	—	—	217	
203	9	1	50	—	—	46	44	42	7	3	2	—	—	196	
1 471	583	50	36	40	151	160	138	104	85	53	72	—	—	125	
5 086	23	10	2	32	15	148	197	97	57	8	11	8	4 477	218	
Median	40+	20	32	10	11	10	10	10	9	11	10	...	...	...
4 719	28	11	84	46	149	781	1 171	1 103	574	100	71	—	601	241	
8 862	206	76	91	89	289	1 158	2 153	2 107	1 326	259	181	—	928	248	
5 108	142	41	5	42	514	899	1 395	898	619	98	116	2	536	230	
11 743	151	35	26	217	681	2 748	2 601	1 917	1 796	252	210	—	1 108	228	
5 715	109	53	11	82	213	864	1 249	1 095	1 009	278	160	—	593	249	
2 703	7	8	3	9	169	302	552	515	483	112	78	2	461	257	
2 484	48	—	5	24	110	428	670	414	397	77	54	4	251	237	
1 155	17	1	4	35	36	148	198	263	212	30	31	—	181	259	
3 421	39	18	25	7	43	344	740	1 109	626	139	70	—	259	266	
2 520	82	23	4	14	252	443	536	448	415	37	46	2	219	231	
11 938	145	44	115	112	609	2 647	2 983	2 270	1 736	195	172	—	911	231	
12 806	225	24	13	137	461	1 877	3 272	2 674	2 117	519	292	2	1 193	247	
2 330	45	42	4	53	91	236	496	579	452	89	58	—	184	259	
1 210	25	—	—	17	52	297	351	182	102	33	44	—	108	223	
4 296	45	64	59	125	367	1 101	1 024	399	349	111	128	4	520	206	
1 657	67	7	3	11	15	87	190	125	196	23	30	—	903	249	
13 550	233	86	175	135	438	1 937	3 317	3 201	1 898	359	253	—	1 517	245	
537	21	35	27	32	81	180	46	38	12	3	2	—	59	161	
922	—	—	13	12	81	368	166	134	38	3	8	—	99	191	
2 598	21	1	2	12	74	455	1 168	548	146	38	3	—	131	229	
3 024	31	1	92	36	51	342	1 007	964	301	11	11	—	177	243	
1 956	36	5	25	—	23	205	415	663	406	20	30	—	128	265	
1 153	17	2	8	—	52	100	103	322	339	108	11	—	92	289	
443	—	17	—	12	—	6	13	74	256	24	14	—	27	334	
208	—	—	—	—	1	—	9	6	88	45	20	—	39	378	
93	—	—	4	—	3	20	—	17	3	14	29	—	4	...	
46	—	—	—	—	—	—	—	1	18	11	15	—	2	...	
15	—	—	—	—	—	2	1	—	—	—	12	—	—	...	
11	—	—	—	—	—	—	—	—	—	5	6	—	—	...	
66	—	—	—	—	—	—	—	—	—	—	—	—	—	...	
3	—	—	—	—	—	—	—	30	—	—	35	—	—	...	
2 475	108	25	4	32	72	259	389	402	292	77	57	—	759	246	
\$17400	...	...	\$17400	...	\$11400	\$13200	\$15400	\$18500	\$23800	\$28000	\$39700	...	\$17500	...
27 783	457	138	52	375	1 487	5 244	6 473	4 848	4 306	817	618	8	2 960	236	
1 208	475	50	47	51	144	245	78	79	16	10	13	—	—	112	
5 205	42	79	3	131	709	1 566	1 034	874	594	123	51	—	—	204	
12 148	23	13	28	89	324	2 182	3 652	3 156	2 115	363	203	—	—	247	
5 640	9	—	2	37	127	958	1 693	1 494	1 042	181	96	—	—	250	
2 357	2	6	5	62	27	292	584	656	517	121	85	—	—	265	
1 284	—	28	4	1	51	163	432	209	308	23	64	—	—	246	
1 045	—	—	1	39	63	205	199	283	166	27	62	—	—	253	
1 353	4	7	22	19	152	375	315	167	153	41	98	—	—	215	
11 093	135	40	115	81	327	1 195	1 803	1 131	1 294	286	199	8	4 477	239	
Median	14	5	8	...	12	10	13	14	14	14	19	...	...	...

Table 11. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
Less than 1.0 percent	11 388	269	39	23	153	568	1 941	2 878	2 188	2 206	590	531	—	—	247
1.0 to 2.9 percent	7 026	40	—	12	68	209	1 117	1 682	1 957	1 515	255	172	—	—	260
3.0 to 4.9 percent	5 670	48	45	2	72	260	856	1 757	1 455	974	143	59	—	—	244
5.0 to 6.9 percent	2 966	30	7	6	9	58	782	910	735	369	41	21	—	—	233
7.0 to 8.9 percent	1 827	23	20	2	23	41	366	606	463	230	30	23	—	—	236
9.0 to 10.9 percent	2 017	14	29	—	22	183	588	587	402	173	10	7	—	—	215
11.0 to 12.9 percent	678	7	3	—	12	74	170	191	146	69	6	—	—	—	219
13.0 to 14.9 percent	574	4	—	—	8	98	155	162	111	27	7	2	—	—	207
15.0 percent or more	2 651	221	72	179	123	394	768	524	201	133	27	9	—	—	172
Not reported or not computed	6 535	32	8	5	20	40	437	493	390	509	67	48	8	4 477	249
Median	2.7	3.8	8.7	15.0+	3.7	4.3	3.7	3.1	2.7	1.8	1.0—	1.0—	...	...	...

OWNER CHARACTERISTICS

Type of Owner

Individual	7 771	226	84	53	69	341	1 557	1 929	1 534	851	129	66	—	931	228
Partnership	24 893	311	69	134	298	946	4 072	6 084	5 441	4 190	786	573	4	1 983	246
Real estate corporation	4 609	68	12	33	62	200	793	1 241	686	660	155	124	4	569	234
Real estate investment trust	604	6	28	—	—	8	79	154	119	97	18	12	—	83	245
Financial institution	174	—	—	—	—	2	40	12	7	77	4	—	—	31	...
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	719	17	4	—	30	133	241	66	40	38	43	66	—	41	182
Other	1 898	61	26	8	51	295	398	304	222	291	41	29	—	173	204
Not reported	665	—	—	—	—	—	—	—	—	—	—	—	—	665	...

Table 12. **Monthly Rental Receipts Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Nonmortgaged Properties: 1981**

(Number of nonmortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

United States

50-or-more-housing-unit nonmortgaged properties

RECURRING EXPENSES

Real Estate Tax Per \$1,000 Value

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
50-or-more-housing-unit nonmortgaged properties	3 384	118	47	185	193	291	465	566	307	243	77	125	80	688	201
Real Estate Tax Per \$1,000 Value															
Less than \$10	659	5	1	89	53	67	32	166	66	80	9	13	48	28	213
\$10 to \$14	280	26	—	31	—	6	39	50	74	28	8	2	2	13	230
\$15 to \$19	144	—	3	1	—	19	42	22	21	16	6	2	—	12	—
\$20 to \$24	150	—	—	3	4	1	11	66	29	14	4	—	—	16	—
\$25 to \$29	132	—	—	—	4	23	38	48	8	—	3	—	—	8	—
\$30 to \$39	152	5	4	—	32	4	19	13	10	15	10	19	—	22	—
\$40 to \$49	79	—	5	—	5	5	5	19	11	19	3	2	—	5	—
\$50 to \$59	173	23	—	44	4	—	57	8	—	8	—	26	—	3	163
\$60 or more	309	7	—	10	42	55	76	28	17	27	7	6	—	33	166
Not reported or not computed	1 305	52	33	8	49	110	145	145	71	35	24	54	31	549	188
Median	\$18	...	...	10	...	\$19	\$30	\$14	\$14	\$14	...	...	...	...	...

Real Estate Tax as Percent of Rental Receipts

Less than 5 percent	304	1	1	42	18	23	27	87	51	38	7	8	—	—	222
5 to 9 percent	723	5	—	128	49	86	99	174	90	79	6	7	—	—	197
10 to 14 percent	644	—	4	5	41	121	146	129	87	46	19	47	—	—	202
15 to 19 percent	296	—	31	—	13	5	72	65	54	22	12	22	—	—	221
20 to 24 percent	139	18	3	—	—	5	40	30	11	6	13	12	—	—	—
25 to 29 percent	39	—	—	—	—	4	10	7	2	13	3	—	—	—	...
30 to 34 percent	18	—	5	—	—	—	5	5	4	—	—	—	—	—	...
35 to 39 percent	21	—	—	4	—	—	—	—	2	15	—	—	—	—	...
40 percent or more	280	92	3	5	39	34	47	25	3	4	14	14	—	—	122
Not reported or not computed	921	3	—	1	33	13	20	43	4	20	1	15	80	688	207
Median	12	...	...	7	12	11	13	10	11	10	...	...	...	...	...

PROPERTY CHARACTERISTICS

Year Property Acquired

1979 to 1981 (part)	152	—	6	—	6	25	8	4	16	30	3	2	42	10	...
1977 and 1978	451	23	27	6	48	58	30	80	38	71	6	23	—	42	208
1975 and 1976	248	3	—	1	—	3	39	102	52	16	10	6	—	17	234
1970 to 1974	370	5	3	10	9	45	47	53	42	29	9	18	3	96	215
1965 to 1969	433	26	—	3	7	13	116	39	29	24	3	9	8	157	187
1960 to 1964	310	5	—	14	43	19	44	54	28	11	17	5	2	68	195
1959 or earlier	1 421	57	11	151	79	127	182	234	103	62	28	62	26	298	184

Year Structure Built

1979 to March 1980	25	—	—	—	—	—	1	1	2	21	—	—	—	—	...
1977 and 1978	41	—	—	—	—	—	9	4	6	21	—	2	—	—	...
1975 and 1976	72	—	—	—	—	—	12	34	4	10	6	5	—	—	...
1970 to 1974	342	—	3	7	—	37	23	79	57	34	6	19	3	74	239
1960 to 1969	454	20	—	—	39	12	47	64	89	35	18	12	50	68	239
1950 to 1959	459	3	—	—	3	54	31	103	54	52	13	16	—	129	236
1940 to 1949	411	9	28	49	7	53	72	40	17	8	3	6	22	98	150
1939 or earlier	1 488	86	16	129	144	135	258	229	65	59	26	66	6	270	169
Not reported	93	—	—	—	—	—	12	11	13	3	5	—	—	50	...

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1979	397	23	28	6	44	56	25	30	49	61	5	2	40	30	165
Less than \$5,000	142	23	27	6	44	19	8	—	1	10	2	—	—	4	...
\$5,000 to \$9,999	43	—	—	—	—	35	3	4	1	—	—	—	—	—	...
\$10,000 to \$14,999	64	—	—	—	—	3	1	11	4	4	—	—	40	2	...
\$15,000 to \$19,999	19	—	—	—	—	—	—	7	8	—	—	—	—	4	...
\$20,000 to \$24,999	26	—	—	—	—	—	9	1	5	7	3	—	—	—	...
\$25,000 to \$29,999	3	—	—	—	—	—	—	—	1	2	—	—	—	—	...
\$30,000 to \$34,999	20	—	—	—	—	—	—	—	1	19	—	—	—	—	...
\$35,000 to \$39,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
\$40,000 to \$49,999	1	—	—	—	—	—	—	—	—	1	—	—	—	—	...
\$50,000 to \$59,999	2	—	—	—	—	—	—	—	—	—	2	—	—	—	...
\$60,000 to \$79,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
\$100,000 to \$149,999	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
\$150,000 or more	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Not reported	77	—	1	—	—	—	4	6	27	18	—	—	—	21	...
Median	\$7100	...	...	...	...	...	...	...	...	...	...	...	...	...	...
Other properties	2 987	95	19	179	149	235	440	536	258	182	72	123	41	658	203

Rental Receipts as Percent of Value

Less than 5 percent	148	63	—	—	42	—	20	10	—	—	4	9	—	—	...
5 to 9 percent	262	24	4	40	—	54	33	52	24	23	8	—	—	—	163
10 to 14 percent	460	—	6	50	38	58	58	72	63	103	8	3	—	—	214
15 to 19 percent	331	—	—	4	7	4	73	133	74	21	10	5	—	—	229
20 to 24 percent	250	1	4	2	29	4	9	109	28	28	16	20	—	—	235
25 to 29 percent	112	—	—	29	4	10	12	28	12	8	9	—	—	—	...
30 to 39 percent	137	1	1	3	18	18	44	29	8	12	2	3	—	—	...
40 percent or more	429	—	—	54	50	66	124	31	33	29	8	34	—	—	168
Not reported or not computed	1 255	28	30	3	5	77	92	103	65	20	11	52	80	688	203
Median	18	...	...	16	21	15	21	19	17	14	...	...	...	...	...

Table 12. Monthly Rental Receipts Per Housing Unit, Rental and Vacant 50-or-More-Housing-Unit Nonmortgaged Properties: 1981—Con.

[Number of nonmortgaged properties. Properties acquired before 1980, excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States

PROPERTY CHARACTERISTICS—Con.

Rental Vacancy Losses as Percent of Potential Receipts

	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$119	\$120 to \$149	\$150 to \$199	\$200 to \$249	\$250 to \$299	\$300 to \$399	\$400 to \$499	\$500 or more	No rental receipts	Not reported	Median (dollars)
Less than 1.0 percent	782	27	6	43	81	42	94	207	57	119	37	68	—	—	224
1.0 to 2.9 percent	400	1	—	17	11	13	79	102	75	73	6	23	—	—	239
3.0 to 4.9 percent	274	12	1	36	7	18	45	88	16	35	14	3	—	—	210
5.0 to 6.9 percent	172	—	—	—	3	15	33	54	47	7	12	2	—	—	233
7.0 to 8.9 percent	140	17	—	—	5	19	26	30	39	3	—	—	—	—	...
9.0 to 10.9 percent	195	—	—	44	4	57	46	13	27	—	4	—	—	—	146
11.0 to 12.9 percent	68	3	—	1	19	5	21	2	15	—	—	2	—	—	...
13.0 to 14.9 percent	26	—	4	—	—	—	17	2	2	—	—	—	—	—	...
15.0 percent or more	320	10	35	42	51	109	50	16	4	3	—	—	—	—	126
Not reported or not computed	1 007	48	—	2	10	12	54	52	26	1	4	28	80	688	193
Median	3.1	...	...	4.8	2.8	10.1	4.5	2.0	4.1	1.0	...	...	...	...	...

OWNER CHARACTERISTICS

Type of Owner

Individual	864	19	38	80	81	62	88	121	54	21	7	16	55	221	158
Partnership	775	29	1	6	12	67	118	146	112	68	23	19	—	174	223
Real estate corporation	822	42	5	80	47	83	119	134	59	61	22	58	2	113	191
Real estate investment trust	92	—	—	—	4	29	17	12	17	3	4	1	—	5	...
Financial institution	169	5	—	2	1	10	29	34	40	19	2	9	—	18	242
Housing cooperative organization	—	—	—	—	—	—	—	—	—	—	—	—	—	—	...
Church or church-related institution	128	—	—	—	35	2	14	3	—	—	10	3	2	60	...
Other	507	24	3	17	12	39	79	116	26	72	9	18	22	69	214
Not reported	29	—	—	—	—	—	—	—	—	—	—	—	—	29	...

Table 13. Junior Mortgage Characteristics, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of junior mortgages. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

United States	Properties with—			United States	Properties with—		
	All junior mortgages	FHA first mortgage	Conventional first mortgage		All junior mortgages	FHA first mortgage	Conventional first mortgage
Total junior mortgages	8 503	235	8 268	MORTGAGE CHARACTERISTICS—Con.			
MORTGAGE CHARACTERISTICS				Graduated Interest and Principal Payments on Junior Mortgages			
Year Junior Mortgage Made or Assumed				Yes, monthly payments can change (other than through change in interest rate)	625	12	612
1979 to 1981 (part)	4 706	99	4 607	Payments increase yearly for first five years of mortgage	19	—	19
1977 and 1978	1 910	62	1 848	Payments increase yearly for first ten years of mortgage	7	—	7
1975 and 1976	762	30	732	Payments change in some other way	535	11	524
1970 to 1974	843	32	811	Not reported	64	2	63
1965 to 1969	260	11	249	No, monthly payments cannot change	5 833	177	5 656
1960 to 1964	20	—	20	Not reported	2 045	46	2 000
1959 or earlier	2	—	2	Holder of Junior Mortgage			
Face Amount of Junior Mortgage Loan				Commercial bank or trust company	1 372	4	1 368
Less than \$50,000	637	6	631	Mutual savings bank	151	5	146
\$50,000 to \$99,999	1 170	10	1 161	Savings and loan association	804	35	769
\$100,000 to \$149,999	1 195	14	1 181	Life insurance company	304	5	299
\$150,000 to \$199,999	830	17	813	Mortgage company	317	22	295
\$200,000 to \$249,999	776	9	767	Federal agency	91	—	91
\$250,000 to \$299,999	639	31	609	Federally-secured pool	51	—	51
\$300,000 to \$399,999	660	41	619	Federal National Mortgage Association	3	3	—
\$400,000 to \$499,999	475	12	464	Real estate or construction company	1 298	10	1 288
\$500,000 to \$999,999	1 246	23	1 224	Individual or individual's estate	2 497	68	2 429
\$1,000,000 or more	874	72	801	Other	1 615	82	1 533
Median	\$227,000	\$374,000	\$222,800	Location of Junior Mortgage Holder			
Mean	\$466,900	\$135,600	\$441,600	Property in Northeast Region	2 566	91	2 475
Current Interest Rate on Junior Mortgage				Lender in Northeast	2 394	88	2 306
Less than 5.0 percent	364	33	330	Lender in North Central	8	2	6
5.0 percent	75	3	72	Lender in South	138	2	136
5.1 to 5.9 percent	27	2	24	Lender in West	7	—	7
6.0 percent	439	8	431	Lender outside United States	4	—	4
6.1 to 6.9 percent	115	3	112	Not reported	15	—	15
7.0 percent	271	—	271	Property in North Central Region	870	38	832
7.1 to 7.4 percent	38	6	32	Lender in Northeast	57	—	57
7.5 to 7.9 percent	288	44	245	Lender in North Central	771	37	734
8.0 percent	795	7	788	Lender in South	21	1	20
8.1 to 8.4 percent	98	14	83	Lender in West	7	—	7
8.5 to 8.9 percent	573	21	552	Lender outside United States	—	—	—
9.0 percent	774	22	753	Not reported	14	—	14
9.1 to 9.9 percent	512	4	508	Property in South Region	2 802	37	2 765
10.0 percent	1 219	23	1 196	Lender in Northeast	371	4	367
10.1 to 11.9 percent	506	5	501	Lender in North Central	70	1	68
12.0 percent	487	—	487	Lender in South	2 161	32	2 129
12.1 to 13.9 percent	532	19	513	Lender in West	112	—	112
14.0 percent or more	1 392	22	1 370	Lender outside United States	70	—	70
Median	9.8	8.4	9.9	Not reported	20	—	20
Variable Interest Rate on Junior Mortgage				Property in West Region	2 265	69	2 196
Yes, interest rate can be changed	1 544	48	1 496	Lender in Northeast	48	—	48
Rate higher now than when mortgage made	668	20	648	Lender in North Central	55	2	54
Rate lower now than when mortgage made	157	10	147	Lender in South	66	—	66
Rate unchanged or same now as when mortgage made	570	18	553	Lender in West	2 064	68	1 996
Not reported	128	—	128	Lender outside United States	14	—	14
No, interest rate cannot be changed	4 960	142	4 819	Not reported	19	—	19
Not reported	1 999	46	1 953	Servicing of Junior Mortgage			
Reason for Change in Junior Mortgage Rate				Holder	7 344	189	7 155
Interest rate can be changed	1 544	48	1 496	Agent	1 159	46	1 112
Rate renegotiated periodically	132	—	132	Holder's Acquisition of Junior Mortgage			
Rate changes tied to market index	590	24	566	Originated by holder	5 818	139	5 679
When mortgage is assumed	214	1	213	Purchased from present servicer	230	34	196
When payments become delinquent	206	—	206	Purchased from someone else	388	13	374
Other reason	482	23	459	Not reported	2 067	49	2 018
Not reported	67	—	67	MORTGAGE PAYMENTS AND OTHER EXPENSES			
Interest rate cannot be changed	4 960	142	4 819	Method of Payment of Junior Mortgage			
Term of Junior Mortgage				Regular payments of interest and/or principal	8 295	225	8 070
Less than 8 years	3 329	49	3 280	Interest and principal	5 073	135	4 938
8 to 12 years	2 406	30	2 376	Fully amortized	2 816	109	2 707
13 to 17 years	1 070	8	1 062	Partially amortized	2 257	26	2 231
18 to 22 years	440	1	439	Principal only	61	9	51
23 to 27 years	466	5	461	Fully amortized	41	9	32
28 to 32 years	240	36	204	Partially amortized	19	—	19
33 to 37 years	18	8	10	Interest only	3 162	81	3 081
38 or more years	207	68	139	No regular payments required	208	10	197
No stated term	326	30	296	Current Status of Junior Mortgage Payments			
Median	9.6	29.3	9.5	Regular payments of interest and/or principal	8 295	225	8 070
				Current or ahead of schedule	5 971	126	5 845
				Delinquent (30 days or more)	340	53	288
				1 to 3 payments	140	10	130
				4 or more payments	200	42	158
				Foreclosure in process	92	2	90
				Foreclosure not in process	107	39	68
				Not reported	2	2	—
				Not reported	1 983	46	1 937
				No regular payments required	208	10	197

¹Detail does not add to total because lenders reported more than one reason.

Table 1b. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's				Inside SMSA's			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	50 459	4 068	46 391	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's	50 459	4 068	46 391	\$35,000 to \$39,999	394	16	378
1,000,000 or more	12 126	1 648	10 478	\$40,000 to \$49,999	297	15	283
250,000 to 999,999	8 874	855	8 019	\$50,000 to \$59,999	71	2	69
50,000 to 249,999	12 031	865	11 166	\$60,000 to \$79,999	46	—	46
10,000 to 49,999	10 858	420	10 438	\$80,000 to \$99,999	42	1	41
Less than 10,000 and rural	6 569	280	6 289	\$100,000 to \$149,999	48	—	48
Outside SMSA's	—	—	—	\$150,000 or more	23	—	23
10,000 or more	—	—	—	Not reported	2 926	87	2 839
2,500 to 9,999	—	—	—	Median	\$17500	\$8300	\$17600
Less than 2,500 and rural	—	—	—	Other properties	31 534	3 424	28 110
Number of Housing Units				Value			
50 to 74 housing units	17 117	1 984	15 133	Less than \$200,000	715	264	451
75 to 99 housing units	8 398	627	7 772	\$200,000 to \$299,999	767	251	516
100 to 149 housing units	10 628	617	10 012	\$300,000 to \$399,999	597	113	484
150 to 199 housing units	5 510	314	5 195	\$400,000 to \$499,999	548	84	464
200 to 299 housing units	5 443	311	5 131	\$500,000 to \$999,999	4 528	540	3 987
300 to 499 housing units	2 636	163	2 473	\$1,000,000 to \$1,499,999	5 486	440	5 047
500 to 999 housing units	627	46	581	\$1,500,000 to \$1,999,999	4 746	163	4 583
1,000 or more housing units	100	6	94	\$2,000,000 to \$2,999,999	7 194	374	6 820
Number of Buildings				\$3,000,000 to \$3,999,999	4 484	233	4 251
1 building	18 265	2 360	15 905	\$4,000,000 to \$4,999,999	2 768	95	2 673
2 to 4 buildings	7 388	501	6 887	\$5,000,000 or more	7 564	385	7 179
5 or more buildings	18 255	889	17 366	Not reported	11 061	1 125	9 936
Not reported	6 551	318	6 234	Median	\$2321200	\$1248800	\$2395100
Manner of Acquisition				Mean	\$3402700	\$2747600	\$3455600
By purchase	48 564	2 970	45 594	Value Per Housing Unit			
Placed one new mortgage	32 481	1 423	31 058	Less than \$5,000	1 843	577	1 267
Placed two or more new mortgages	2 364	83	2 281	\$5,000 to \$9,999	3 070	479	2 591
Assumed mortgage(s) already on property	8 485	487	7 998	\$10,000 to \$14,999	5 390	567	4 823
Assumed mortgage already on property and placed new mortgage	3 744	85	3 659	\$15,000 to \$19,999	7 454	435	7 019
All cash	1 129	681	447	\$20,000 to \$24,999	5 801	172	5 629
Borrowed other than with mortgage	361	209	152	\$25,000 to \$29,999	3 542	177	3 365
Inheritance or gift	474	260	213	\$30,000 to \$34,999	1 676	121	1 555
Other	493	414	79	\$35,000 to \$39,999	1 828	61	1 767
Not reported	929	424	505	\$40,000 to \$49,999	883	58	825
Source of Downpayment ¹				\$50,000 to \$59,999	548	30	518
Properties purchased 1975 to 1981 (part)	23 730	789	22 941	\$60,000 to \$79,999	235	19	216
Cash	19 813	758	19 055	\$80,000 to \$99,999	150	8	142
Sale of stock for this project	651	7	644	\$100,000 to \$149,999	161	39	122
Sale of previously owned stock, shares or other securities	312	10	301	\$150,000 or more	11 061	1 125	9 936
Sale of land or other real estate	2 167	62	2 105	Not reported	\$21400	\$13700	\$21900
Owner's cash, bank deposits, share accounts, or bonds	12 871	425	12 445	Median	\$24600	\$20800	\$24900
Borrowing other than mortgage on this property	2 105	150	1 955	Monthly Rental Receipts Per Housing Unit			
Other cash source or source not reported	1 708	104	1 604	Acquired before 1980 ²	41 535	3 272	38 262
Noncash	1 616	11	1 605	Less than \$60	749	118	630
Land used for structure(s) on this property	567	3	564	\$60 to \$79	267	47	220
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	182	—	182	\$80 to \$99	391	178	213
Other noncash source or no downpayment	866	8	858	\$100 to \$119	561	155	406
Not reported	4 410	88	4 322	\$120 to \$149	1 824	284	1 540
Other properties	26 729	3 279	23 450	\$150 to \$199	6 938	448	6 489
Land and Building Acquisition				\$200 to \$249	9 697	563	9 134
During same 12-month period	40 477	3 357	37 120	\$250 to \$299	7 833	292	7 542
Acquired land previously	7 749	522	7 247	\$300 to \$349	4 159	188	3 971
Land not owned by building owner	934	68	866	\$350 to \$399	1 932	55	1 877
Not reported	1 280	121	1 159	\$400 to \$449	849	39	811
Year Property Acquired				\$450 to \$499	387	29	358
1979 to 1981 (part)	10 485	519	9 966	\$500 or more	977	125	852
1977 and 1978	8 798	455	8 342	No rental receipts	88	80	8
1975 and 1976	4 947	269	4 678	Not reported	4 883	672	4 211
1970 to 1974	11 833	413	11 420	Median	\$239	\$203	\$241
1965 to 1969	6 511	468	6 043	Mean	\$308	\$265	\$311
1960 to 1964	3 330	292	3 038	Other properties	8 924	795	8 129
1959 or earlier	4 555	1 652	2 904	Purchase Price as Percent of Value			
Year Structure Built				Acquired by purchase	48 564	2 970	45 594
1979 to March 1980	1 559	29	1 530	Purchased 1977 to 1981 (part)	18 925	644	18 281
1977 and 1978	3 189	51	3 137	Less than 80 percent	6 725	262	6 463
1975 and 1976	2 428	90	2 338	80 to 89 percent	2 984	38	2 946
1970 to 1974	12 836	385	12 452	90 to 94 percent	1 326	13	1 313
1960 to 1969	15 424	554	14 870	95 to 99 percent	814	23	791
1950 to 1959	3 518	500	3 018	100 percent or more	2 851	181	2 671
1940 to 1949	2 055	544	1 512	Not reported	4 225	127	4 098
1939 or earlier	7 330	1 806	5 524	Median	82	80—	82
Not reported	2 120	108	2 012	Purchased 1970 to 1976	16 363	450	15 912
Purchase Price Per Housing Unit				Less than 60 percent	4 564	123	4 442
Properties acquired by purchase 1977 to 1981 (part)	18 925	644	18 281	60 to 79 percent	3 609	120	3 489
Less than \$5,000	1 081	186	895	80 to 89 percent	1 468	20	1 448
\$5,000 to \$9,999	1 584	141	1 443	90 to 99 percent	711	25	685
\$10,000 to \$14,999	3 490	76	3 414	100 percent or more	912	70	841
\$15,000 to \$19,999	3 751	27	3 724	Not reported	5 099	92	5 007
\$20,000 to \$24,999	2 756	60	2 696	Median	66	69	66
\$25,000 to \$29,999	1 686	12	1 674	Purchased 1969 or earlier	13 277	1 875	11 401
\$30,000 to \$34,999	730	21	709	Less than 40 percent	2 179	547	1 632
				40 to 59 percent	2 289	186	2 104
				60 to 79 percent	1 780	177	1 603
				80 to 99 percent	731	73	658
				100 percent or more	784	149	635
				Not reported	5 513	743	4 770
				Median	55	42	56
				Not acquired by purchase	1 895	1 098	797

¹Detail does not add to total because owners reported more than one source. ²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1b. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

Acquired before 1980*	41 535	3 272	38 262
Less than 5 percent	1 224	114	1 111
5 to 9 percent	4 793	258	4 535
10 to 14 percent	11 605	452	11 153
15 to 19 percent	5 502	308	5 194
20 to 24 percent	2 410	239	2 171
25 to 29 percent	1 357	103	1 255
30 to 39 percent	1 143	137	1 006
40 percent or more	1 774	423	1 352
Not reported or not computed	11 725	1 238	10 486
Median	14	18	14
Other properties	8 924	795	8 129

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980*	41 535	3 272	38 262
Less than 1.0 percent	11 105	745	10 360
1.0 to 2.9 percent	6 886	393	6 493
3.0 to 4.9 percent	5 506	274	5 231
5.0 to 6.9 percent	2 960	157	2 803
7.0 to 8.9 percent	1 848	140	1 708
9.0 to 10.9 percent	2 119	182	1 937
11.0 to 12.9 percent	703	60	643
13.0 to 14.9 percent	586	26	560
15.0 percent or more	2 684	314	2 370
Not reported or not computed	7 139	982	6 156
Median	2.8	3.1	2.8
Other properties	8 924	795	8 129

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980*	44 775	3 702	41 073
Less than \$100	3 535	762	2 774
\$100 to \$199	9 720	781	8 939
\$200 to \$299	9 908	528	9 381
\$300 to \$399	5 898	312	5 586
\$400 to \$499	4 154	190	3 964
\$500 to \$599	2 817	201	2 616
\$600 to \$699	1 934	120	1 813
\$700 to \$799	1 304	30	1 274
\$800 to \$899	989	65	924
\$900 to \$999	616	31	585
\$1,000 to \$1,499	1 269	87	1 182
\$1,500 or more	807	28	779
Not reported	1 825	567	1 258
Median	\$283	\$205	\$287
Acquired 1980 and 1981 (part)	5 684	366	5 318

Real Estate Tax Per \$1,000 Value

Acquired before 1980*	44 775	3 702	41 073
Less than \$10	11 405	695	10 710
\$10 to \$14	6 588	334	6 254
\$15 to \$19	3 796	190	3 606
\$20 to \$24	2 607	189	2 418

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

Acquired before 1980—Con.	1 612	113	1 499
\$25 to \$29	1 991	149	1 842
\$30 to \$39	1 179	98	1 081
\$40 to \$49	1 026	184	842
\$50 to \$59	2 453	326	2 127
\$60 or more	12 117	1 423	10 694
Not reported or not computed	\$14	\$18	\$14
Acquired 1980 and 1981 (part)	5 684	366	5 318

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980*	41 535	3 272	38 262
Less than 5 percent	4 197	301	3 896
5 to 9 percent	13 599	709	12 890
10 to 14 percent	7 806	620	7 185
15 to 19 percent	4 703	293	4 410
20 to 24 percent	2 480	139	2 342
25 to 29 percent	857	35	822
30 to 34 percent	371	18	353
35 to 39 percent	193	21	172
40 percent or more	1 611	237	1 374
Not reported or not computed	5 717	901	4 817
Median	10	11	10
Other properties	8 924	795	8 129

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980*	41 535	3 272	38 262
Less than 20 percent	644	516	128
20 to 29 percent	1 194	537	657
30 to 39 percent	1 704	497	1 207
40 to 49 percent	3 859	328	3 531
50 to 59 percent	6 289	127	6 163
60 to 69 percent	7 305	104	7 201
70 to 79 percent	5 483	43	5 440
80 to 89 percent	3 242	16	3 226
90 to 99 percent	1 736	11	1 725
100 to 109 percent	1 275	47	1 228
110 percent or more	3 030	178	2 852
Not reported or not computed	5 774	869	4 905
Median	66	33	67
Other properties	8 924	795	8 129

OWNER CHARACTERISTICS

Type of Owner

Individual	9 552	984	8 568
Partnership	27 916	908	27 008
Real estate corporation	6 259	956	5 303
Real estate investment trust	783	133	650
Financial institution	429	222	208
Housing cooperative organization	1 683	200	1 483
Church or church-related institution	760	92	668
Other	2 330	537	1 794
Not reported	745	37	708

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

50-or-more-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	39 072	39 072	—	7 581	7 581	—	31 492	31 492	—
2 mortgages	6 397	—	6 397	204	—	204	6 193	—	6 193
3 or more mortgages	922	—	922	16	—	16	906	—	906

Form of Debt of First Mortgage

Mortgage or deed of trust	43 228	36 014	7 214	7 800	7 581	220	35 428	28 434	6 995
Contract to purchase	891	798	93	—	—	—	891	798	93
Wrap-around mortgage	2 272	2 260	12	—	—	—	2 272	2 260	12

Origin of First Mortgage

Mortgage made at time property acquired	28 091	25 387	2 704	6 488	6 400	88	21 603	18 987	2 616
Mortgage assumed at time property acquired	9 156	5 362	3 794	784	700	84	8 372	4 662	3 710
Mortgage placed later than acquisition of property	9 144	8 323	821	528	480	48	8 616	7 843	773
Refinanced mortgage:									
Same lender	4 903	4 381	522	169	154	15	4 734	4 226	507
Different lender	3 364	3 118	246	211	182	29	3 153	2 936	217
Mortgage placed on property owned free and clear of debt	877	824	53	147	143	4	729	681	49

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	9 144	8 323	821	528	480	48	8 616	7 843	773
Renew or extend loan that had fallen due, without increasing the outstanding balance	2 253	2 104	149	60	57	3	2 193	2 047	146
Secure better terms	1 446	1 325	121	80	64	15	1 366	1 261	105
Provide funds for additions, improvements, or repairs to this property	1 716	1 543	173	185	182	3	1 531	1 361	170
Provide funds for investment in other real estate	927	808	119	17	15	2	910	793	117
Provide funds for other types of investments	206	198	8	—	—	—	206	198	8
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	711	624	87	63	54	9	648	570	78
Not reported	1 885	1 721	164	123	107	16	1 761	1 613	148
Other properties	37 247	30 749	6 498	7 272	7 100	172	29 975	23 649	6 326

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	2 616	—	2 616	98	—	98	2 518	—	2 518
Provide funds for additions, improvements or repairs to this property	805	—	805	31	—	31	774	—	774
Provide funds for investment in other real estate	397	—	397	1	—	1	396	—	396
Provide funds for other types of investments	121	—	121	1	—	1	120	—	120
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	560	—	560	37	—	37	524	—	524
Not reported	733	—	733	28	—	28	705	—	705
Other properties	4 703	—	4 703	122	—	122	4 581	—	4 581

Year First Mortgage Made or Assumed

1979 to 1981 (part)	12 004	9 049	2 955	960	893	67	11 044	8 156	2 888
1977 and 1978	10 266	8 443	1 823	1 438	1 387	51	8 828	7 055	1 772
1975 and 1976	5 547	4 825	722	724	698	25	4 823	4 127	697
1970 to 1974	11 990	10 757	1 233	3 161	3 097	64	8 829	7 660	1 169
1965 to 1969	4 540	4 077	463	825	822	3	3 715	3 255	460
1960 to 1964	1 679	1 560	119	435	426	9	1 244	1 134	110
1959 or earlier	365	361	4	258	257	1	107	104	3

First Mortgage Loan

Less than \$200,000	2 422	1 784	639	63	58	5	2 359	1 725	634
\$200,000 to \$299,999	1 864	1 462	402	18	18	—	1 847	1 444	402
\$300,000 to \$399,999	1 876	1 301	575	39	39	—	1 837	1 262	575
\$400,000 to \$499,999	2 112	1 542	570	49	47	2	2 063	1 495	568
\$500,000 to \$999,999	11 813	9 866	1 947	1 034	995	40	10 779	8 872	1 907
\$1,000,000 to \$1,499,999	8 085	7 034	1 051	1 718	1 685	33	6 368	5 349	1 018
\$1,500,000 to \$1,999,999	5 395	4 724	671	1 432	1 412	20	3 964	3 313	651
\$2,000,000 to \$2,999,999	5 471	4 791	679	1 325	1 293	32	4 146	3 499	647
\$3,000,000 to \$3,999,999	3 186	2 813	372	934	912	22	2 252	1 902	350
\$4,000,000 to \$4,999,999	1 619	1 455	164	497	480	17	1 122	975	147
\$5,000,000 or more	2 548	2 298	250	693	643	49	1 855	1 655	200
Median	\$1192200	\$1254500	\$878600	\$1842200	\$1836000	\$2346400	\$1032200	\$1088500	\$859300
Mean	\$1880700	\$1968500	\$141800	\$2534000	\$2503300	\$3594800	\$1748600	\$1839800	\$1344300

First Mortgage Outstanding Debt

Less than \$200,000	4 341	3 377	964	182	177	5	4 160	3 200	959
\$200,000 to \$299,999	2 566	1 936	629	57	57	—	2 509	1 879	629
\$300,000 to \$399,999	2 285	1 797	488	54	54	—	2 230	1 742	488
\$400,000 to \$499,999	2 586	2 058	528	219	192	27	2 366	1 866	501
\$500,000 to \$999,999	11 122	9 278	1 844	1 086	1 068	18	10 037	8 210	1 827
\$1,000,000 to \$1,499,999	7 562	6 660	901	1 766	1 735	31	5 795	4 926	870
\$1,500,000 to \$1,999,999	4 594	3 883	710	1 323	1 299	25	3 270	2 585	685
\$2,000,000 to \$2,999,999	5 073	4 423	650	1 303	1 267	36	3 771	3 156	614
\$3,000,000 to \$3,999,999	2 723	2 453	270	823	805	18	1 900	1 648	252
\$4,000,000 to \$4,999,999	1 332	1 199	133	369	356	13	962	842	120
\$5,000,000 or more	2 208	2 007	201	617	570	47	1 591	1 437	154
Median	\$1019500	\$1081800	\$784700	\$1702200	\$1695000	\$2113900	\$900100	\$929900	\$766100
Mean	\$1648200	\$1719600	\$1267200	\$2310200	\$2279400	\$3373000	\$1514400	\$1584800	\$1202000

Total Mortgage Outstanding Debt

Less than \$200,000	3 782	3 377	405	182	177	5	3 601	3 200	400
\$200,000 to \$299,999	2 332	1 936	395	57	57	—	2 274	1 879	395
\$300,000 to \$399,999	2 245	1 797	448	54	54	—	2 190	1 742	448
\$400,000 to \$499,999	2 549	2 058	491	192	192	—	2 357	1 866	491
\$500,000 to \$999,999	10 992	9 278	1 713	1 101	1 068	33	9 890	8 210	1 680
\$1,000,000 to \$1,499,999	7 690	6 660	1 029	1 769	1 735	35	5 920	4 926	995
\$1,500,000 to \$1,999,999	4 732	3 883	848	1 309	1 299	11	3 422	2 585	837
\$2,000,000 to \$2,999,999	5 357	4 423	934	1 300	1 267	33	4 057	3 156	901

Table 2b. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—

Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

\$3,000,000 to \$3,999,999	2 880	2 453	428	835	805	30	2 045	1 648	398
\$4,000,000 to \$4,999,999	1 464	1 199	265	373	356	17	1 091	842	248
\$5,000,000 or more	2 369	2 007	362	626	570	56	1 743	1 437	306
Median	\$1084300	\$1081800	\$1100300	\$1707600	\$1695000	\$2801900	\$948600	\$929900	\$1067700
Mean	\$1725900	\$1719600	\$1759600	\$2350000	\$2279400	\$4787100	\$1599700	\$1584800	\$1666000

Current Interest Rate on First Mortgage

Less than 5.0 percent	1 646	1 574	72	1 051	1 039	12	595	535	60
5.0 percent	72	66	6	3	2	2	69	65	5
5.1 to 5.9 percent	1 821	1 658	163	738	721	17	1 083	937	146
6.0 percent	2 129	1 661	468	151	150	1	1 977	1 510	467
6.1 to 6.9 percent	1 952	1 547	405	49	49	—	1 902	1 497	405
7.0 percent	3 438	3 251	187	2 419	2 356	63	1 019	895	124
7.1 to 7.4 percent	695	577	118	71	44	28	624	533	90
7.5 to 7.9 percent	4 520	4 042	479	1 771	1 754	17	2 749	2 288	461
8.0 percent	2 536	2 139	397	187	173	14	2 349	1 967	382
8.1 to 8.4 percent	1 751	1 520	231	47	32	14	1 705	1 488	217
8.5 to 8.9 percent	6 256	5 448	808	1 090	1 054	36	5 166	4 394	772
9.0 percent	3 119	2 550	569	95	93	2	3 024	2 457	567
9.1 to 9.9 percent	8 135	6 461	1 674	71	65	6	8 063	6 396	1 668
10.0 percent	2 095	1 607	488	13	13	—	2 081	1 594	488
10.1 to 11.9 percent	3 314	2 584	729	24	24	—	3 290	2 561	729
12.0 percent	570	419	152	6	1	5	565	418	147
12.1 to 13.9 percent	979	759	220	6	4	2	973	755	218
14.0 percent or more	1 363	1 210	153	7	7	—	1 357	1 204	153
Median	8.7	8.6	9.0	7.0	7.0	7.3	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	11 741	9 406	2 336	—	—	—	11 741	9 406	2 336
Rate higher now than when mortgage made	3 426	2 528	898	—	—	—	3 426	2 528	898
Rate lower now than when mortgage made	240	199	41	—	—	—	240	199	41
Rate unchanged or same now as when mortgage made	7 669	6 361	1 308	—	—	—	7 669	6 361	1 308
Not reported	407	318	89	—	—	—	407	318	89
No, interest rate cannot be changed	33 693	28 892	4 801	7 800	7 581	220	25 893	21 311	4 582
Not reported	956	775	182	—	—	—	956	775	182

Reason for Change in First Mortgage Rate

Interest rate can be changed	11 741	9 406	2 336	—	—	—	11 741	9 406	2 336
Rate renegotiated periodically	744	603	141	—	—	—	744	603	141
Rate changes tied to market index	1 522	1 088	434	—	—	—	1 522	1 088	434
When mortgage is assumed	5 296	4 174	1 122	—	—	—	5 296	4 174	1 122
When payments become delinquent	2 642	2 099	544	—	—	—	2 642	2 099	544
Other reason	2 822	2 488	333	—	—	—	2 822	2 488	333
Not reported	323	277	46	—	—	—	323	277	46
Interest rate cannot be changed	33 693	28 892	4 801	7 800	7 581	220	25 893	21 311	4 582

Term of First Mortgage

Less than 8 years	3 976	3 318	658	29	25	5	3 946	3 293	653
8 to 12 years	6 466	5 369	1 097	11	11	—	6 455	5 358	1 097
13 to 17 years	5 161	4 293	868	25	25	—	5 136	4 268	868
18 to 22 years	5 779	4 692	1 087	85	83	3	5 694	4 609	1 085
23 to 27 years	8 534	6 541	1 993	48	47	1	8 486	6 494	1 992
28 to 32 years	5 941	4 762	1 179	231	219	11	5 710	4 542	1 168
33 to 37 years	662	578	84	370	349	21	292	229	63
38 or more years	9 441	9 142	299	7 001	6 822	179	2 440	2 321	119
No stated term	431	377	54	—	—	—	431	377	54
Median	23.9	24.3	22.6	38+	38+	38+	21.1	20.9	22.2

Unexpired Term of First Mortgage

Less than 4 years	4 483	3 990	494	75	75	—	4 409	3 915	494
4 to 7 years	5 377	4 859	518	23	23	—	5 354	4 836	518
8 to 12 years	5 578	4 962	615	78	78	—	5 499	4 884	615
13 to 17 years	5 368	4 752	616	158	157	1	5 210	4 595	615
18 to 22 years	3 628	3 205	423	337	330	7	3 291	2 875	416
23 to 27 years	3 631	3 187	444	802	795	7	2 829	2 392	437
28 to 32 years	4 143	3 924	219	2 576	2 518	59	1 567	1 406	160
33 or more years	4 524	4 377	147	2 967	2 904	62	1 557	1 473	84
No stated term or not computed	9 659	5 816	3 843	784	700	84	8 875	5 116	3 759
Median	15.7	16.0	13.9	31.9	31.9	...	12.6	12.5	13.3

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	5 262	4 773	489	2 152	2 126	26	3 110	2 647	463
Payments increase yearly for first five years of mortgage	68	64	5	7	7	—	61	56	5
Payments increase yearly for first ten years of mortgage	48	43	5	23	23	—	25	20	5
Payments change in some other way	4 634	4 230	404	1 946	1 922	24	2 688	2 307	380
Not reported	512	436	76	175	173	3	337	263	73
No, monthly payments cannot change	39 682	33 091	6 590	5 547	5 355	192	34 135	27 736	6 399
Not reported	1 447	1 208	239	102	100	2	1 346	1 108	237

Holder of First Mortgage

Commercial bank or trust company	2 672	2 230	442	327	323	5	2 344	1 907	437
Mutual savings bank	9 693	8 042	1 651	895	871	23	8 798	7 171	1 628
Savings and loan association	11 091	8 800	2 291	459	451	9	10 632	8 349	2 282
Life insurance company	8 953	6 993	1 960	461	451	10	8 492	6 542	1 950
Mortgage company	1 009	926	84	257	256	1	752	669	83
Federal agency	2 140	2 039	101	1 075	1 064	11	1 065	975	90
Federally secured pool	848	751	97	369	315	53	479	436	43
Federal National Mortgage Association	2 150	2 112	38	2 108	2 099	9	42	13	29
Real estate or construction company	1 292	1 136	156	26	26	—	1 267	1 111	156
Individual or individual's estate	1 834	1 647	188	—	—	—	1 834	1 647	188
Other	4 708	4 396	312	1 823	1 725	98	2 885	2 671	214

†Detail does not add to total because lenders reported more than one reason

Table 2b. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder									
Property in Northeast Region	15 146	12 837	2 310	1 854	1 769	85	13 293	11 068	2 225
Lender in Northeast	13 942	11 681	2 261	1 086	1 009	77	12 856	10 672	2 184
Lender in North Central	221	207	14	162	161	2	58	46	13
Lender in South	917	882	35	599	593	6	318	289	29
Lender in West	6	6	—	3	3	—	3	3	—
Lender outside United States	35	35	—	—	—	—	35	35	—
Not reported	26	26	—	3	3	—	23	23	—
Property in North Central Region	7 290	6 535	755	1 867	1 832	35	5 424	4 703	721
Lender in Northeast	1 598	1 348	250	366	362	4	1 232	986	246
Lender in North Central	3 984	3 542	442	555	549	6	3 429	2 993	436
Lender in South	1 422	1 381	41	872	847	25	549	534	16
Lender in West	170	152	18	72	72	—	98	79	18
Lender outside United States	113	109	5	—	—	—	113	109	5
Not reported	4	4	—	1	1	—	3	3	—
Property in South Region	13 684	11 248	2 436	2 017	1 983	34	11 667	9 265	2 402
Lender in Northeast	4 925	3 961	964	460	450	10	4 465	3 511	953
Lender in North Central	866	707	159	220	220	—	646	487	159
Lender in South	7 144	6 007	1 136	1 312	1 290	23	5 831	4 718	1 114
Lender in West	359	303	56	22	22	—	337	281	56
Lender outside United States	279	174	105	—	—	—	279	174	105
Not reported	111	95	16	3	1	1	108	93	15
Property in West Region	10 270	8 453	1 818	2 063	1 997	66	8 208	6 456	1 752
Lender in Northeast	1 309	1 042	267	252	251	1	1 056	791	265
Lender in North Central	414	323	91	182	171	11	232	152	80
Lender in South	1 517	1 469	48	1 128	1 106	22	389	363	26
Lender in West	6 932	5 543	1 389	499	468	31	6 434	5 075	1 358
Lender outside United States	67	62	5	—	—	—	67	62	5
Not reported	32	14	18	2	2	—	30	12	18
Servicing of First Mortgage									
Holder	33 820	28 459	5 362	4 111	3 993	118	29 709	24 465	5 244
Agent	12 571	10 613	1 957	3 689	3 587	102	8 881	7 026	1 855
Holder's Acquisition of First Mortgage									
Originated by holder	31 993	26 465	5 528	1 661	1 591	70	30 332	24 874	5 457
Purchased from present servicer	4 133	3 323	810	592	587	5	3 541	2 736	804
Purchased from someone else	8 739	8 016	723	5 351	5 207	144	3 388	2 809	579
Not reported	1 527	1 268	259	196	196	—	1 331	1 072	259
Mortgage Assumption									
Lender's permission needed for assumption	21 349	17 762	3 587	1 731	1 665	66	19 618	16 097	3 521
Lender's permission not needed for assumption	19 166	16 365	2 802	5 493	5 357	136	13 674	11 008	2 666
Not reported	5 875	4 946	930	576	559	18	5 299	4 387	912
Prepayment Penalties									
Yes	25 449	21 672	3 776	5 586	5 484	102	19 863	16 189	3 674
No	17 951	14 938	3 013	1 952	1 841	112	15 999	13 097	2 902
Not reported	2 991	2 461	529	262	256	6	2 729	2 206	523
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	37 240	30 744	6 496	7 272	7 100	172	29 968	23 644	6 324
Less than 40 percent	1 777	759	1 018	72	65	6	1 705	693	1 012
40 to 49 percent	1 404	739	664	79	66	13	1 324	674	651
50 to 59 percent	1 948	1 087	861	53	43	10	1 895	1 044	851
60 to 69 percent	2 683	1 782	900	181	171	11	2 502	1 612	890
70 to 79 percent	4 747	3 727	1 020	362	314	48	4 385	3 412	972
80 to 89 percent	6 355	5 567	788	1 389	1 365	25	4 966	4 202	764
90 to 94 percent	3 421	3 188	233	939	938	2	2 482	2 251	231
95 to 99 percent	2 483	2 413	70	909	904	5	1 574	1 509	65
100 percent or more	4 912	4 707	204	1 755	1 746	9	3 156	2 961	195
Not reported	7 511	6 773	737	1 532	1 488	43	5 979	5 285	694
Median	84	87	64	94	94	...	80	84	63
Other properties	9 151	8 328	823	528	480	48	8 623	7 848	775
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	37 240	30 744	6 496	7 272	7 100	172	29 968	23 644	6 324
Less than 40 percent	842	759	83	65	65	—	776	693	83
40 to 49 percent	1 848	739	1 09	67	66	2	1 781	674	107
50 to 59 percent	1 339	1 087	252	43	43	—	1 286	1 044	252
60 to 69 percent	2 425	1 782	643	171	171	10	2 245	1 612	633
70 to 79 percent	4 878	3 727	1 151	380	314	8	4 555	3 412	1 142
80 to 89 percent	6 963	5 567	1 396	1 422	1 365	57	5 541	4 202	1 339
90 to 94 percent	3 716	3 188	228	961	938	23	2 756	2 251	505
95 to 99 percent	2 807	2 413	394	911	904	7	1 896	1 509	386
100 percent or more	5 912	4 707	1 204	1 767	1 746	21	4 145	2 961	1 183
Not reported	7 511	6 773	737	1 532	1 488	43	5 979	5 285	694
Median	87	87	85	94	94	...	84	84	84
Other properties	9 151	8 328	823	528	480	48	8 623	7 848	775
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	4 427	3 331	1 096	339	328	11	4 087	3 003	1 085
20 to 29 percent	4 025	3 073	952	297	288	9	3 728	2 785	943
30 to 39 percent	5 312	3 961	1 351	528	503	25	4 785	3 458	1 327
40 to 49 percent	5 851	4 610	1 241	598	578	20	5 253	4 032	1 221
50 to 59 percent	5 347	4 442	905	793	771	22	4 553	3 671	882
60 to 69 percent	3 887	3 527	360	717	701	16	3 170	2 826	344
70 to 79 percent	3 296	2 997	299	938	891	47	2 358	2 106	252
80 to 89 percent	2 202	2 079	123	806	800	6	1 396	1 279	117
90 to 99 percent	1 148	1 105	42	562	559	3	586	546	40
100 percent or more	961	945	16	346	345	1	615	600	15
Not reported	9 936	9 003	933	1 875	1 816	59	8 061	7 187	874
Median	48	50	38	66	66	57	45	47	38

Table 2b. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	3 529	3 331	198	334	328	6	3 196	3 003	193
20 to 29 percent	3 690	3 073	617	292	288	4	3 397	2 785	613
30 to 39 percent	4 740	3 961	779	514	503	11	4 226	3 458	768
40 to 49 percent	5 622	4 610	1 012	592	578	14	5 029	4 032	998
50 to 59 percent	5 682	4 442	1 240	781	771	9	4 901	3 671	1 230
60 to 69 percent	4 549	3 527	1 022	728	701	27	3 821	2 826	995
70 to 79 percent	3 670	2 997	673	916	891	25	2 754	2 106	649
80 to 89 percent	2 463	2 079	384	846	800	46	1 617	1 279	338
90 to 99 percent	1 289	1 105	184	567	559	8	722	546	176
100 percent or more	1 222	945	277	355	345	10	867	600	267
Not reported	9 936	9 003	933	1 875	1 816	59	8 061	7 187	874
Median	51	50	55	66	66	73	49	47	54

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	46 339	39 028	7 311	7 800	7 581	220	38 539	31 447	7 092
Interest and principal	44 240	37 144	7 096	7 800	7 581	220	36 440	29 563	6 876
Fully amortized	29 590	25 080	4 510	7 648	7 436	212	21 942	17 645	4 298
Partially amortized	14 650	12 064	2 586	152	145	7	14 497	11 919	2 579
Principal only	30	26	4	—	—	—	30	26	4
Fully amortized	14	11	3	—	—	—	14	11	3
Partially amortized	16	15	1	—	—	—	16	15	1
Interest only	2 070	1 858	211	—	—	—	2 070	1 858	211
No regular payments required	52	44	7	—	—	—	52	44	7

Items Included in First Mortgage Payment

Regular payments of both interest and principal	44 240	37 144	7 096	7 800	7 581	220	36 440	29 563	6 876
Real estate taxes and property insurance	14 328	12 773	1 554	6 780	6 603	177	7 548	6 170	1 377
With no other items	5 985	4 892	1 093	90	87	4	5 895	4 806	1 089
With other items	8 342	7 881	462	6 690	6 516	173	1 653	1 365	288
Real estate taxes only	11 349	9 101	2 249	155	150	6	11 194	8 951	2 243
Property insurance only	133	117	16	19	19	—	114	98	16
Other combinations or no other items	18 430	15 153	3 277	846	809	37	17 584	14 344	3 240
No regular payments of interest and principal	2 151	1 928	223	—	—	—	2 151	1 928	223

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	46 339	39 028	7 311	7 800	7 581	220	38 539	31 447	7 092
Less than \$60	12 176	9 657	2 519	1 304	1 241	63	10 872	8 417	2 456
\$60 to \$79	7 828	6 433	1 394	1 223	1 195	28	6 604	5 238	1 366
\$80 to \$99	8 332	7 068	1 264	1 635	1 579	56	6 697	5 489	1 209
\$100 to \$149	12 015	10 474	1 541	2 468	2 426	42	9 548	8 048	1 499
\$150 to \$199	3 879	3 432	447	805	790	16	3 074	2 642	431
\$200 to \$249	1 161	1 076	84	245	231	14	916	846	71
\$250 to \$299	434	413	21	61	59	2	373	353	20
\$300 to \$399	249	235	14	55	55	—	194	180	14
\$400 to \$499	185	177	8	5	5	—	180	172	8
\$500 to \$599	30	27	3	—	—	—	30	27	3
\$600 to \$699	17	7	9	—	—	—	17	7	9
\$700 to \$799	17	11	6	—	—	—	17	11	6
\$800 or more	18	17	1	—	—	—	18	17	1
Median	\$88	\$90	\$76	\$97	\$97	\$87	\$85	\$88	\$76
Mean	\$97	\$99	\$84	\$104	\$104	\$97	\$95	\$98	\$84
No regular payments required	52	44	7	—	—	—	52	44	7

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	46 339	39 028	7 311	7 800	7 581	220	38 539	31 447	7 092
Less than \$60	10 799	9 657	1 142	1 264	1 241	24	9 535	8 417	1 118
\$60 to \$79	7 467	6 433	1 034	1 227	1 195	31	6 241	5 238	1 003
\$80 to \$99	8 315	7 068	1 247	1 606	1 579	26	6 709	5 489	1 221
\$100 to \$149	12 606	10 474	2 131	2 509	2 426	83	10 097	8 048	2 049
\$150 to \$199	4 448	3 432	1 016	807	790	18	3 641	2 642	999
\$200 to \$249	1 503	1 076	426	251	231	20	1 251	846	406
\$250 to \$299	556	413	144	67	59	7	490	353	137
\$300 to \$399	327	235	92	65	55	10	261	180	82
\$400 to \$499	215	177	38	5	5	—	210	172	38
\$500 to \$599	33	27	6	—	—	—	33	27	6
\$600 to \$699	11	7	4	—	—	—	11	7	4
\$700 to \$799	25	11	14	—	—	—	25	11	14
\$800 or more	34	17	16	—	—	—	34	17	16
Median	\$92	\$90	\$105	\$98	\$97	\$117	\$90	\$88	\$105
Mean	\$102	\$99	\$121	\$105	\$104	\$134	\$102	\$98	\$121
No regular payments required	52	44	7	—	—	—	52	44	7

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	46 339	39 028	7 311	7 800	7 581	220	38 539	31 447	7 092
Current or ahead of schedule	43 414	36 504	6 910	7 451	7 251	200	35 963	29 253	6 710
Delinquent (30 days or more)	1 783	1 528	255	191	171	19	1 592	1 357	235
1 to 3 payments	984	786	198	100	80	19	884	706	179
4 or more payments	799	742	57	91	91	—	708	651	57
Foreclosure in process	202	193	10	39	39	—	163	154	10
Foreclosure not in process	560	513	47	51	51	—	509	462	47
Not reported	37	37	—	2	2	—	35	35	—
No regular payments required	1 143	996	147	158	158	—	984	838	147
	52	44	7	—	—	—	52	44	7

Table 2b. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980								
41 073	35 356	5 717	7 468	7 284	183	33 605	28 072	5 533
Less than \$100	2 774	2 486	809	796	13	1 965	1 690	274
\$100 to \$199	8 939	7 572	1 812	1 744	68	7 127	5 828	1 299
\$200 to \$299	9 381	8 039	1 690	1 645	45	7 691	6 394	1 297
\$300 to \$399	5 586	4 677	900	888	13	4 685	3 790	896
\$400 to \$499	3 964	3 374	726	715	11	3 238	2 659	580
\$500 to \$599	2 616	2 308	502	495	6	2 114	1 813	302
\$600 to \$699	1 813	1 587	207	188	19	1 606	1 399	206
\$700 to \$799	1 274	1 139	180	180	—	1 094	959	135
\$800 to \$899	924	821	162	158	4	762	663	99
\$900 to \$999	585	520	112	112	—	473	408	65
\$1,000 to \$1,499	1 182	1 058	165	165	—	1 017	893	124
\$1,500 or more	779	698	143	138	5	636	561	76
Not reported	1 258	1 076	60	60	—	1 197	1 016	182
Median	\$287	\$288	\$264	\$265	\$223	\$292	\$294	\$285
Acquired 1980 and 1981 (part)								
5 318	3 716	1 602	332	296	36	4 986	3 420	1 566

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²								
38 251	32 811	5 440	6 653	6 487	166	31 597	26 323	5 274
Less than 20 percent	5 467	4 413	1 054	445	12	5 022	3 980	1 042
20 to 29 percent	7 557	6 347	1 210	871	54	6 686	5 530	1 156
30 to 39 percent	7 686	6 319	1 367	864	23	6 823	5 479	1 344
40 to 49 percent	5 681	4 991	690	1 264	16	4 417	3 743	674
50 to 59 percent	3 599	3 373	226	1 268	10	2 331	2 115	216
60 to 69 percent	1 423	1 302	121	500	4	923	806	117
70 to 79 percent	986	864	122	392	5	594	477	117
80 to 89 percent	302	289	12	119	1	182	174	8
90 to 99 percent	152	148	4	54	3	98	96	2
100 percent or more	1 178	1 117	62	237	3	941	882	59
Not reported or not computed	4 219	3 646	572	639	33	3 580	3 040	540
Median	35	36	31	47	...	33	34	31
Other properties								
8 140	6 262	1 879	1 147	1 093	53	6 994	5 168	1 825

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²								
38 251	32 811	5 440	6 653	6 487	166	31 597	26 323	5 274
Less than 20 percent	4 735	4 413	322	436	3	4 299	3 980	319
20 to 29 percent	7 115	6 347	768	839	23	6 276	5 530	745
30 to 39 percent	7 610	6 319	1 290	886	46	6 724	5 479	1 245
40 to 49 percent	5 991	4 991	1 000	1 263	15	4 728	3 743	985
50 to 59 percent	4 047	3 373	674	1 268	10	2 778	2 115	664
60 to 69 percent	1 562	1 302	260	504	8	1 058	806	252
70 to 79 percent	1 053	864	189	399	12	653	477	176
80 to 89 percent	411	289	121	117	2	293	174	119
90 to 99 percent	215	148	67	57	4	158	96	62
100 percent or more	1 294	1 117	177	245	10	1 049	882	167
Not reported or not computed	4 219	3 646	572	639	33	3 580	3 040	540
Median	37	36	41	47	...	35	34	41
Other properties								
8 140	6 262	1 879	1 147	1 093	53	6 994	5 168	1 825

Real Estate Tax Per \$1,000 Value

Acquired before 1980								
41 073	35 356	5 717	7 468	7 284	183	33 605	28 072	5 533
Less than \$10	10 710	9 094	1 617	2 350	55	8 360	6 799	1 561
\$10 to \$14	6 254	5 199	1 055	1 031	22	5 201	4 169	1 033
\$15 to \$19	3 606	2 985	621	744	11	2 862	2 252	610
\$20 to \$24	2 418	2 118	300	395	3	2 023	1 725	297
\$25 to \$29	1 499	1 279	220	298	6	1 201	987	214
\$30 to \$39	1 842	1 629	212	182	21	1 660	1 468	191
\$40 to \$49	1 081	869	212	105	—	976	764	212
\$50 to \$59	842	721	120	86	2	756	637	119
\$60 or more	2 127	1 778	349	151	—	1 976	1 627	349
Not reported or not computed	10 694	9 684	1 010	2 103	63	8 591	7 644	947
Median	\$14	\$14	\$13	\$12	...	\$14	\$14	\$14
Acquired 1980 and 1981 (part)								
5 318	3 716	1 602	332	296	36	4 986	3 420	1 566

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²								
38 262	32 822	5 440	6 653	6 487	166	31 609	26 335	5 274
Less than 5 percent	3 896	3 355	541	681	41	3 215	2 715	501
5 to 9 percent	12 890	10 908	1 983	2 286	66	10 604	8 688	1 916
10 to 14 percent	7 185	6 024	1 161	1 292	11	5 894	4 743	1 150
15 to 19 percent	4 410	3 919	491	799	4	3 611	3 124	487
20 to 24 percent	2 342	1 971	371	412	3	1 930	1 562	368
25 to 29 percent	822	747	75	130	—	693	618	75
30 to 34 percent	353	313	40	32	3	321	284	37
35 to 39 percent	172	142	31	10	—	162	131	31
40 percent or more	1 374	1 302	72	350	5	1 024	957	67
Not reported or not computed	4 817	4 141	675	661	33	4 156	3 513	643
Median	10	10	10	10	...	10	10	10
Other properties								
8 129	6 250	1 879	1 147	1 093	53	6 982	5 157	1 825

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²								
38 262	32 822	5 440	6 653	6 487	166	31 609	26 335	5 274
Less than 20 percent	128	117	12	29	—	100	88	12
20 to 29 percent	657	631	26	29	2	628	603	25
30 to 39 percent	1 207	1 042	164	58	—	1 149	985	164
40 to 49 percent	3 531	3 192	339	171	2	3 360	3 023	338
50 to 59 percent	6 163	5 329	834	424	43	5 739	4 949	790
60 to 69 percent	7 201	6 266	935	1 157	7	6 043	5 116	928
70 to 79 percent	5 440	4 305	1 135	1 119	31	4 290	3 185	1 104
80 to 89 percent	3 226	2 788	437	793	11	2 433	2 007	426

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—
Con.

Acquired before 1980¹—Con.

90 to 99 percent	1 725	1 331	395	553	551	2	1 173	779	393
100 to 109 percent	1 228	1 077	151	601	589	12	627	488	139
110 percent or more	2 852	2 524	328	944	919	25	1 909	1 605	303
Not reported or not computed	4 905	4 220	685	745	713	33	4 159	3 507	652
Median	67	66	71	79	80	...	65	63	70

Other properties

8 129 6 250 1 879 1 147 1 093 53 6 982 5 157 1 825

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	46 391	39 072	7 319	7 800	7 581	220	38 591	31 492	7 099
1,000,000 or more	10 478	8 694	1 784	991	910	81	9 487	7 784	1 704
250,000 to 999,999	8 019	6 679	1 340	1 492	1 472	20	6 527	5 207	1 320
50,000 to 249,999	11 166	9 463	1 704	2 225	2 201	24	8 941	7 262	1 679
10,000 to 49,999	10 438	8 851	1 587	2 093	2 036	57	8 345	6 816	1 530
Less than 10,000 and rural	6 289	5 385	904	999	962	37	5 290	4 423	867

Outside SMSA's

10,000 or more	—	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—	—

Number of Housing Units

50 to 74 housing units	15 133	12 433	2 700	1 625	1 583	42	13 508	10 850	2 658
75 to 99 housing units	7 772	6 530	1 241	1 069	1 039	30	6 703	5 492	1 211
100 to 149 housing units	10 012	8 642	1 370	2 264	2 246	18	7 748	6 396	1 351
150 to 199 housing units	5 195	4 478	717	1 217	1 178	39	3 978	3 300	679
200 to 299 housing units	5 131	4 325	806	1 137	1 092	45	3 994	3 233	762
300 to 499 housing units	2 473	2 083	390	383	353	30	2 090	1 730	359
500 to 999 housing units	581	495	86	98	83	15	483	413	70
1,000 or more housing units	94	85	9	7	7	—	87	78	9

Number of Buildings

1 building	15 905	13 538	2 367	2 121	2 047	74	13 784	11 491	2 294
2 to 4 buildings	6 887	5 755	1 132	1 072	1 031	41	5 815	4 724	1 091
5 or more buildings	17 366	14 792	2 574	3 720	3 626	95	13 645	11 166	2 479
Not reported	6 234	4 987	1 246	887	876	11	5 347	4 111	1 235

Manner of Acquisition

By purchase	45 594	38 337	7 257	7 775	7 562	213	37 819	30 775	7 044
Placed one new mortgage	31 058	29 191	1 867	6 704	6 596	109	24 354	22 596	1 758
Placed two or more new mortgages	2 281	978	1 303	50	34	16	2 231	943	1 288
Assumed mortgage(s) already on property	7 998	6 453	1 544	839	796	43	7 158	5 657	1 502
Assumed mortgage already on property and placed new mortgage	3 659	1 153	2 506	94	51	42	3 565	1 101	2 464
All cash	447	434	13	84	84	—	363	350	13
Borrowed other than with mortgage	152	128	23	4	—	4	148	128	19
Inheritance or gift	213	184	30	—	—	—	213	184	30
Other	79	67	12	12	9	3	67	58	9
Not reported	505	485	20	13	10	3	492	475	17

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)	22 941	17 880	5 061	2 912	2 803	109	20 029	15 077	4 952
Cash	19 055	14 417	4 638	2 451	2 360	91	16 604	12 057	4 547
Sale of stock for this project	644	495	149	125	123	2	519	372	147
Sale of previously owned stock, shares or other securities	301	220	81	25	23	2	277	197	80
Sale of land or other real estate	2 105	1 365	740	164	128	36	1 941	1 237	704
Owner's cash, bank deposits, share accounts, or bonds	12 445	9 758	2 688	1 768	1 732	36	10 677	8 025	2 652
Borrowing other than mortgage on this property	1 955	1 418	537	175	167	7	1 780	1 250	530
Other cash source or source not reported	1 604	1 161	444	195	186	8	1 410	975	435
Noncash	1 605	1 392	214	339	333	6	1 266	1 058	207
Land used for structure(s) on this property	564	524	41	171	169	2	394	355	39
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	182	180	2	65	65	—	117	115	2
Other noncash source or no downpayment	858	688	171	104	99	5	755	589	166
Not reported	4 322	3 635	688	457	438	18	3 866	3 196	669
Other properties	23 450	21 192	2 258	4 889	4 778	110	18 561	16 414	2 147

Land and Building Acquisition

During same 12-month period	37 120	30 470	6 650	5 626	5 442	184	31 494	25 028	6 466
Acquired land previously	7 247	6 767	479	1 880	1 859	21	5 366	4 908	458
Land not owned by building owner	866	745	121	125	116	9	741	629	112
Not reported	1 159	1 090	69	169	163	6	990	927	63

Year Property Acquired

1979 to 1981 (part)	9 966	7 112	2 854	909	842	67	9 058	6 270	2 787
1977 and 1978	8 342	6 823	1 519	1 275	1 257	18	7 067	5 566	1 501
1975 and 1976	4 678	3 982	696	728	703	24	3 950	3 279	672
1970 to 1974	11 420	10 026	1 394	3 143	3 062	81	8 276	6 964	1 313
1965 to 1969	6 043	5 410	633	873	856	17	5 170	4 554	617
1960 to 1964	3 038	2 880	138	550	538	12	2 488	2 342	146
1959 or earlier	2 904	2 839	65	323	322	1	2 581	2 517	64

Year Structure Built

1979 to March 1980	1 530	1 381	148	389	389	—	1 141	993	148
1977 and 1978	3 137	2 873	265	927	921	6	2 211	1 952	259
1975 and 1976	2 338	2 028	310	530	508	22	1 808	1 520	288
1970 to 1974	12 452	10 502	1 949	3 243	3 114	129	9 209	7 389	1 820
1960 to 1969	14 870	12 251	2 619	1 639	1 594	45	13 231	10 657	2 574
1950 to 1959	3 018	2 535	483	412	409	3	2 606	2 126	480
1940 to 1949	1 512	1 249	263	184	184	—	1 328	1 065	263
1939 or earlier	5 524	4 429	1 095	226	217	8	5 298	4 212	1 087
Not reported	2 012	1 825	187	252	246	6	1 760	1 579	182

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

²Detail does not add to total because owners reported more than one source.

Table 2b. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—
Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) ----	18 281	13 910	4 371	2 184	2 099	85	16 097	11 810	4 286
Less than \$5,000	895	685	210	34	34	—	861	651	210
\$5,000 to \$9,999	1 443	910	533	37	36	2	1 405	874	531
\$10,000 to \$14,999	3 414	2 361	1 053	171	169	2	3 242	2 192	1 050
\$15,000 to \$19,999	3 724	2 802	923	407	376	32	3 317	2 426	891
\$20,000 to \$24,999	2 696	2 146	550	443	418	26	2 252	1 728	525
\$25,000 to \$29,999	1 674	1 299	375	491	485	6	1 183	813	369
\$30,000 to \$34,999	709	566	142	140	131	10	568	436	133
\$35,000 to \$39,999	378	317	61	84	83	1	294	234	60
\$40,000 to \$49,999	283	202	80	42	41	2	240	162	79
\$50,000 to \$59,999	69	56	13	19	19	—	50	37	13
\$60,000 to \$79,999	46	28	18	10	10	—	36	18	18
\$80,000 to \$99,999	41	40	1	—	—	—	41	40	1
\$100,000 to \$149,999	48	47	1	—	—	—	46	45	1
\$150,000 or more	23	21	2	18	18	—	5	3	2
Not reported	2 839	2 431	409	284	279	5	2 555	2 152	403
Median	\$17600	\$18200	\$16000	\$23400	\$23500	...	\$16900	\$17300	\$15800
Other properties	28 110	25 163	2 947	5 616	5 482	135	22 494	19 681	2 813

Value

Less than \$200,000	451	374	77	18	18	—	433	356	77
\$200,000 to \$299,999	516	398	118	5	5	—	511	393	118
\$300,000 to \$399,999	484	384	100	9	4	5	475	380	95
\$400,000 to \$499,999	464	379	85	8	8	—	456	372	85
\$500,000 to \$999,999	3 987	3 046	941	512	512	—	3 475	2 535	941
\$1,000,000 to \$1,499,999	5 047	4 041	1 006	299	290	9	4 747	3 750	997
\$1,500,000 to \$1,999,999	4 583	3 913	670	809	786	22	3 774	3 126	648
\$2,000,000 to \$2,999,999	6 820	5 834	986	1 315	1 300	15	5 505	4 534	971
\$3,000,000 to \$3,999,999	4 251	3 480	771	798	774	24	3 453	2 706	747
\$4,000,000 to \$4,999,999	2 673	2 241	431	595	582	13	2 078	1 660	418
\$5,000,000 or more	7 179	5 979	1 200	1 558	1 486	72	5 621	4 493	1 128
Not reported	9 936	9 003	933	1 875	1 816	59	8 061	7 187	874
Median	\$2395100	\$2428400	\$2198300	\$2990900	\$2968300	\$4368800	\$2252800	\$2273600	\$2155600
Mean	\$3455600	\$3481300	\$3334300	\$4129600	\$3995100	\$8954100	\$3324700	\$3359500	\$3189200

Value Per Housing Unit

Less than \$5,000	1 267	1 049	218	53	53	—	1 213	995	218
\$5,000 to \$9,999	2 591	2 033	558	148	138	10	2 443	1 895	548
\$10,000 to \$14,999	4 823	3 981	842	659	658	2	4 164	3 323	840
\$15,000 to \$19,999	7 019	5 645	1 374	1 166	1 129	38	5 853	4 517	1 337
\$20,000 to \$24,999	6 616	5 487	1 130	1 048	1 025	23	5 569	4 462	1 107
\$25,000 to \$29,999	5 629	4 819	809	1 157	1 141	16	4 472	3 678	794
\$30,000 to \$34,999	3 365	2 747	618	598	578	20	2 767	2 169	597
\$35,000 to \$39,999	1 555	1 281	275	320	305	15	1 235	976	259
\$40,000 to \$49,999	1 767	1 482	285	378	362	15	1 389	1 119	270
\$50,000 to \$59,999	825	695	130	162	159	3	662	536	127
\$60,000 to \$79,999	518	426	91	129	117	12	389	309	79
\$80,000 to \$99,999	216	196	20	46	46	—	170	150	20
\$100,000 to \$149,999	142	117	26	54	47	7	88	70	19
\$150,000 or more	122	112	11	6	6	—	116	106	11
Not reported	9 936	9 003	933	1 875	1 816	59	8 061	7 187	874
Median	\$21900	\$22100	\$20900	\$24500	\$24400	\$27700	\$21400	\$21600	\$20800
Mean	\$24900	\$25200	\$23200	\$27100	\$26900	\$32800	\$24400	\$24800	\$23000

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	38 262	32 822	5 440	6 653	6 487	166	31 609	26 335	5 274
Less than \$60	630	592	39	102	101	1	529	491	38
\$60 to \$79	220	217	3	30	30	—	190	187	3
\$80 to \$99	213	184	29	21	21	—	192	163	29
\$100 to \$119	406	344	62	82	82	—	324	262	62
\$120 to \$149	1 540	1 366	175	619	612	6	922	754	168
\$150 to \$199	6 489	5 477	1 013	1 817	1 786	31	4 673	3 691	982
\$200 to \$249	9 134	7 706	1 428	1 268	1 236	32	7 866	6 470	1 396
\$250 to \$299	7 542	6 517	1 024	960	939	21	6 582	5 579	1 003
\$300 to \$349	3 971	3 386	585	579	558	21	3 392	2 828	564
\$350 to \$399	1 877	1 580	297	182	181	2	1 695	1 399	295
\$400 to \$449	811	731	80	149	141	8	662	590	72
\$450 to \$499	358	320	38	55	49	6	303	271	32
\$500 or more	852	757	95	152	146	6	700	610	90
No rental receipts	8	6	2	—	—	—	8	6	2
Not reported	4 211	3 641	570	639	606	33	3 572	3 034	538
Median	\$241	\$242	\$239	\$213	\$213	...	\$246	\$247	\$239
Mean	\$311	\$308	\$332	\$281	\$279	...	\$318	\$315	\$331
Other properties	8 129	6 250	1 879	1 147	1 093	53	6 982	5 157	1 825

Purchase Price as Percent of Value

Acquired by purchase	45 594	38 337	7 257	7 775	7 562	213	37 819	30 775	7 044
Purchased 1977 to 1981 (part)	18 281	13 910	4 371	2 184	2 099	85	16 097	11 810	4 286
Less than 80 percent	6 463	4 764	1 699	589	581	8	5 874	4 183	1 690
80 to 89 percent	2 946	2 082	864	440	431	9	2 505	1 651	854
90 to 94 percent	1 313	1 019	294	271	269	2	1 042	750	291
95 to 99 percent	791	648	142	155	143	12	636	506	130
100 percent or more	2 671	1 959	711	302	258	44	2 368	1 701	667
Not reported	4 098	3 436	662	426	417	8	3 672	3 019	653
Median	82	82	82	87	86	...	81	81	81

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2b. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	15 912	13 866	2 046	3 864	3 763	101	12 048	10 103	1 945
Less than 60 percent	4 442	3 744	698	668	659	8	3 774	3 085	690
60 to 79 percent	3 489	2 944	544	796	779	17	2 693	2 165	528
80 to 89 percent	1 448	1 272	176	487	476	11	961	796	164
90 to 99 percent	685	605	80	210	207	3	475	398	77
100 percent or more	841	753	88	367	358	9	474	395	79
Not reported	5 007	4 548	459	1 336	1 284	52	3 671	3 264	407
Median	66	66	64	75	75	...	63	63	63
Purchased 1969 or earlier	11 401	10 561	840	1 727	1 700	28	9 674	8 862	812
Less than 40 percent	1 632	1 489	143	127	118	9	1 505	1 370	134
40 to 59 percent	2 104	1 955	149	292	289	3	1 812	1 666	146
60 to 79 percent	1 603	1 382	221	177	176	2	1 425	1 206	219
80 to 99 percent	658	628	30	106	104	2	552	524	28
100 percent or more	635	614	21	122	122	—	513	492	21
Not reported	4 770	4 494	276	903	890	13	3 867	3 604	263
Median	56	56	59	60	60	...	55	55	59
Not acquired by purchase	797	735	62	25	19	6	772	717	55

Rental Receipts as Percent of Value

Acquired before 1980¹

Less than 5 percent	38 262	32 822	5 440	6 653	6 487	166	31 609	26 335	5 274
5 to 9 percent	1 111	997	114	394	388	7	716	609	107
10 to 14 percent	4 535	3 963	572	1 328	1 301	26	3 208	2 662	546
15 to 19 percent	11 153	9 256	1 897	1 947	1 921	26	9 205	7 334	1 871
20 to 24 percent	5 194	4 347	847	653	638	15	4 541	3 709	832
25 to 29 percent	2 171	1 837	334	187	185	2	1 985	1 652	333
30 to 39 percent	1 255	1 099	155	119	117	2	1 136	982	154
40 percent or more	1 006	874	131	67	62	5	939	812	127
Not reported or not computed	1 352	1 113	239	96	96	—	1 256	1 017	239
Median	10 486	9 336	1 150	1 863	1 778	84	8 624	7 558	1 066
Other properties	14	14	14	12	12	...	14	14	14
	8 129	6 250	1 879	1 147	1 093	53	6 982	5 157	1 825

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹

Less than 1.0 percent	38 262	32 822	5 440	6 653	6 487	166	31 609	26 335	5 274
1.0 to 2.9 percent	10 360	9 297	1 063	2 523	2 480	43	7 837	6 817	1 020
3.0 to 4.9 percent	6 493	5 655	838	1 256	1 226	30	5 237	4 430	808
5.0 to 6.9 percent	5 231	4 377	855	868	857	11	4 363	3 520	843
7.0 to 8.9 percent	2 803	2 346	457	302	293	9	2 501	2 053	448
9.0 to 10.9 percent	1 708	1 440	268	207	200	7	1 502	1 240	261
11.0 to 12.9 percent	1 937	1 574	363	192	189	3	1 745	1 386	360
13.0 to 14.9 percent	643	537	106	52	52	—	591	485	106
15.0 percent or more	560	449	111	56	56	—	504	393	111
Not reported or not computed	2 370	1 930	440	332	331	1	2 038	1 599	439
Median	6 156	5 217	939	866	805	61	5 290	4 412	878
Other properties	2.8	2.6	3.8	1.6	1.6	...	3.0	2.9	3.9
	8 129	6 250	1 879	1 147	1 093	53	6 982	5 157	1 825

OWNER CHARACTERISTICS

Type of Owner

Individual	8 568	6 896	1 672	596	588	8	7 972	6 308	1 664
Partnership	27 008	22 807	4 201	4 985	4 848	137	22 023	17 959	4 064
Real estate corporation	5 303	4 503	800	580	572	8	4 724	3 931	793
Real estate investment trust	650	579	71	56	56	—	595	524	71
Financial institution	208	199	9	19	19	—	189	179	9
Housing cooperative organization	1 483	1 403	80	614	600	14	869	803	66
Church or church-related institution	668	637	31	339	329	11	329	308	21
Other	1 794	1 425	368	492	451	41	1 301	974	327
Not reported	708	623	84	119	118	1	589	505	84

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1c. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities				Inside SMSA's, in Central Cities			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	29 065	2 960	26 105	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—			
Inside SMSA's	29 065	2 960	26 105	Con.			
1,000,000 or more	12 126	1 648	10 478	\$35,000 to \$39,999	332	14	318
250,000 to 999,999	8 874	855	8 019	\$40,000 to \$49,999	197	13	184
50,000 to 249,999	6 625	375	6 250	\$50,000 to \$59,999	40	2	39
10,000 to 49,999	1 439	82	1 358	\$60,000 to \$79,999	33	—	33
Less than 10,000 and rural	—	—	—	\$80,000 to \$99,999	23	1	22
Outside SMSA's	—	—	—	\$100,000 to \$149,999	45	—	45
10,000 or more	—	—	—	\$150,000 or more	3	—	3
2,500 to 9,999	—	—	—	Not reported	1 437	37	1 400
Less than 2,500 and rural	—	—	—	Median	\$15800	\$7400	\$16100
				Other properties	18 526	2 473	16 053
Number of Housing Units				Value			
50 to 74 housing units	10 471	1 577	8 894	Less than \$200,000	659	257	402
75 to 99 housing units	5 038	502	4 536	\$200,000 to \$299,999	716	225	491
100 to 149 housing units	5 947	430	5 517	\$300,000 to \$399,999	550	101	449
150 to 199 housing units	3 040	191	2 850	\$400,000 to \$499,999	483	72	411
200 to 299 housing units	2 781	156	2 625	\$500,000 to \$999,999	3 221	432	2 789
300 to 499 housing units	1 400	85	1 315	\$1,000,000 to \$1,499,999	3 106	332	2 774
500 to 999 housing units	313	13	300	\$1,500,000 to \$1,999,999	2 616	88	2 528
1,000 or more housing units	74	6	68	\$2,000,000 to \$2,999,999	3 516	253	3 263
				\$3,000,000 to \$3,999,999	2 380	124	2 256
Number of Buildings				\$4,000,000 to \$4,999,999	1 391	23	1 369
1 building	13 241	1 980	11 262	\$5,000,000 or more	3 895	238	3 657
2 to 4 buildings	4 057	322	3 734	Not reported	6 531	815	5 716
5 or more buildings	8 131	478	7 653	Median	\$1983900	\$982400	\$2107700
Not reported	3 636	180	3 456	Mean	\$3289500	\$2606000	\$3361400
Manner of Acquisition				Value Per Housing Unit			
By purchase	27 738	2 187	25 551	Less than \$5,000	1 673	524	1 149
Placed one new mortgage	17 940	1 037	16 903	\$5,000 to \$9,999	2 668	397	2 271
Placed two or more new mortgages	1 265	63	1 202	\$10,000 to \$14,999	3 388	437	2 951
Assumed mortgage(s) already on property	5 330	400	4 930	\$15,000 to \$19,999	4 094	269	3 825
Assumed mortgage already on property and placed new mortgage	2 225	80	2 145	\$20,000 to \$24,999	3 452	61	3 391
All cash	702	464	238	\$25,000 to \$29,999	2 680	103	2 577
Borrowed other than with mortgage	276	143	133	\$30,000 to \$34,999	1 539	128	1 411
Inheritance or gift	415	214	201	\$35,000 to \$39,999	861	68	793
Other	304	263	41	\$40,000 to \$49,999	1 009	39	970
Not reported	608	296	313	\$50,000 to \$59,999	498	42	456
Source of Downpayment ¹				\$60,000 to \$79,999	319	22	297
Properties purchased 1975 to 1981 (part)	13 079	575	12 504	\$80,000 to \$99,999	118	8	110
Cash	10 632	574	10 058	\$100,000 to \$149,999	98	8	90
Sale of stock for this project	380	3	377	\$150,000 or more	137	39	98
Sale of previously owned stock, shares or other securities	160	1	158	Not reported	6 531	815	5 716
Sale of land or other real estate	1 204	49	1 155	Median	\$193000	\$117000	\$200000
Owner's cash, bank deposits, share accounts, or bonds	6 868	327	6 540	Mean	\$237000	\$205000	\$241000
Borrowing other than mortgage on this property	1 221	104	1 117	Monthly Rental Receipts Per Housing Unit			
Other cash source or source not reported	799	89	710	Acquired before 1980 ²	23 377	2 401	20 976
Noncash	763	6	757	Less than \$60	408	94	314
Land used for structure(s) on this property	235	3	232	\$60 to \$79	124	45	78
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	55	—	55	\$80 to \$99	349	163	186
Other noncash source or no downpayment	474	3	471	\$100 to \$119	406	106	300
Not reported	2 711	46	2 665	\$120 to \$149	1 301	233	1 067
Other properties	15 986	2 385	13 601	\$150 to \$199	4 501	363	4 138
Land and Building Acquisition				\$200 to \$249	5 581	410	5 171
During same 12-month period	24 210	2 525	21 686	\$250 to \$299	3 815	116	3 699
Acquired land previously	3 599	317	3 282	\$300 to \$349	1 888	135	1 753
Land not owned by building owner	495	28	467	\$350 to \$399	741	25	716
Not reported	762	91	671	\$400 to \$449	355	20	335
Year Property Acquired				\$450 to \$499	246	27	219
1979 to 1981 (part)	5 871	403	5 468	\$500 or more	701	113	588
1977 and 1978	4 935	344	4 590	No rental receipts	48	44	4
1975 and 1976	2 600	131	2 469	Not reported	2 912	506	2 406
1970 to 1974	6 436	323	6 113	Median	\$228	\$189	\$231
1965 to 1969	3 557	325	3 232	Mean	\$314	\$262	\$319
1960 to 1964	2 138	194	1 944	Other properties	5 688	559	5 129
1959 or earlier	3 528	1 239	2 289	Purchase Price as Percent of Value			
Year Structure Built				Acquired by purchase	27 738	2 187	25 551
1979 to March 1980	671	25	646	Purchased 1977 to 1981 (part)	10 539	487	10 052
1977 and 1978	1 604	21	1 583	Less than 80 percent	3 805	206	3 599
1975 and 1976	1 156	72	1 084	80 to 89 percent	1 616	33	1 583
1970 to 1974	6 246	205	6 041	90 to 94 percent	813	8	805
1960 to 1969	7 640	294	7 346	95 to 99 percent	441	22	419
1950 to 1959	2 380	303	2 077	100 percent or more	1 752	147	1 605
1940 to 1949	1 518	405	1 113	Not reported	2 112	72	2 041
1939 or earlier	6 666	1 552	5 115	Median	83	80	83
Not reported	1 183	83	1 101	Mean	83	80	83
Purchase Price Per Housing Unit				Purchased 1970 to 1976	8 786	337	8 449
Properties acquired by purchase 1977 to 1981 (part)	10 539	487	10 052	Less than 60 percent	2 377	74	2 303
Less than \$5,000	917	162	755	60 to 79 percent	2 033	102	1 930
\$5,000 to \$9,999	1 250	132	1 118	80 to 89 percent	712	—	712
\$10,000 to \$14,999	2 064	58	2 007	90 to 99 percent	404	22	382
\$15,000 to \$19,999	2 022	22	2 000	100 percent or more	613	68	545
\$20,000 to \$24,999	1 209	25	1 184	Not reported	2 647	70	2 576
\$25,000 to \$29,999	628	3	625	Median	67	72	67
\$30,000 to \$34,999	337	19	319	Mean	67	72	67
				Purchased 1969 or earlier	8 413	1 363	7 050
				Less than 40 percent	1 250	333	918
				40 to 59 percent	1 355	146	1 209
				60 to 79 percent	1 153	121	1 032
				80 to 99 percent	499	72	427
				100 percent or more	639	143	496
				Not reported	3 516	548	2 968
				Median	58	50	59
				Mean	58	50	59
				Not acquired by purchase	1 327	773	554

¹Detail does not add to total because owners reported more than one source. ²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1c. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

Acquired before 1980²	23 377	2 401	20 976
Less than 5 percent	665	97	568
5 to 9 percent	2 535	167	2 368
10 to 14 percent	5 787	261	5 526
15 to 19 percent	2 979	194	2 785
20 to 24 percent	1 414	181	1 232
25 to 29 percent	884	85	798
30 to 39 percent	959	122	837
40 percent or more	1 508	368	1 140
Not reported or not computed	6 647	925	5 722
Median	14	21	14
Other properties	5 688	559	5 129

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	23 377	2 401	20 976
Less than 1.0 percent	526	56	568
1.0 to 2.9 percent	3 562	227	3 336
3.0 to 4.9 percent	2 967	226	2 742
5.0 to 6.9 percent	1 759	119	1 639
7.0 to 8.9 percent	1 033	90	943
9.0 to 10.9 percent	1 296	149	1 147
11.0 to 12.9 percent	352	46	286
13.0 to 14.9 percent	379	23	357
15.0 percent or more	1 500	246	1 254
Not reported or not computed	4 338	750	3 589
Median	2.9	3.6	2.8
Other properties	5 688	559	5 129

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	25 531	2 688	22 844
Less than \$100	2 548	631	1 917
\$100 to \$199	5 511	605	4 905
\$200 to \$299	5 417	355	5 062
\$300 to \$399	3 377	225	3 151
\$400 to \$499	1 994	100	1 894
\$500 to \$599	1 270	103	1 167
\$600 to \$699	895	46	850
\$700 to \$799	769	19	751
\$800 to \$899	670	57	613
\$900 to \$999	408	31	376
\$1,000 to \$1,499	887	72	814
\$1,500 or more	703	26	677
Not reported	1 083	417	666
Median	\$277	\$183	\$284
Acquired 1980 and 1981 (part)	3 534	272	3 262

Real Estate Tax Per \$1,000 Value

Acquired before 1980	25 531	2 688	22 844
Less than \$10	5 988	458	5 531
\$10 to \$14	3 519	206	3 314
\$15 to \$19	1 894	104	1 790
\$20 to \$24	1 338	108	1 229

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

Acquired before 1980—Con.	733	96	637
\$25 to \$29	1 116	132	984
\$30 to \$39	733	83	650
\$40 to \$49	810	178	632
\$50 to \$59	2 198	285	1 913
\$60 or more	7 202	1 038	6 164
Not reported or not computed	\$15	\$23	\$14
Acquired 1980 and 1981 (part)	3 534	272	3 262

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	23 377	2 401	20 976
Less than 5 percent	2 472	234	2 238
5 to 9 percent	7 208	483	6 725
10 to 14 percent	4 156	459	3 697
15 to 19 percent	2 672	227	2 445
20 to 24 percent	1 482	66	1 416
25 to 29 percent	665	22	643
30 to 34 percent	253	13	239
35 to 39 percent	132	21	132
40 percent or more	985	213	772
Not reported or not computed	3 332	663	2 670
Median	10	12	10
Other properties	5 688	559	5 129

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	23 377	2 401	20 976
Less than 20 percent	376	313	63
20 to 29 percent	717	361	356
30 to 39 percent	932	394	538
40 to 49 percent	2 108	261	1 847
50 to 59 percent	3 591	102	3 489
60 to 69 percent	4 023	78	3 945
70 to 79 percent	3 035	34	3 001
80 to 89 percent	1 738	16	1 722
90 to 99 percent	1 115	6	1 109
100 to 109 percent	613	47	566
110 percent or more	1 789	157	1 632
Not reported or not computed	3 338	631	2 707
Median	66	35	67
Other properties	5 688	559	5 129

OWNER CHARACTERISTICS

Type of Owner

Individual	5 751	685	5 066
Partnership	14 957	659	14 299
Real estate corporation	4 334	784	3 550
Real estate investment trust	450	115	335
Financial institution	218	127	91
Housing cooperative organization	1 132	97	1 034
Church or church-related institution	528	86	442
Other	1 289	383	906
Not reported	406	25	381

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, in Central Cities

50-or-more-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage -----	21 893	21 893	—
2 mortgages -----	3 735	—	3 735
3 or more mortgages -----	477	—	477

Form of Debt of First Mortgage

Mortgage or deed of trust -----	24 110	19 968	4 142
Contract to purchase -----	546	481	65
Wrap-around mortgage -----	1 449	1 444	5

Origin of First Mortgage

Mortgage made at time property acquired -----	14 842	13 393	1 449
Mortgage assumed of time property acquired -----	5 235	3 044	2 192
Mortgage placed later than acquisition of property -----	6 028	5 456	571
Refinanced mortgage:			
Same lender -----	3 409	3 040	369
Different lender -----	2 204	2 037	167
Mortgage placed on property owned free and clear of debt -----	415	379	36

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property -----	6 028	5 456	571
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	1 829	1 713	116
Secure better terms -----	825	732	93
Provide funds for additions, improvements, or repairs to this property -----	1 000	901	100
Provide funds for investment in other real estate -----	572	498	74
Provide funds for other types of investments -----	115	109	7
Provide funds for educational or medical expenses -----	—	—	—
Other reasons -----	409	350	58
Not reported -----	1 278	1 154	124

Other properties -----

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property -----	1 547	—	1 547
Provide funds for additions, improvements or repairs to this property -----	461	—	461
Provide funds for investment in other real estate -----	225	—	225
Provide funds for other types of investments -----	107	—	107
Provide funds for educational or medical expenses -----	—	—	—
Other reasons -----	323	—	323
Not reported -----	431	—	431

Other properties -----

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----	7 152	5 372	1 779
1977 and 1978 -----	5 786	4 767	1 019
1975 and 1976 -----	2 932	2 563	370
1970 to 1974 -----	6 533	5 883	650
1965 to 1969 -----	2 426	2 119	308
1960 to 1964 -----	1 001	916	85
1959 or earlier -----	276	273	2

First Mortgage Loan

Less than \$200,000 -----	2 179	1 582	596
\$200,000 to \$299,999 -----	1 525	1 183	342
\$300,000 to \$399,999 -----	1 394	1 037	357
\$400,000 to \$499,999 -----	1 418	987	431
\$500,000 to \$999,999 -----	6 214	5 206	1 008
\$1,000,000 to \$1,499,999 -----	3 951	3 556	395
\$1,500,000 to \$1,999,999 -----	2 760	2 414	346
\$2,000,000 to \$2,999,999 -----	2 701	2 435	266
\$3,000,000 to \$3,999,999 -----	1 696	1 476	221
\$4,000,000 to \$4,999,999 -----	1 821	729	192
\$5,000,000 or more -----	1 447	1 288	158
Median -----	\$1040900	\$1133800	\$688400
Mean -----	\$1880400	\$1984700	\$1338300

First Mortgage Outstanding Debt

Less than \$200,000 -----	3 536	2 675	860
\$200,000 to \$299,999 -----	1 858	1 398	460
\$300,000 to \$399,999 -----	1 386	1 107	280
\$400,000 to \$499,999 -----	1 569	1 243	326
\$500,000 to \$999,999 -----	5 762	4 824	938
\$1,000,000 to \$1,499,999 -----	3 703	3 352	351
\$1,500,000 to \$1,999,999 -----	2 400	2 044	355
\$2,000,000 to \$2,999,999 -----	2 532	2 256	276
\$3,000,000 to \$3,999,999 -----	1 438	1 280	157
\$4,000,000 to \$4,999,999 -----	680	607	73
\$5,000,000 or more -----	1 241	1 106	135
Median -----	\$908100	\$968800	\$595800
Mean -----	\$1589700	\$1665100	\$1198100

Total Mortgage Outstanding Debt

Less than \$200,000 -----	3 065	2 675	390
\$200,000 to \$299,999 -----	1 752	1 398	354
\$300,000 to \$399,999 -----	1 399	1 107	293
\$400,000 to \$499,999 -----	1 593	1 243	350
\$500,000 to \$999,999 -----	5 794	4 824	969
\$1,000,000 to \$1,499,999 -----	3 802	3 352	450
\$1,500,000 to \$1,999,999 -----	2 485	2 044	441
\$2,000,000 to \$2,999,999 -----	2 662	2 256	407

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
26 105	21 893	4 212	4 390	4 264	126	21 715	17 629	4 086
MORTGAGE CHARACTERISTICS								
Number of Mortgages								
1 mortgage -----	21 893	21 893	—	—	—	17 629	17 629	—
2 mortgages -----	3 735	—	118	—	118	3 617	—	3 617
3 or more mortgages -----	477	—	9	—	9	468	—	468
Form of Debt of First Mortgage								
Mortgage or deed of trust -----	24 110	19 968	4 390	4 264	126	19 720	15 704	4 016
Contract to purchase -----	546	481	—	—	—	546	481	65
Wrap-around mortgage -----	1 449	1 444	—	—	—	1 449	1 444	5
Origin of First Mortgage								
Mortgage made at time property acquired -----	14 842	13 393	3 705	3 660	45	11 137	9 733	1 405
Mortgage assumed of time property acquired -----	5 235	3 044	364	330	34	4 871	2 714	2 158
Mortgage placed later than acquisition of property -----	6 028	5 456	322	274	48	5 706	5 183	524
Refinanced mortgage:								
Same lender -----	3 409	3 040	126	111	15	3 282	2 928	354
Different lender -----	2 204	2 037	135	106	29	2 069	1 931	138
Mortgage placed on property owned free and clear of debt -----	415	379	60	56	4	355	323	32
Purpose of First Mortgage Placed Later Than Acquisition of Property								
Mortgages placed later than acquisition of property -----	6 028	5 456	322	274	48	5 706	5 183	524
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	1 829	1 713	38	35	3	1 791	1 678	113
Secure better terms -----	825	732	41	26	15	784	706	78
Provide funds for additions, improvements, or repairs to this property -----	1 000	901	99	96	3	901	804	96
Provide funds for investment in other real estate -----	572	498	14	13	2	558	486	72
Provide funds for other types of investments -----	115	109	—	—	—	115	109	7
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—
Other reasons -----	409	350	36	27	9	373	323	50
Not reported -----	1 278	1 154	93	77	16	1 185	1 077	108
Other properties -----	20 077	16 437	4 069	3 990	79	16 009	12 446	3 562
Purpose of Second Mortgage Placed Later Than Acquisition of Property								
Second mortgages placed later than acquisition of property -----	1 547	—	81	—	81	1 466	—	1 466
Provide funds for additions, improvements or repairs to this property -----	461	—	25	—	25	436	—	436
Provide funds for investment in other real estate -----	225	—	1	—	1	223	—	223
Provide funds for other types of investments -----	107	—	1	—	1	106	—	106
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—
Other reasons -----	323	—	30	—	30	293	—	293
Not reported -----	431	—	23	—	23	408	—	408
Other properties -----	2 666	—	46	—	46	2 620	—	2 620
Year First Mortgage Made or Assumed								
1979 to 1981 (part) -----	7 152	5 372	459	435	24	6 693	4 937	1 756
1977 and 1978 -----	5 786	4 767	803	762	41	4 982	4 005	978
1975 and 1976 -----	2 932	2 563	338	318	20	2 594	2 245	349
1970 to 1974 -----	6 533	5 883	1 767	1 735	33	4 765	4 148	617
1965 to 1969 -----	2 426	2 119	590	589	1	1 836	1 530	306
1960 to 1964 -----	1 001	916	227	221	6	773	695	79
1959 or earlier -----	276	273	204	204	1	71	70	2
First Mortgage Loan								
Less than \$200,000 -----	2 179	1 582	7	3	5	2 171	1 579	592
\$200,000 to \$299,999 -----	1 525	1 183	12	12	—	1 513	1 171	342
\$300,000 to \$399,999 -----	1 394	1 037	34	34	—	1 360	1 004	357
\$400,000 to \$499,999 -----	1 418	987	12	11	2	1 405	976	430
\$500,000 to \$999,999 -----	6 214	5 206	411	402	9	5 803	4 804	999
\$1,000,000 to \$1,499,999 -----	3 951	3 556	947	937	10	3 004	2 619	385
\$1,500,000 to \$1,999,999 -----	2 760	2 414	920	908	12	1 841	1 506	335
\$2,000,000 to \$2,999,999 -----	2 701	2 435	742	727	14	1 959	1 708	251
\$3,000,000 to \$3,999,999 -----	1 696	1 476	569	550	19	1 128	926	202
\$4,000,000 to \$4,999,999 -----	1 821	729	253	241	12	568	488	113
\$5,000,000 or more -----	1 447	1 288	484	439	45	963	850	113
Median -----	\$1040900	\$1133800	\$1919500	\$1903600	...	\$879800	\$925200	\$661500
Mean -----	\$1880400	\$1984700	\$2759600	\$2697600	...	\$1702700	\$1812300	\$1229700
First Mortgage Outstanding Debt								
Less than \$200,000 -----	3 536	2 675	84	80	5	3 451	2 596	856
\$200,000 to \$299,999 -----	1 858	1 398	50	50	—	1 808	1 348	460
\$300,000 to \$399,999 -----	1 386	1 107	23	23	—	1 363	1 083	280
\$400,000 to \$499,999 -----	1 569	1 243	89	87	2	1 480	1 156	325
\$500,000 to \$999,999 -----	5 762	4 824	529	516	13	5 234	4 309	925
\$1,000,000 to \$1,499,999 -----	3 703	3 352	960	954	7	2 743	2 399	344
\$1,500,000 to \$1,999,999 -----	2 400	2 044	857	841	16	1 542	1 203	339
\$2,000,000 to \$2,999,999 -----	2 532	2 256	701	682	19	1 831	1 573	258
\$3,000,000 to \$3,999,999 -----	1 438	1 280	469	455	14	969	825	144
\$4,000,000 to \$4,999,999 -----	680	607	200	191	9	480	416	64
\$5,000,000 or more -----	1 241	1 106	429	385	44	812	721	91
Median -----	\$908100	\$968800	\$1768400	\$1751200	...	\$763100	\$805400	\$566300
Mean -----	\$1589700	\$1665100	\$2486100	\$2425900	...	\$1408500	\$1481100	\$1095400
Total Mortgage Outstanding Debt								
Less than \$200,000 -----	3 065	2 675	84	80	5	2 981	2 596	385
\$200,000 to \$299,999 -----	1 752	1 398	50	50	—	1 702	1 348	354
\$300,000 to \$399,999 -----	1 399	1 107	23	23	—	1 376	1 083	293
\$400,000 to \$499,999 -----	1 593	1 243	87	87	—	1 505	1 156	350
\$500,000 to \$999,999 -----	5 794	4 824	523	516	8	5 270	4 309	962
\$1,000,000 to \$1,499,999 -----	3 802	3 352	959	954	5	2 844	2 399	445
\$1,500,000 to \$1,999,999 -----	2 485	2 044	848	841	7	1 637	1 203	434
\$2,000,000 to \$2,999,999 -----	2 662	2 256	697	682	15	1 965	1 573	392

Table 2c. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Can.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	1 502	1 280	221	480	455	25	1 022	825	196
\$4,000,000 to \$4,999,999	732	607	125	205	191	14	526	416	110
\$5,000,000 or more	1 319	1 106	213	433	385	48	886	721	165
Median	\$952500	\$968800	\$871400	\$1776400	\$1751200	...	\$812400	\$805400	\$843800
Mean	\$1662400	\$1665100	\$1648500	\$2546500	\$2425900	...	\$1483700	\$1481100	\$1494900

Current Interest Rate on First Mortgage

Less than 5.0 percent	1 202	1 142	61	807	796	11	396	346	50
5.0 percent	43	39	4	2	—	2	41	39	3
5.1 to 5.9 percent	1 110	1 021	89	485	470	14	625	551	74
6.0 percent	1 109	816	293	70	69	1	1 039	747	292
6.1 to 6.9 percent	1 037	808	229	20	20	—	1 017	788	229
7.0 percent	1 751	1 654	98	1 203	1 190	12	549	463	85
7.1 to 7.4 percent	332	256	76	68	40	28	264	216	48
7.5 to 7.9 percent	2 511	2 216	294	860	857	3	1 651	1 359	292
8.0 percent	1 499	1 278	221	118	117	1	1 380	1 161	219
8.1 to 8.4 percent	699	773	127	34	20	14	865	753	112
8.5 to 8.9 percent	3 438	2 935	502	595	567	28	2 843	2 368	475
9.0 percent	1 632	1 302	330	59	58	2	1 573	1 244	329
9.1 to 9.9 percent	4 455	3 601	854	31	27	4	4 424	3 574	850
10.0 percent	1 409	1 081	327	12	12	—	1 397	1 069	327
10.1 to 11.9 percent	1 826	1 445	381	11	11	—	1 815	1 434	381
12.0 percent	380	297	83	5	—	5	375	297	78
12.1 to 13.9 percent	592	478	114	6	4	2	586	473	113
14.0 percent or more	882	752	129	5	5	—	876	747	129
Median	8.7	8.7	9.0	7.0	7.0	...	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	6 034	4 873	1 162	—	—	—	6 034	4 873	1 162
Rate higher now than when mortgage made	1 896	1 446	451	—	—	—	1 896	1 446	451
Rate lower now than when mortgage made	123	108	15	—	—	—	123	108	15
Rate unchanged or same now as when mortgage made	3 749	3 093	655	—	—	—	3 749	3 093	655
Not reported	267	226	41	—	—	—	267	226	41
No, interest rate cannot be changed	19 600	16 633	2 968	4 390	4 264	126	15 210	12 369	2 842
Not reported	470	388	82	—	—	—	470	388	82

Reason for Change in First Mortgage Rate

Interest rate can be changed	6 034	4 873	1 162	—	—	—	6 034	4 873	1 162
Rate renegotiated periodically	394	323	71	—	—	—	394	323	71
Rate changes tied to market index	815	589	227	—	—	—	815	589	227
When mortgage is assumed	2 572	2 031	542	—	—	—	2 572	2 031	542
When payments become delinquent	1 224	957	267	—	—	—	1 224	957	267
Other reason	1 583	1 418	165	—	—	—	1 583	1 418	165
Not reported	214	202	12	—	—	—	214	202	12
Interest rate cannot be changed	19 600	16 633	2 968	4 390	4 264	126	15 210	12 369	2 842

Term of First Mortgage

Less than 8 years	2 747	2 259	489	29	25	5	2 718	2 234	484
8 to 12 years	4 471	3 637	833	2	2	—	4 469	3 636	833
13 to 17 years	2 826	2 322	504	17	17	—	2 808	2 304	504
18 to 22 years	3 200	2 576	624	20	17	3	3 180	2 558	622
23 to 27 years	4 027	3 124	903	17	16	1	4 010	3 108	902
28 to 32 years	2 880	2 276	604	136	129	7	2 743	2 146	597
33 to 37 years	344	309	34	175	172	3	169	137	32
38 or more years	5 256	5 077	179	3 993	3 885	108	1 263	1 192	71
No stated term	355	313	42	—	—	—	355	313	42
Median	22.4	23.0	20.1	38+	38+	...	19.1	18.9	19.6

Unexpired Term of First Mortgage

Less than 4 years	3 174	2 778	396	48	48	—	3 126	2 730	396
4 to 7 years	3 215	2 906	309	10	10	—	3 205	2 896	309
8 to 12 years	2 903	2 584	319	53	53	—	2 850	2 531	319
13 to 17 years	2 529	2 248	282	118	117	1	2 412	2 131	281
18 to 22 years	1 986	1 766	219	248	243	4	1 738	1 523	215
23 to 27 years	1 972	1 745	226	500	494	6	1 472	1 251	221
28 to 32 years	2 369	2 239	129	1 499	1 471	28	870	768	102
33 or more years	2 305	2 208	97	1 551	1 497	54	754	712	43
No stated term or not computed	5 653	3 418	2 235	364	330	34	5 289	3 088	2 201
Median	14.8	15.2	12.4	31.5	31.4	...	11.3	11.2	11.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	3 119	2 892	227	1 411	1 392	19	1 708	1 500	207
Payments increase yearly for first five years of mortgage	31	28	3	5	5	—	26	23	3
Payments increase yearly for first ten years of mortgage	34	30	5	17	17	—	17	12	5
Payments change in some other way	2 693	2 532	162	1 253	1 236	17	1 440	1 295	145
Not reported	359	302	57	135	133	3	224	170	55
No, monthly payments cannot change	22 246	18 364	3 882	2 911	2 805	105	19 335	15 558	3 777
Not reported	741	637	103	68	67	2	672	571	102

Holder of First Mortgage

Commercial bank or trust company	1 423	1 203	220	192	189	3	1 231	1 014	217
Mutual savings bank	6 568	5 418	1 150	532	509	23	6 036	4 909	1 127
Savings and loan association	5 084	4 018	1 067	212	204	9	4 872	3 814	1 058
Life insurance company	4 849	3 693	1 155	228	219	9	4 620	3 474	1 146
Mortgage company	571	499	72	100	100	—	470	399	72
Federal agency	1 393	1 332	61	802	792	10	591	540	51
Federally secured pool	226	213	14	134	123	11	92	90	2
Federal National Mortgage Association	1 176	1 147	30	1 148	1 143	5	28	4	25
Real estate or construction company	871	757	113	19	19	—	851	738	113
Individual or individual's estate	1 283	1 134	149	—	—	—	1 283	1 134	149
Other	2 662	2 479	183	1 022	966	56	1 640	1 513	127

¹Detail does not add to total because lenders reported more than one reason.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	9 458	7 982	1 475	1 264	1 181	83	8 194	6 802	1 392
Lender in Northeast	8 729	7 276	1 453	759	682	77	7 970	6 594	1 376
Lender in North Central	92	85	7	76	74	2	17	11	5
Lender in South	604	588	15	423	418	4	181	170	11
Lender in West	5	5	—	3	3	—	2	2	—
Lender outside United States	8	8	—	—	—	—	8	8	—
Not reported	19	19	—	3	3	—	16	16	—
Property in North Central Region	3 567	3 127	440	960	957	3	2 607	2 170	437
Lender in Northeast	735	586	149	164	162	2	571	424	147
Lender in North Central	1 895	1 638	257	202	201	1	1 693	1 437	256
Lender in South	753	742	11	560	560	—	194	182	11
Lender in West	127	108	18	34	34	—	92	74	18
Lender outside United States	57	53	5	—	—	—	57	53	5
Not reported	—	—	—	—	—	—	—	—	—
Property in South Region	7 667	6 303	1 364	1 189	1 169	20	6 478	5 134	1 344
Lender in Northeast	2 880	2 335	546	293	283	10	2 587	2 052	535
Lender in North Central	537	457	81	158	158	—	379	299	81
Lender in South	3 820	3 187	633	720	712	9	3 099	2 475	624
Lender in West	200	170	30	16	16	—	184	154	30
Lender outside United States	177	116	62	—	—	—	177	116	62
Not reported	53	39	14	1	—	1	51	39	12
Property in West Region	5 414	4 481	933	978	958	20	4 436	3 523	913
Lender in Northeast	680	527	153	107	107	—	573	420	153
Lender in North Central	248	187	61	101	98	3	147	89	58
Lender in South	753	726	27	546	532	15	207	195	12
Lender in West	3 693	3 024	669	224	222	2	3 470	2 802	667
Lender outside United States	11	6	5	—	—	—	11	6	5
Not reported	29	11	18	—	—	—	29	11	18

Servicing of First Mortgage

Holder	19 189	16 061	3 128	2 352	2 263	89	16 837	13 798	3 039
Agent	6 916	5 832	1 085	2 038	2 001	37	4 878	3 831	1 047

Holder's Acquisition of First Mortgage

Originated by holder	17 858	14 688	3 170	851	805	46	17 007	13 883	3 125
Purchased from present servicer	2 241	1 819	422	307	304	4	1 934	1 515	419
Purchased from someone else	5 137	4 639	498	3 068	2 991	77	2 069	1 648	421
Not reported	869	747	122	164	164	—	705	583	122

Mortgage Assumption

Lender's permission needed for assumption	11 032	9 033	1 999	810	774	36	10 222	8 259	1 963
Lender's permission not needed for assumption	11 850	10 124	1 726	3 230	3 158	73	8 620	6 966	1 653
Not reported	3 223	2 736	488	350	332	18	2 874	2 404	470

Prepayment Penalties

Yes	13 999	11 823	2 176	3 044	2 992	53	10 955	8 831	2 124
No	10 304	8 606	1 699	1 154	1 086	68	9 150	7 520	1 631
Not reported	1 802	1 464	338	192	186	6	1 610	1 278	332

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	20 072	16 432	3 641	4 069	3 990	79	16 004	12 441	3 562
Less than 40 percent	1 106	445	661	13	7	6	1 093	438	655
40 to 49 percent	830	415	415	21	12	8	809	403	406
50 to 59 percent	1 093	599	494	21	18	2	1 072	581	491
60 to 69 percent	1 473	1 034	439	114	107	6	1 359	926	433
70 to 79 percent	2 557	2 106	451	187	177	10	2 370	1 929	441
80 to 89 percent	3 440	2 887	553	822	802	20	2 619	2 085	533
90 to 94 percent	1 930	1 837	93	494	494	—	1 436	1 343	93
95 to 99 percent	1 303	1 266	37	525	521	4	778	745	33
100 percent or more	2 685	2 571	114	1 029	1 021	8	1 656	1 550	106
Not reported	3 655	3 272	384	843	830	13	2 812	2 442	371
Median	83	87	61	94	95	...	80	83	61
Other properties	6 033	5 461	571	322	274	48	5 711	5 188	524

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	20 072	16 432	3 641	4 069	3 990	79	16 004	12 441	3 562
Less than 40 percent	506	445	61	7	7	—	499	438	61
40 to 49 percent	474	415	59	14	12	2	460	403	57
50 to 59 percent	778	599	179	18	18	—	759	581	179
60 to 69 percent	1 448	1 034	414	111	107	3	1 337	926	410
70 to 79 percent	2 679	2 106	573	182	177	6	2 497	1 929	568
80 to 89 percent	3 536	2 887	649	817	802	16	2 719	2 085	634
90 to 94 percent	2 155	1 837	318	509	494	15	1 646	1 343	303
95 to 99 percent	1 485	1 266	219	528	521	7	956	745	211
100 percent or more	3 357	2 571	785	1 038	1 021	17	2 318	1 550	768
Not reported	3 655	3 272	384	843	830	13	2 812	2 442	371
Median	87	87	85	95	95	...	84	83	85
Other properties	6 033	5 461	571	322	274	48	5 711	5 188	524

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	2 838	2 032	807	174	166	7	2 665	1 865	800
20 to 29 percent	2 213	1 657	556	223	217	6	1 990	1 440	550
30 to 39 percent	2 925	2 158	767	248	223	25	2 677	1 935	742
40 to 49 percent	3 212	2 568	644	349	339	11	2 863	2 229	633
50 to 59 percent	2 911	2 492	419	434	422	12	2 477	2 070	407
60 to 69 percent	2 138	1 875	263	367	357	11	1 771	1 518	253
70 to 79 percent	1 917	1 711	206	568	554	15	1 349	1 158	191
80 to 89 percent	1 027	997	30	352	348	4	675	649	26
90 to 99 percent	722	704	18	322	320	2	400	383	16
100 percent or more	485	478	7	216	215	1	269	264	6
Not reported	5 716	5 221	495	1 137	1 104	33	4 579	4 117	462
Median	47	50	36	65	66	...	44	47	36

Table 2c. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—
Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Inside SMSA's, in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

Less than 20 percent	2 163	2 032	131
20 to 29 percent	2 150	1 657	493
30 to 39 percent	2 572	2 158	414
40 to 49 percent	3 187	2 568	619
50 to 59 percent	3 075	2 492	583
60 to 69 percent	2 471	1 875	596
70 to 79 percent	2 020	1 711	309
80 to 89 percent	1 281	997	284
90 to 99 percent	843	704	139
100 percent or more	628	478	150
Not reported	5 716	5 221	495
Median	50	50	53

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	26 064	21 858	4 206
Interest and principal	24 732	20 663	4 069
Fully amortized	15 516	13 219	2 296
Partially amortized	9 216	7 444	1 772
Principal only	22	18	4
Fully amortized	10	7	3
Partially amortized	12	11	1
Interest only	1 309	1 176	133
No regular payments required	42	35	6

Items Included in First Mortgage Payment

Regular payments of both interest and principal	24 732	20 663	4 069
Real estate taxes and property insurance	8 030	7 099	931
With no other items	3 260	2 624	635
With other items	4 771	4 475	295
Real estate taxes only	6 362	5 084	1 278
Property insurance only	61	55	6
Other combinations or no other items	10 279	8 424	1 854
No regular payments of interest and principal	1 373	1 230	144

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	26 064	21 858	4 206
Less than \$60	8 660	6 833	1 826
\$60 to \$79	4 528	3 758	770
\$80 to \$99	4 190	3 554	636
\$100 to \$149	5 626	4 962	664
\$150 to \$199	1 838	1 638	200
\$200 to \$249	609	552	57
\$250 to \$299	275	259	16
\$300 to \$399	173	163	10
\$400 to \$499	119	111	8
\$500 to \$599	13	10	3
\$600 to \$699	12	3	9
\$700 to \$799	6	—	6
\$800 or more	15	14	1
Median	\$79	\$82	\$67
Mean	\$90	\$93	\$78
No regular payments required	42	35	6

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	26 064	21 858	4 206
Less than \$60	7 824	6 833	991
\$60 to \$79	4 428	3 758	670
\$80 to \$99	4 215	3 554	661
\$100 to \$149	6 001	4 962	1 039
\$150 to \$199	2 045	1 638	407
\$200 to \$249	795	552	243
\$250 to \$299	341	259	82
\$300 to \$399	215	163	52
\$400 to \$499	144	111	33
\$500 to \$599	17	10	6
\$600 to \$699	4	3	2
\$700 to \$799	3	—	3
\$800 or more	31	14	16
Median	\$84	\$82	\$93
Mean	\$96	\$93	\$113
No regular payments required	42	35	6

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	26 064	21 858	4 206
Current or ahead of schedule	24 234	20 245	3 989
Delinquent (30 days or more)	1 139	984	155
1 to 3 payments	635	529	106
4 or more payments	504	455	49
Foreclosure in process	146	137	10
Foreclosure not in process	347	308	39
Not reported	10	10	—
No regular payments required	690	628	62

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
168	166	2	1 995	1 865	130	1 928	1 440	488
221	217	4	2 338	1 935	402	2 338	1 935	402
234	223	11	2 838	2 229	608	2 838	2 229	608
349	339	11	2 652	2 070	582	2 652	2 070	582
423	422	1	2 092	1 518	574	2 092	1 518	574
378	357	22	1 450	1 158	292	1 450	1 158	292
570	554	17	924	649	274	924	649	274
357	348	9	515	383	132	515	383	132
328	320	8	404	264	141	404	264	141
224	215	9	4 579	4 117	462	4 579	4 117	462
1 137	1 104	33	48	47	53	48	47	53
66	66	...						
4 390	4 264	126	21 673	17 594	4 080	21 673	17 594	4 080
4 390	4 264	126	20 342	16 399	3 942	20 342	16 399	3 942
4 272	4 151	120	11 244	9 068	2 176	11 244	9 068	2 176
119	113	6	9 098	7 331	1 766	9 098	7 331	1 766
—	—	—	22	18	4	22	18	4
—	—	—	10	7	3	10	7	3
—	—	—	12	11	1	12	11	1
—	—	—	1 309	1 176	133	1 309	1 176	133
—	—	—	42	35	6	42	35	6
4 390	4 264	126	20 342	16 399	3 942	20 342	16 399	3 942
4 390	4 264	126	4 212	3 373	840	4 212	3 373	840
3 818	3 727	91	3 222	2 590	632	3 222	2 590	632
38	34	4	6 990	5 021	1 272	6 990	5 021	1 272
3 780	3 693	87	60	54	6	60	54	6
69	64	6	9 777	7 952	1 825	9 777	7 952	1 825
1	1	—	1 373	1 230	144	1 373	1 230	144
—	—	—						
4 390	4 264	126	21 673	17 594	4 080	21 673	17 594	4 080
4 390	4 264	126	7 808	6 011	1 797	7 808	6 011	1 797
852	823	29	3 743	2 993	750	3 743	2 993	750
786	766	20	3 354	2 740	614	3 354	2 740	614
836	814	22	4 364	3 727	637	4 364	3 727	637
1 262	1 235	27	1 406	1 219	187	1 406	1 219	187
432	419	12	495	452	43	495	452	43
114	100	14	223	209	14	223	209	14
52	50	2	121	111	10	121	111	10
52	52	—	114	106	8	114	106	8
5	5	—	13	10	3	13	10	3
—	—	—	12	3	9	12	3	9
—	—	—	6	—	6	6	—	6
—	—	—	15	14	1	15	14	1
—	—	—	—	—	—	—	—	—
\$93	\$93	...	\$76	\$79	\$66	\$76	\$79	\$66
\$103	\$103	...	\$88	\$90	\$77	\$88	\$90	\$77
—	—	—	42	35	6	42	35	6
4 390	4 264	126	21 673	17 594	4 080	21 673	17 594	4 080
4 390	4 264	126	6 983	6 011	973	6 983	6 011	973
768	766	3	3 660	2 993	667	3 660	2 993	667
838	814	25	3 376	2 740	636	3 376	2 740	636
1 266	1 235	31	4 735	3 727	1 008	4 735	3 727	1 008
435	419	16	1 610	1 219	391	1 610	1 219	391
116	100	16	679	452	227	679	452	227
57	50	7	283	209	75	283	209	75
63	52	10	152	111	41	152	111	41
5	5	—	139	106	33	139	106	33
—	—	—	17	10	6	17	10	6
—	—	—	4	3	2	4	3	2
—	—	—	3	—	3	3	—	3
—	—	—	31	14	16	31	14	16
—	—	—	—	—	—	—	—	—
\$94	\$93	...	\$81	\$79	\$93	\$81	\$79	\$93
\$104	\$103	...	\$95	\$90	\$112	\$95	\$90	\$112
—	—	—	42	35	6	42	35	6
4 390	4 264	126	21 673	17 594	4 080	21 673	17 594	4 080
4 114	3 988	126	20 121	16 258	3 863	20 121	16 258	3 863
131	131	—	1 008	853	155	1 008	853	155
54	54	—	581	475	106	581	475	106
77	77	—	427	378	49	427	378	49
37	37	—	109	99	10	109	99	10
38	38	—	309	270	39	309	270	39
2	2	—	9	9	—	9	9	—
145	145	—	545	483	62	545	483	62
—	—	—	42	35	6	42	35	6

Table 2c. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980								
22 844	19 665	3 178	4 239	4 127	113	18 604	15 539	3 065
Less than \$100	1 917	1 707	532	520	12	1 385	1 187	198
\$100 to \$199	4 905	4 120	1 028	990	37	3 878	3 130	748
\$200 to \$299	5 062	4 289	834	803	31	4 228	3 487	741
\$300 to \$399	3 151	2 657	577	566	11	2 574	2 091	483
\$400 to \$499	1 894	1 670	362	353	9	1 532	1 317	215
\$500 to \$599	1 167	959	221	216	5	947	743	204
\$600 to \$699	850	763	86	86	—	764	676	87
\$700 to \$799	751	673	115	115	—	636	558	78
\$800 to \$899	613	533	109	107	2	503	426	77
\$900 to \$999	376	344	77	77	—	300	268	32
\$1,000 to \$1,499	814	763	151	151	—	663	612	51
\$1,500 or more	677	611	129	124	5	549	487	61
Not reported	666	577	20	20	—	646	557	89
Median	\$284	\$287	\$266	\$268	...	\$288	\$291	\$273
Acquired 1980 and 1981 (part)								
3 262	2 228	1 034	151	137	14	3 111	2 090	1 021

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²								
20 973	17 996	2 978	3 718	3 622	95	17 256	14 373	2 882
Less than 20 percent	3 895	3 119	268	258	10	3 627	2 861	765
20 to 29 percent	4 314	3 657	611	584	27	3 704	3 073	630
30 to 39 percent	3 798	3 123	479	459	20	3 319	2 665	654
40 to 49 percent	2 776	2 424	676	668	8	2 100	1 756	343
50 to 59 percent	1 597	1 502	603	597	6	995	905	90
60 to 69 percent	808	741	337	335	3	470	406	64
70 to 79 percent	446	434	229	225	4	216	209	7
80 to 89 percent	155	148	79	75	4	76	73	3
90 to 99 percent	78	75	35	33	1	43	41	1
100 percent or more	698	666	164	161	3	534	505	29
Not reported or not computed	2 410	2 106	236	228	8	2 174	1 879	295
Median	33	34	46	46	...	31	31	28
Other properties								
5 132	3 897	1 234	673	642	31	4 459	3 256	1 204

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²								
20 973	17 996	2 978	3 718	3 622	95	17 256	14 373	2 882
Less than 20 percent	3 379	3 119	259	258	2	3 119	2 861	258
20 to 29 percent	4 203	3 657	605	584	21	3 598	3 073	525
30 to 39 percent	3 796	3 123	477	459	18	3 319	2 665	655
40 to 49 percent	2 871	2 424	679	668	11	2 192	1 756	436
50 to 59 percent	1 859	1 502	602	597	5	1 256	905	351
60 to 69 percent	896	741	341	335	6	555	406	149
70 to 79 percent	531	434	232	225	7	299	209	90
80 to 89 percent	207	148	77	75	2	129	73	57
90 to 99 percent	100	75	38	33	4	62	41	20
100 percent or more	723	666	171	161	10	551	505	46
Not reported or not computed	2 410	2 106	236	228	8	2 174	1 879	295
Median	34	34	46	46	...	32	31	38
Other properties								
5 132	3 897	1 234	673	642	31	4 459	3 256	1 204

Real Estate Tax Per \$1,000 Value

Acquired before 1980								
22 844	19 665	3 178	4 239	4 127	113	18 604	15 539	3 065
Less than \$10	5 531	4 666	1 265	1 225	39	4 266	3 441	826
\$10 to \$14	3 314	2 739	610	593	17	2 704	2 145	558
\$15 to \$19	1 790	1 464	363	355	8	1 427	1 109	318
\$20 to \$24	1 229	1 110	283	280	3	946	830	116
\$25 to \$29	637	545	131	125	3	506	420	86
\$30 to \$39	984	855	96	96	—	888	759	129
\$40 to \$49	650	508	43	43	—	607	465	142
\$50 to \$59	632	531	43	42	2	589	489	100
\$60 or more	1 913	1 595	113	113	—	1 800	1 481	318
Not reported or not computed	6 164	5 654	1 292	1 255	38	4 871	4 399	472
Median	\$14	\$14	\$12	\$12	...	\$15	\$15	\$14
Acquired 1980 and 1981 (part)								
3 262	2 228	1 034	151	137	14	3 111	2 090	1 021

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²								
20 976	17 998	2 978	3 718	3 622	95	17 259	14 376	2 882
Less than 5 percent	2 238	1 925	474	461	13	1 764	1 465	299
5 to 9 percent	6 725	5 687	1 190	1 137	53	5 535	4 550	985
10 to 14 percent	3 697	3 032	743	735	8	2 954	2 297	657
15 to 19 percent	2 445	2 162	479	476	3	1 966	1 686	280
20 to 24 percent	1 416	1 192	202	201	2	1 213	991	222
25 to 29 percent	643	586	117	117	—	525	468	57
30 to 34 percent	239	215	27	24	3	212	191	21
35 to 39 percent	132	122	6	6	—	126	116	10
40 percent or more	772	736	237	232	5	535	504	31
Not reported or not computed	2 670	2 342	241	233	8	2 429	2 109	320
Median	10	10	10	11	...	10	10	10
Other properties								
5 129	3 895	1 234	673	642	31	4 456	3 253	1 204

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²								
20 976	17 998	2 978	3 718	3 622	95	17 259	14 376	2 882
Less than 20 percent	63	52	18	18	—	45	33	12
20 to 29 percent	356	350	17	17	—	338	333	5
30 to 39 percent	538	442	25	25	—	514	417	97
40 to 49 percent	1 847	1 650	100	99	2	1 747	1 551	195
50 to 59 percent	3 489	3 015	262	248	13	3 227	2 767	460
60 to 69 percent	3 945	3 513	664	657	7	3 282	2 856	426
70 to 79 percent	3 001	2 393	664	640	24	2 337	1 752	585
80 to 89 percent	1 722	1 417	470	458	11	1 252	959	293

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—
Con.

Acquired before 1980 ² —Con.		
90 to 99 percent	1 109	863
100 to 109 percent	566	496
110 percent or more	1 632	1 437
Not reported or not computed	2 707	2 371
Median	67	67
Other properties	5 129	3 895

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's		
1,000,000 or more	26 105	21 893
250,000 to 999,999	10 478	8 694
50,000 to 249,999	8 019	6 679
10,000 to 49,999	6 250	5 299
Less than 10,000 and rural	1 358	1 221
Outside SMSA's		
10,000 or more	—	—
2,500 to 9,999	—	—
Less than 2,500 and rural	—	—

Number of Housing Units

50 to 74 housing units	8 894	7 185
75 to 99 housing units	4 536	3 774
100 to 149 housing units	5 517	4 804
150 to 199 housing units	2 850	2 473
200 to 299 housing units	2 625	2 240
300 to 499 housing units	1 315	1 098
500 to 999 housing units	300	259
1,000 or more housing units	68	60

Number of Buildings

1 building	11 262	9 515
2 to 4 buildings	3 734	3 171
5 or more buildings	7 653	6 465
Not reported	3 456	2 742

Manner of Acquisition

By purchase		
Placed one new mortgage	25 551	21 393
Placed two or more new mortgages	16 903	15 886
Assumed mortgage(s) already on property	1 202	489
Assumed mortgage already on property and placed new mortgage	4 930	4 003
All cash	2 145	675
Borrowed other than with mortgage	238	230
Inheritance or gift	133	110
Other	201	173
Not reported	41	31
Other properties	313	296

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)		
Cash	12 504	9 631
Sale of stock for this project	10 058	7 564
Sale of previously owned stock, shares or other securities	377	297
Sale of land or other real estate	158	103
Owner's cash, bank deposits, share accounts, or bonds	1 155	729
Borrowing other than mortgage on this property	6 540	5 114
Other cash source or source not reported	1 117	780
Noncash	710	541
Land used for structure(s) on this property	757	628
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	232	211
Other noncash source or no downpayment	55	52
Not reported	471	364
Other properties	2 665	2 179

Land and Building Acquisition

During same 12-month period	21 686	17 758
Acquired land previously	3 282	3 104
Land not owned by building owner	467	407
Not reported	671	624

Year Property Acquired

1979 to 1981 (part)	5 468	3 793
1977 and 1978	4 590	3 760
1975 and 1976	2 469	2 095
1970 to 1974	6 113	5 373
1965 to 1969	3 232	2 797
1960 to 1964	1 944	1 833
1959 or earlier	2 289	2 243

Year Structure Built

1979 to March 1980	646	536
1977 and 1978	1 583	1 461
1975 and 1976	1 084	984
1970 to 1974	6 041	5 114
1960 to 1969	7 346	6 065
1950 to 1959	2 077	1 764
1940 to 1949	1 113	1 076
1939 or earlier	5 115	4 109
Not reported	1 101	983

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
407	406	2	702	457	244	407	406	2
253	248	5	313	248	65	253	248	5
582	558	24	1 050	878	172	582	558	24
256	247	8	2 452	2 123	328	256	247	8
80	80	...	65	64	71	80	80	...
673	642	31	4 456	3 253	1 204	673	642	31
4 390	4 264	126	21 715	17 629	4 086	4 390	4 264	126
991	910	81	9 487	7 784	1 704	991	910	81
1 492	1 472	20	6 527	5 207	1 320	1 492	1 472	20
1 422	1 406	16	4 828	3 893	935	1 422	1 406	16
485	476	9	873	745	128	485	476	9
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
678	666	12	8 216	6 519	1 697	678	666	12
598	598	—	3 939	3 176	763	598	598	—
1 350	1 333	17	4 167	3 471	696	1 350	1 333	17
723	702	21	2 126	1 771	355	723	702	21
719	679	40	1 906	1 561	345	719	679	40
250	225	26	1 064	873	192	250	225	26
65	55	11	235	204	31	65	55	11
6	6	—	62	54	7	6	6	—
1 382	1 317	65	9 880	8 198	1 681	1 382	1 317	65
575	547	28	3 159	2 623	536	575	547	28
1 864	1 839	25	5 789	4 627	1 163	1 864	1 839	25
569	561	8	2 887	2 181	706	569	561	8
4 366	4 245	120	21 185	17 148	4 037	4 366	4 245	120
3 825	3 757	68	13 078	12 130	949	3 825	3 757	68
37	24	13	1 165	465	700	37	24	13
398	383	15	4 532	3 620	912	398	383	15
57	37	20	2 088	638	1 450	57	37	20
45	45	—	193	185	8	45	45	—
4	—	4	129	110	19	4	—	4
—	—	—	201	173	28	—	—	—
12	9	3	29	22	7	12	9	3
13	10	3	300	286	14	13	10	3
1 446	1 395	51	11 058	8 236	2 822	1 446	1 395	51
1 217	1 177	40	8 841	6 387	2 453	1 217	1 177	40
98	96	2	279	200	79	98	96	2
22	20	2	137	83	54	22	20	2
50	49	1	1 105	680	425	50	49	1
828	799	29	5 712	4 315	1 397	828	799	29
101	97	4	1 016	683	333	101	97	4
119	115	3	592	426	166	119	115	3
187	187	3	567	441	126	187	187	3
106	104	2	126	107	19	106	104	2
23	23	—	31	29	2	23	23	—
61	59	2	410	305	105	61	59	2
213	203	11	2 452	1 976	476	213	203	11
2 944	2 869	75	10 657	9 393	1 264	2 944	2 869	75
3 199	3 098	100	18 487	14 659	3 828	3 199	3 098	100
1 029	1 017	12	2 254	2 088	166	1 029	1 017	12
76	68	9	390	339	51	76	68	9
87	81	6	584	543	41	87	81	6
361	340	21	5 107	3 453	1 654	361	340	21
749	738	11	3 841	3 022	819	749	738	11
336	317	19	2 133	1 778	355	336	317	19
1 789	1 739	50	4 324	3 634	690	1 789	1 739	50
599	583	15	2 634	2 213	421	599	583	15
317	308	9	1 627	1 525	102	317	308	9
240	239	1	2 049	2 005	45	240	239	1
142	142	—	504	394	110	142	142	—
508	505	3	1 075	956	119	508	505	3
274	272	2	811	712	98	274	272	2
1 617	1 551	66	4 424	3 564	861	1 617	1 551	66
1 096	1 057	40	6 250	5 009	1 241	1 096	1 057	40
328	325	3	1 749	1 439	310	328	325	3
85	85	—	1 028	791	236	85	85	—
215	208	7	4 900	3 902	998	215	208	7
126	120	6	975	863	112	126	120	6

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2c. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text!]

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) ---	10 052	7 547	2 505	1 110	1 078	32	8 942	6 468	2 473
Less than \$5,000	755	557	198	23	23	—	732	534	198
\$5,000 to \$9,999	1 118	718	401	29	27	2	1 090	691	399
\$10,000 to \$14,999	2 007	1 363	643	74	71	2	1 933	1 292	641
\$15,000 to \$19,999	2 000	1 560	440	241	227	14	1 759	1 333	426
\$20,000 to \$24,999	1 184	916	269	234	231	3	950	684	266
\$25,000 to \$29,999	625	502	123	204	202	2	421	300	121
\$30,000 to \$34,999	319	251	67	39	33	7	279	219	61
\$35,000 to \$39,999	318	268	50	65	65	—	253	203	50
\$40,000 to \$49,999	184	139	45	40	38	2	144	101	44
\$50,000 to \$59,999	39	31	8	16	16	—	23	14	8
\$60,000 to \$79,999	33	23	10	9	9	—	24	14	10
\$80,000 to \$99,999	22	22	—	—	—	—	22	22	—
\$100,000 to \$149,999	45	45	—	2	2	—	44	44	—
\$150,000 or more	3	3	—	—	—	—	3	3	—
Not reported	1 400	1 149	251	135	134	2	1 265	1 016	249
Median	\$16100	\$16800	\$14100	\$22600	\$22700	...	\$15200	\$15800	\$14000
Other properties	16 053	14 346	1 707	3 280	3 186	94	12 773	11 161	1 613

Value

Less than \$200,000	402	325	77	—	—	—	402	325	77
\$200,000 to \$299,999	491	376	115	5	5	—	485	370	115
\$300,000 to \$399,999	449	351	97	9	4	5	440	347	93
\$400,000 to \$499,999	411	326	85	8	8	—	403	318	85
\$500,000 to \$999,999	2 789	2 074	715	209	209	—	2 580	1 865	715
\$1,000,000 to \$1,499,999	2 774	2 167	608	166	158	8	2 608	2 008	600
\$1,500,000 to \$1,999,999	2 528	2 158	369	391	389	3	2 136	1 770	366
\$2,000,000 to \$2,999,999	3 263	2 828	435	701	695	5	2 563	2 133	430
\$3,000,000 to \$3,999,999	2 256	1 868	389	537	527	9	1 720	1 340	379
\$4,000,000 to \$4,999,999	1 369	1 151	217	311	305	6	1 058	847	211
\$5,000,000 or more	3 657	3 048	610	917	859	57	2 741	2 188	553
Not reported	5 716	5 221	495	1 137	1 104	33	4 579	4 117	462
Median	\$2107700	\$2197600	\$1719000	\$3256200	\$3210800	...	\$1886100	\$1930000	\$1673600
Mean	\$3361400	\$3392300	\$3222500	\$4488600	\$4258100	...	\$3147400	\$3189900	\$2988900

Value Per Housing Unit

Less than \$5,000	1 149	941	208	34	34	—	1 115	907	208
\$5,000 to \$9,999	2 271	1 771	500	140	134	6	2 131	1 637	494
\$10,000 to \$14,999	2 951	2 387	564	299	297	2	2 652	2 090	562
\$15,000 to \$19,999	3 825	3 031	794	647	628	19	3 178	2 403	775
\$20,000 to \$24,999	3 391	2 824	567	595	591	4	2 796	2 233	563
\$25,000 to \$29,999	2 577	2 176	401	541	533	9	2 036	1 644	392
\$30,000 to \$34,999	1 411	1 180	231	355	338	17	1 056	842	214
\$35,000 to \$39,999	793	664	129	190	181	8	604	483	121
\$40,000 to \$49,999	970	848	123	230	222	8	741	626	115
\$50,000 to \$59,999	456	367	89	118	115	3	337	251	86
\$60,000 to \$79,999	297	235	62	62	51	11	235	184	51
\$80,000 to \$99,999	110	92	18	13	13	—	96	79	18
\$100,000 to \$149,999	90	68	22	22	15	7	67	53	15
\$150,000 or more	98	87	11	6	6	—	92	82	11
Not reported	5 716	5 221	495	1 137	1 104	33	4 579	4 117	462
Median	\$20000	\$20400	\$18700	\$24300	\$24100	...	\$19200	\$19400	\$18500
Mean	\$24100	\$24600	\$21800	\$27000	\$26700	...	\$23500	\$24100	\$21400

Monthly Rental Receipts Per Housing Unit

Acquired before 1980?	20 976	17 998	2 978	3 718	3 622	95	17 259	14 376	2 882
Less than \$60	314	303	11	62	61	1	252	242	10
\$60 to \$79	78	76	2	4	4	—	74	72	2
\$80 to \$99	186	157	29	18	18	—	167	139	29
\$100 to \$119	300	249	52	61	61	—	239	187	52
\$120 to \$149	1 067	916	151	430	424	6	637	492	145
\$150 to \$199	4 138	3 525	614	993	989	4	3 145	2 535	610
\$200 to \$249	5 171	4 362	809	792	762	30	4 379	3 600	780
\$250 to \$299	3 699	3 185	514	467	454	13	3 232	2 732	500
\$300 to \$349	1 753	1 494	259	315	302	13	1 438	1 192	246
\$350 to \$399	716	616	100	85	83	2	631	533	99
\$400 to \$449	335	307	28	93	85	8	243	222	20
\$450 to \$499	219	192	27	43	37	6	176	155	21
\$500 or more	588	509	79	117	112	4	471	397	74
No rental receipts	4	4	—	—	—	—	4	4	—
Not reported	2 406	2 102	304	236	228	8	2 170	1 874	295
Median	\$231	\$231	\$230	\$211	\$209	...	\$235	\$236	\$229
Mean	\$319	\$315	\$341	\$291	\$288	...	\$326	\$323	\$340
Other properties	5 129	3 895	1 234	673	642	31	4 456	3 253	1 204

Purchase Price as Percent of Value

Acquired by purchase	25 551	21 393	4 158	4 366	4 245	120	21 185	17 148	4 037
Purchased 1977 to 1981 (part)	10 052	7 547	2 505	1 110	1 078	32	8 942	6 468	2 473
Less than 80 percent	3 599	2 614	984	275	273	2	3 324	2 341	983
80 to 89 percent	1 583	1 163	420	309	301	8	1 274	862	412
90 to 94 percent	805	596	209	102	99	2	704	497	207
95 to 99 percent	419	331	89	43	32	11	377	299	78
100 percent or more	1 605	1 146	459	158	154	5	1 447	993	454
Not reported	2 041	1 697	344	224	220	4	1 817	1 477	340
Median	83	83	82	85	85	...	82	82	82

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2c. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, in Central Cities

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	8 449	7 375	1 074	2 118	2 054	64	6 331	5 322	1 010
Less than 60 percent	2 303	1 950	353	369	361	8	1 934	1 589	345
60 to 79 percent	1 930	1 656	275	383	374	9	1 547	1 281	266
80 to 89 percent	712	618	94	257	246	11	455	372	83
90 to 99 percent	382	317	65	133	132	2	249	186	63
100 percent or more	545	489	57	249	241	8	296	248	48
Not reported	2 576	2 346	231	726	700	26	1 850	1 645	205
Median	67	67	65	77	77	...	64	64	64
Purchased 1969 or earlier	7 050	6 471	578	1 137	1 113	24	5 913	5 358	555
Less than 40 percent	918	817	101	80	74	6	838	743	95
40 to 59 percent	1 209	1 106	103	135	132	3	1 074	974	100
60 to 79 percent	1 032	856	177	110	108	2	922	747	175
80 to 99 percent	427	409	18	88	87	2	339	323	16
100 percent or more	496	478	17	105	105	—	390	373	17
Not reported	2 968	2 806	163	619	607	12	2 349	2 198	151
Median	59	58	60	68	69	...	58	57	61
Not acquired by purchase	554	500	55	25	19	6	530	481	49

Rental Receipts as Percent of Value

Acquired before 1980¹	20 976	17 998	2 978	3 718	3 622	95	17 259	14 376	2 882
Less than 5 percent	568	524	44	246	239	7	322	285	37
5 to 9 percent	2 368	2 054	313	765	750	15	1 603	1 304	298
10 to 14 percent	5 526	4 682	844	1 041	1 024	17	4 485	3 658	826
15 to 19 percent	2 785	2 242	542	400	385	15	2 384	1 857	527
20 to 24 percent	1 232	1 017	215	111	111	—	1 121	906	215
25 to 29 percent	798	699	99	90	88	2	709	611	98
30 to 39 percent	837	712	125	56	51	5	782	661	120
40 percent or more	1 140	928	212	67	67	—	1 073	861	212
Not reported or not computed	5 722	5 138	584	941	906	35	4 781	4 232	549
Median	14	14	15	12	12	...	15	15	15
Other properties	5 129	3 895	1 234	673	642	31	4 456	3 253	1 204

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹	20 976	17 998	2 978	3 718	3 622	95	17 259	14 376	2 882
Less than 1.0 percent	5 684	5 065	619	1 467	1 429	38	4 217	3 636	581
1.0 to 2.9 percent	3 336	2 911	425	660	633	27	2 675	2 278	398
3.0 to 4.9 percent	2 742	2 278	464	519	512	7	2 223	1 766	457
5.0 to 6.9 percent	1 639	1 335	304	197	188	9	1 442	1 148	295
7.0 to 8.9 percent	943	783	160	132	131	1	811	652	159
9.0 to 10.9 percent	1 147	947	200	88	86	2	1 060	861	199
11.0 to 12.9 percent	286	222	64	19	19	—	268	204	64
13.0 to 14.9 percent	357	286	70	31	31	—	326	256	70
15.0 percent or more	1 254	1 053	201	221	221	—	1 033	832	201
Not reported or not computed	3 589	3 118	470	384	373	11	3 205	2 746	459
Median	2.8	2.6	3.9	1.6	1.6	...	3.1	2.9	4.0
Other properties	5 129	3 895	1 234	673	642	31	4 456	3 253	1 204

OWNER CHARACTERISTICS

Type of Owner

Individual	5 066	3 938	1 129	290	286	5	4 776	3 652	1 124
Partnership	14 299	12 051	2 248	2 671	2 590	81	11 628	9 461	2 167
Real estate corporation	3 550	3 007	543	364	356	8	3 186	2 650	536
Real estate investment trust	335	292	43	22	22	—	313	271	43
Financial institution	91	84	8	13	13	—	79	71	8
Housing cooperative organization	1 034	971	64	385	371	14	649	600	49
Church or church-related institution	442	422	20	260	253	7	182	169	13
Other	906	811	95	341	330	11	565	481	84
Not reported	381	318	63	44	43	1	337	275	62

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1d. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities				Inside SMSA's, not in Central Cities			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties -----	21 394	1 108	20 286	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's -----	21 394	1 108	20 286	\$35,000 to \$39,999 -----	62	2	60
1,000,000 or more -----	—	—	—	\$40,000 to \$49,999 -----	100	1	99
250,000 to 999,999 -----	—	—	—	\$50,000 to \$59,999 -----	31	—	31
50,000 to 249,999 -----	5 406	490	4 916	\$60,000 to \$79,999 -----	13	—	13
10,000 to 49,999 -----	9 419	338	9 080	\$80,000 to \$99,999 -----	19	—	19
Less than 10,000 and rural -----	6 569	280	6 289	\$100,000 to \$149,999 -----	3	—	3
Outside SMSA's -----	—	—	—	\$150,000 or more -----	20	—	20
10,000 or more -----	—	—	—	Not reported -----	1 490	51	1 439
2,500 to 9,999 -----	—	—	—	Median -----	\$19400	...	\$19400
Less than 2,500 and rural -----	—	—	—	Other properties -----	13 008	951	12 057
Number of Housing Units				Value			
50 to 74 housing units -----	6 645	407	6 239	Less than \$200,000 -----	56	7	49
75 to 99 housing units -----	3 361	125	3 236	\$200,000 to \$299,999 -----	51	26	26
100 to 149 housing units -----	4 681	187	4 495	\$300,000 to \$399,999 -----	47	11	36
150 to 199 housing units -----	2 469	124	2 346	\$400,000 to \$499,999 -----	65	12	53
200 to 299 housing units -----	2 661	155	2 506	\$500,000 to \$999,999 -----	1 307	109	1 198
300 to 499 housing units -----	1 236	78	1 158	\$1,000,000 to \$1,499,999 -----	2 380	108	2 272
500 to 999 housing units -----	314	33	281	\$1,500,000 to \$1,999,999 -----	2 130	75	2 055
1,000 or more housing units -----	26	—	26	\$2,000,000 to \$2,999,999 -----	3 678	121	3 557
Number of Buildings				\$3,000,000 to \$3,999,999 -----	2 104	109	1 995
1 building -----	5 023	380	4 643	\$4,000,000 to \$4,999,999 -----	1 376	73	1 304
2 to 4 buildings -----	3 331	179	3 152	\$5,000,000 or more -----	3 668	147	3 521
5 or more buildings -----	10 123	411	9 712	Not reported -----	4 530	311	4 219
Not reported -----	2 916	138	2 778	Median -----	\$2651300	\$2427400	\$2658900
Manner of Acquisition				Mean -----	\$3554000	\$3128700	\$3575100
By purchase -----	20 826	782	20 043	Value Per Housing Unit			
Placed one new mortgage -----	14 541	386	14 155	Less than \$5,000 -----	170	53	118
Placed two or more new mortgages -----	1 100	21	1 079	\$5,000 to \$9,999 -----	402	82	320
Assumed mortgage(s) already on property -----	3 155	87	3 068	\$10,000 to \$14,999 -----	2 002	130	1 872
Assumed mortgage already on property and placed new mortgage -----	1 519	6	1 514	\$15,000 to \$19,999 -----	3 360	166	3 194
All cash -----	426	217	209	\$20,000 to \$24,999 -----	3 364	139	3 225
Borrowed other than with mortgage -----	85	66	19	\$25,000 to \$29,999 -----	3 120	69	3 052
Inheritance or gift -----	59	47	12	\$30,000 to \$34,999 -----	2 003	48	1 954
Other -----	188	150	38	\$35,000 to \$39,999 -----	815	53	762
Not reported -----	320	128	192	\$40,000 to \$49,999 -----	819	22	797
Source of Downpayment ¹				\$50,000 to \$59,999 -----	385	15	369
Properties purchased 1975 to 1981 (part) -----	10 650	214	10 437	\$60,000 to \$79,999 -----	229	8	221
Cash -----	9 181	184	8 997	\$80,000 to \$99,999 -----	117	11	106
Sale of stock for this project -----	270	4	267	\$100,000 to \$149,999 -----	53	—	53
Sale of previously owned stock, shares or other securities -----	152	9	143	\$150,000 or more -----	24	—	24
Sale of land or other real estate -----	963	13	950	Not reported -----	4 530	311	4 219
Owner's cash, bank deposits, share accounts, or bonds -----	6 003	98	5 905	Median -----	\$23700	\$19000	\$23900
Borrowing other than mortgage on this property -----	884	46	838	Mean -----	\$25600	\$21300	\$25900
Other cash source or source not reported -----	909	15	894	Monthly Rental Receipts Per Housing Unit			
Noncash -----	852	—	848	Acquired before 1980 ² -----	18 158	872	17 286
Land used for structure(s) on this property -----	332	—	332	Less than \$60 -----	341	24	317
Fees (builder's, contractor's, architect's, lawyer's, engineer's) -----	128	—	128	\$60 to \$79 -----	143	1	142
Other noncash source or no downpayment -----	392	5	388	\$80 to \$99 -----	42	15	27
Not reported -----	1 699	42	1 657	\$100 to \$119 -----	154	49	105
Other properties -----	10 743	894	9 849	\$120 to \$149 -----	523	50	473
Land and Building Acquisition				\$150 to \$199 -----	2 436	85	2 351
During some 12-month period -----	16 266	832	15 434	\$200 to \$249 -----	4 116	153	3 963
Acquired land previously -----	4 170	205	3 964	\$250 to \$299 -----	4 018	176	3 842
Land not owned by building owner -----	440	40	399	\$300 to \$349 -----	2 271	53	2 218
Not reported -----	518	30	488	\$350 to \$399 -----	1 191	31	1 161
Year Property Acquired				\$400 to \$449 -----	494	19	475
1979 to 1981 (part) -----	4 614	116	4 498	\$450 to \$499 -----	141	2	139
1977 and 1978 -----	3 863	111	3 752	\$500 or more -----	276	12	265
1975 and 1976 -----	2 347	138	2 209	No rental receipts -----	40	36	4
1970 to 1974 -----	5 396	89	5 307	Not reported -----	1 971	166	1 805
1965 to 1969 -----	2 954	143	2 811	Median -----	\$254	\$236	\$255
1960 to 1964 -----	1 191	98	1 094	Mean -----	\$300	\$272	\$302
1959 or earlier -----	1 028	413	615	Other properties -----	3 236	236	3 000
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980 -----	887	4	884	Acquired by purchase -----	20 826	782	20 043
1977 and 1978 -----	1 585	30	1 555	Purchased 1977 to 1981 (part) -----	8 386	157	8 229
1975 and 1976 -----	1 271	18	1 253	Less than 80 percent -----	2 920	55	2 864
1970 to 1974 -----	6 590	180	6 410	80 to 89 percent -----	1 369	5	1 363
1960 to 1969 -----	7 784	261	7 523	90 to 94 percent -----	513	5	508
1950 to 1959 -----	1 138	197	941	95 to 99 percent -----	372	1	371
1940 to 1949 -----	538	139	399	100 percent or more -----	1 099	34	1 065
1939 or earlier -----	663	254	409	Not reported -----	2 113	55	2 057
Not reported -----	937	26	911	Median -----	82	...	82
Purchase Price Per Housing Unit				Purchased 1970 to 1976 -----	7 576	113	7 463
Properties acquired by purchase 1977 to 1981 (part) -----	8 386	157	8 229	Less than 60 percent -----	2 188	48	2 139
Less than \$5,000 -----	164	25	139	60 to 79 percent -----	1 576	18	1 558
\$5,000 to \$9,999 -----	333	9	324	80 to 89 percent -----	756	20	736
\$10,000 to \$14,999 -----	1 426	19	1 407	90 to 99 percent -----	306	3	303
\$15,000 to \$19,999 -----	1 729	5	1 724	100 percent or more -----	299	2	296
\$20,000 to \$24,999 -----	1 546	35	1 512	Not reported -----	2 452	21	2 431
\$25,000 to \$29,999 -----	1 058	8	1 049	Median -----	65	...	65
\$30,000 to \$34,999 -----	392	2	390	Purchased 1969 or earlier -----	4 864	512	4 351
				Less than 40 percent -----	928	215	714
				40 to 59 percent -----	934	39	895
				60 to 79 percent -----	626	56	571
				80 to 99 percent -----	232	2	231
				100 percent or more -----	145	6	140
				Not reported -----	1 997	195	1 802
				Median -----	51	40—	53
				Not acquired by purchase -----	568	326	242

¹Detail does not add to total because owners reported more than one source.²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1d. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities**PROPERTY CHARACTERISTICS—Con.****Rental Receipts as Percent of Value**

Acquired before 1980²	18 158	872	17 286
Less than 5 percent	560	17	543
5 to 9 percent	2 258	91	2 167
10 to 14 percent	5 818	191	5 626
15 to 19 percent	2 523	114	2 409
20 to 24 percent	997	58	939
25 to 29 percent	474	17	457
30 to 39 percent	184	15	169
40 percent or more	267	55	212
Not reported or not computed	5 078	314	4 764
Median	13	14	13
Other properties	3 236	236	3 000

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	18 158	872	17 286
Less than 1.0 percent	4 895	218	4 676
1.0 to 2.9 percent	3 323	166	3 157
3.0 to 4.9 percent	2 538	49	2 490
5.0 to 6.9 percent	1 201	37	1 164
7.0 to 8.9 percent	815	50	765
9.0 to 10.9 percent	823	33	790
11.0 to 12.9 percent	371	14	357
13.0 to 14.9 percent	206	3	203
15.0 percent or more	1 184	68	1 117
Not reported or not computed	2 800	233	2 567
Median	2.7	2.2	2.7
Other properties	3 236	236	3 000

MORTGAGE PAYMENTS AND OTHER EXPENSES**Real Estate Tax Per Housing Unit**

Acquired before 1980	19 244	1 015	18 229
Less than \$100	987	130	857
\$100 to \$199	4 209	176	4 034
\$200 to \$299	4 492	173	4 319
\$300 to \$399	2 521	87	2 434
\$400 to \$499	2 160	89	2 070
\$500 to \$599	1 547	98	1 448
\$600 to \$699	1 038	75	963
\$700 to \$799	535	12	523
\$800 to \$899	319	8	311
\$900 to \$999	208	—	208
\$1,000 to \$1,499	383	15	368
\$1,500 or more	103	2	102
Not reported	742	150	592
Median	\$290	\$273	\$291
Acquired 1980 and 1981 (part)	2 149	93	2 056

Real Estate Tax Per \$1,000 Value

Acquired before 1980	19 244	1 015	18 229
Less than \$10	5 417	238	5 179
\$10 to \$14	3 069	128	2 940
\$15 to \$19	1 901	86	1 816
\$20 to \$24	1 270	81	1 188

Inside SMSA's, not in Central Cities**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax Per \$1,000 Value—Con.**

Acquired before 1980—Con.	879	17	862
\$25 to \$29	875	17	858
\$30 to \$39	446	15	431
\$40 to \$49	216	6	210
\$50 to \$59	255	41	214
\$60 or more	4 916	385	4 531
Not reported or not computed	\$13	\$13	\$13
Median	2 149	93	2 056

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	18 158	872	17 286
Less than 5 percent	1 725	66	1 659
5 to 9 percent	6 391	225	6 166
10 to 14 percent	3 650	162	3 488
15 to 19 percent	2 031	65	1 965
20 to 24 percent	999	73	926
25 to 29 percent	193	13	179
30 to 34 percent	119	5	114
35 to 39 percent	41	—	41
40 percent or more	626	24	602
Not reported or not computed	2 385	238	2 147
Median	10	11	10
Other properties	3 236	236	3 000

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	18 158	872	17 286
Less than 20 percent	268	203	65
20 to 29 percent	477	175	301
30 to 39 percent	772	103	668
40 to 49 percent	1 751	67	1 684
50 to 59 percent	2 698	24	2 674
60 to 69 percent	3 281	26	3 255
70 to 79 percent	2 448	10	2 439
80 to 89 percent	1 504	—	1 504
90 to 99 percent	621	5	616
100 to 109 percent	662	—	662
110 percent or more	1 241	21	1 220
Not reported or not computed	2 436	238	2 198
Median	66	27	67
Other properties	3 236	236	3 000

OWNER CHARACTERISTICS**Type of Owner**

Individual	3 801	300	3 502
Partnership	12 958	249	12 709
Real estate corporation	1 926	172	1 754
Real estate investment trust	333	18	316
Financial institution	211	95	117
Housing cooperative organization	552	103	449
Church or church-related institution	232	6	226
Other	1 041	154	887
Not reported	339	12	327

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties	20 286	17 179	3 107	3 410	3 317	93	16 876	13 862	3 013
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage	17 179	17 179	—	3 317	3 317	—	13 862	13 862	—
2 mortgages	2 662	—	2 662	86	—	86	2 576	—	2 576
3 or more mortgages	444	—	444	7	—	7	438	—	438
Form of Debt of First Mortgage									
Mortgage or deed of trust	19 118	16 046	3 072	3 410	3 317	93	15 708	12 730	2 979
Contract to purchase	345	316	28	—	—	—	345	316	28
Wrap-around mortgage	823	817	6	—	—	—	823	817	6
Origin of First Mortgage									
Mortgage made at time property acquired	13 249	11 994	1 255	2 784	2 740	43	10 465	9 254	1 212
Mortgage assumed at time property acquired	3 920	2 319	1 602	420	370	50	3 501	1 949	1 552
Mortgage placed later than acquisition of property	3 116	2 867	249	207	207	—	2 910	2 660	249
Refinanced mortgage:									
Same lender	1 494	1 341	153	43	43	—	1 451	1 298	153
Different lender	1 160	1 081	79	76	76	—	1 084	1 005	79
Mortgage placed on property owned free and clear of debt	462	445	17	87	87	—	375	358	17
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property	3 116	2 867	249	207	207	—	2 910	2 660	249
Renew or extend loan that had fallen due, without increasing the outstanding balance	424	392	33	22	22	—	402	369	33
Secure better terms	621	593	28	38	38	—	582	555	28
Provide funds for additions, improvements, or repairs to this property	716	643	73	86	86	—	630	557	73
Provide funds for investment in other real estate	355	310	45	2	2	—	353	307	45
Provide funds for other types of investments	90	89	2	—	—	—	90	89	2
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	302	274	29	27	27	—	275	247	29
Not reported	607	567	40	31	31	—	576	536	40
Other properties	17 170	14 312	2 857	3 203	3 110	93	13 966	11 202	2 764
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property	1 069	—	1 069	17	—	17	1 052	—	1 052
Provide funds for additions, improvements or repairs to this property	343	—	343	6	—	6	338	—	338
Provide funds for investment in other real estate	172	—	172	—	—	—	172	—	172
Provide funds for other types of investments	14	—	14	—	—	—	14	—	14
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	237	—	237	7	—	7	231	—	231
Not reported	302	—	302	5	—	5	297	—	297
Other properties	2 037	—	2 037	76	—	76	1 961	—	1 961
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	4 853	3 677	1 176	501	458	43	4 352	3 219	1 133
1977 and 1978	4 480	3 676	805	635	625	10	3 845	3 050	795
1975 and 1976	2 615	2 262	352	385	380	5	2 229	1 882	347
1970 to 1974	5 457	4 874	583	1 394	1 362	31	4 064	3 512	552
1965 to 1969	2 114	1 959	155	234	233	1	1 879	1 726	154
1960 to 1964	678	644	34	208	205	3	470	439	31
1959 or earlier	89	87	2	53	53	—	36	34	2
First Mortgage Loan									
Less than \$200,000	244	201	42	55	55	—	188	146	42
\$200,000 to \$299,999	340	280	60	6	6	—	334	274	60
\$300,000 to \$399,999	481	264	218	5	5	—	476	259	218
\$400,000 to \$499,999	694	555	139	36	36	—	658	519	139
\$500,000 to \$999,999	5 599	4 660	939	623	592	31	4 976	4 068	908
\$1,000,000 to \$1,499,999	4 135	3 479	656	771	748	23	3 364	2 731	633
\$1,500,000 to \$1,999,999	2 635	2 310	325	512	503	8	2 123	1 807	316
\$2,000,000 to \$2,999,999	2 770	2 356	414	583	565	18	2 186	1 791	396
\$3,000,000 to \$3,999,999	1 489	1 338	151	365	362	4	1 124	976	148
\$4,000,000 to \$4,999,999	798	726	72	244	239	5	554	487	67
\$5,000,000 or more	1 101	1 010	91	209	205	4	892	805	87
Median	\$1336700	\$1377900	\$1118500	\$1703500	\$1714100	...	\$1268400	\$1305000	\$1110300
Mean	\$1881000	\$1947800	\$1511500	\$2243600	\$2253500	...	\$1807700	\$1874700	\$1499700
First Mortgage Outstanding Debt									
Less than \$200,000	806	702	104	97	97	—	708	605	104
\$200,000 to \$299,999	708	539	169	7	7	—	701	531	169
\$300,000 to \$399,999	898	690	208	31	31	—	867	659	208
\$400,000 to \$499,999	1 017	815	202	131	105	26	886	710	176
\$500,000 to \$999,999	5 360	4 454	906	557	552	5	4 803	3 901	901
\$1,000,000 to \$1,499,999	3 858	3 308	550	806	781	24	3 052	2 527	525
\$1,500,000 to \$1,999,999	2 194	1 839	355	466	457	9	1 728	1 382	346
\$2,000,000 to \$2,999,999	2 541	2 167	374	602	584	18	1 940	1 583	357
\$3,000,000 to \$3,999,999	1 285	1 172	112	355	350	4	930	822	108
\$4,000,000 to \$4,999,999	652	592	60	170	165	4	482	426	56
\$5,000,000 or more	967	901	66	188	185	3	779	716	63
Median	\$1175500	\$1210100	\$980100	\$1580600	\$1591600	...	\$1077500	\$1103900	\$971200
Mean	\$1723400	\$1789000	\$1360900	\$2083600	\$2091100	...	\$1650600	\$1716700	\$1346700
Total Mortgage Outstanding Debt									
Less than \$200,000	717	702	15	97	97	—	620	605	15
\$200,000 to \$299,999	580	539	41	7	7	—	572	531	41
\$300,000 to \$399,999	846	690	155	31	31	—	814	659	155
\$400,000 to \$499,999	957	815	142	105	105	—	852	710	142
\$500,000 to \$999,999	5 198	4 454	744	578	552	26	4 620	3 901	718
\$1,000,000 to \$1,499,999	3 888	3 308	579	811	781	30	3 077	2 527	550
\$1,500,000 to \$1,999,999	2 246	1 839	407	462	457	4	1 785	1 382	403
\$2,000,000 to \$2,999,999	2 694	2 167	527	602	584	18	2 092	1 583	509

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	1 379	1 172	206	355	350	5	1 023	822	201
\$4,000,000 to \$4,999,999	732	592	141	168	165	3	564	426	138
\$5,000,000 or more	1 050	901	149	193	185	8	857	716	141
Median	\$1237400	\$1210100	\$1393400	\$1581300	\$1591600	...	\$1156000	\$1103900	\$1395500
Mean	\$1807500	\$1789000	\$1910100	\$2096900	\$2091100	...	\$1749100	\$1716700	\$1897900

Current Interest Rate on First Mortgage

Less than 5.0 percent	444	433	11	245	243	1	199	190	10
5.0 percent	29	28	2	2	2	—	28	26	2
5.1 to 5.9 percent	711	637	74	253	251	3	457	386	71
6.0 percent	1 020	845	175	81	81	—	939	764	175
6.1 to 6.9 percent	915	738	176	29	29	—	886	709	176
7.0 percent	1 687	1 598	89	1 216	1 166	51	470	432	38
7.1 to 7.4 percent	363	321	42	4	4	—	359	318	42
7.5 to 7.9 percent	2 010	1 825	184	911	897	15	1 098	928	170
8.0 percent	1 037	861	176	69	56	13	968	805	163
8.1 to 8.4 percent	852	747	105	12	12	—	840	735	105
8.5 to 8.9 percent	2 819	2 513	306	495	487	8	2 324	2 026	298
9.0 percent	1 487	1 249	238	35	35	—	1 451	1 213	238
9.1 to 9.9 percent	3 680	2 859	820	41	38	3	3 639	2 822	818
10.0 percent	686	526	161	1	1	—	685	524	161
10.1 to 11.9 percent	1 488	1 139	348	12	12	—	1 375	1 127	348
12.0 percent	191	122	69	1	1	—	189	120	69
12.1 to 13.9 percent	387	281	106	—	—	—	387	281	106
14.0 percent or more	482	458	24	1	1	—	480	457	24
Median	8.7	8.6	9.0	7.0	7.0	...	9.0	8.9	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	5 707	4 533	1 174	—	—	—	5 707	4 533	1 174
Rate higher now than when mortgage made	1 529	1 082	447	—	—	—	1 529	1 082	447
Rate lower now than when mortgage made	117	91	26	—	—	—	117	91	26
Rate unchanged or same now as when mortgage made	3 971	3 268	653	—	—	—	3 921	3 268	653
Not reported	140	92	48	—	—	—	140	92	48
No, interest rate cannot be changed	14 093	12 259	1 833	3 410	3 317	93	10 683	8 943	1 740
Not reported	486	387	99	—	—	—	486	387	99

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	5 707	4 533	1 174	—	—	—	5 707	4 533	1 174
Rate renegotiated periodically	350	280	70	—	—	—	350	280	70
Rate changes tied to market index	707	500	207	—	—	—	707	500	207
When mortgage is assumed	2 724	2 143	580	—	—	—	2 724	2 143	580
When payments become delinquent	1 419	1 142	277	—	—	—	1 419	1 142	277
Other reason	1 238	1 070	168	—	—	—	1 238	1 070	168
Not reported	109	75	35	—	—	—	109	75	35
Interest rate cannot be changed	14 093	12 259	1 833	3 410	3 317	93	10 683	8 943	1 740

Term of First Mortgage

Less than 8 years	1 228	1 059	170	—	—	—	1 228	1 059	170
8 to 12 years	1 996	1 732	264	10	10	—	1 986	1 722	264
13 to 17 years	2 335	1 971	364	7	7	—	2 328	1 964	364
18 to 22 years	2 579	2 116	463	65	65	—	2 514	2 051	463
23 to 27 years	4 507	3 417	1 090	31	31	—	4 476	3 386	1 090
28 to 32 years	3 061	2 486	575	94	90	4	2 967	2 396	571
33 to 37 years	318	269	49	195	177	18	123	92	32
38 or more years	4 185	4 066	119	3 008	2 936	71	1 177	1 129	48
No stated term	76	64	12	—	—	—	76	64	12
Median	25.2	25.5	24.3	38+	38+	...	23.4	23.2	24.1

Unexpired Term of First Mortgage

Less than 4 years	1 310	1 212	98	27	27	—	1 283	1 185	98
4 to 7 years	2 162	1 953	209	13	13	—	2 150	1 941	209
8 to 12 years	2 674	2 378	296	25	25	—	2 649	2 353	296
13 to 17 years	2 838	2 504	334	40	40	—	2 798	2 464	334
18 to 22 years	1 643	1 439	204	90	87	3	1 553	1 351	202
23 to 27 years	1 659	1 441	218	302	301	1	1 357	1 140	217
28 to 32 years	1 774	1 685	89	1 077	1 046	31	697	639	58
33 or more years	2 219	2 169	50	1 416	1 408	8	803	761	41
No stated term or not computed	4 006	2 398	1 608	420	370	50	3 586	2 028	1 558
Median	16.5	16.7	15.2	32.6	32.7	...	14.0	13.9	14.9

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	2 143	1 880	263	741	734	7	1 403	1 147	256
Payments increase yearly for first five years of mortgage	37	35	2	2	2	—	35	33	2
Payments increase yearly for first ten years of mortgage	14	14	—	6	6	—	8	8	—
Payments change in some other way	1 940	1 698	242	693	686	7	1 248	1 012	236
Not reported	153	134	19	40	40	—	112	94	19
No, monthly payments cannot change	17 436	14 728	2 708	2 636	2 550	86	14 800	12 178	2 622
Not reported	707	571	136	33	33	—	673	538	136

Holder of First Mortgage

Commercial bank or trust company	1 249	1 027	222	135	133	2	1 114	893	220
Mutual savings bank	3 125	2 624	501	362	362	—	2 763	2 262	501
Savings and loan association	6 007	4 782	1 225	247	247	—	5 760	4 535	1 225
Life insurance company	4 104	3 299	805	233	232	1	3 871	3 068	804
Mortgage company	438	426	12	157	156	1	281	271	11
Federal agency	747	707	40	274	272	1	474	435	39
Federally secured pool	622	539	83	235	193	42	387	346	41
Federal National Mortgage Association	974	965	8	960	956	4	14	10	4
Real estate or construction company	422	379	43	6	6	—	415	373	43
Individual or individual's estate	552	513	39	—	—	—	552	513	39
Other	2 047	1 917	130	801	759	42	1 245	1 158	88

¹Detail does not add to total because lenders reported more than one reason.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	5 689	4 854	834	590	588	2	5 099	4 266	833
Lender in Northeast	5 213	4 405	808	327	327	—	4 886	4 078	808
Lender in North Central	129	122	7	87	87	—	42	35	7
Lender in South	313	294	20	176	175	2	137	119	18
Lender in West	2	2	—	—	—	—	2	2	—
Lender outside United States	26	26	—	—	—	—	26	26	—
Not reported	7	7	—	—	—	—	7	7	—
Property in North Central Region	3 724	3 408	315	907	875	31	2 817	2 533	284
Lender in Northeast	863	762	101	202	200	2	661	562	99
Lender in North Central	2 089	1 904	185	353	348	4	1 737	1 556	181
Lender in South	668	639	30	313	287	25	356	351	4
Lender in West	43	43	—	38	38	—	6	6	—
Lender outside United States	56	56	—	—	—	—	56	56	—
Not reported	4	4	—	1	1	—	3	3	—
Property in South Region	6 017	4 945	1 072	828	814	14	5 189	4 130	1 058
Lender in Northeast	2 045	1 627	418	167	167	—	1 878	1 460	418
Lender in North Central	329	250	78	62	62	—	267	188	78
Lender in South	3 324	2 821	503	592	578	14	2 732	2 242	489
Lender in West	159	133	27	6	6	—	153	127	27
Lender outside United States	102	59	43	—	—	—	102	59	43
Not reported	58	56	2	1	1	—	57	54	2
Property in West Region	4 856	3 972	885	1 085	1 039	46	3 771	2 933	838
Lender in Northeast	629	515	114	146	144	1	483	371	113
Lender in North Central	166	136	30	81	73	8	84	63	21
Lender in South	764	742	21	582	574	8	182	168	13
Lender in West	3 239	2 519	720	275	246	29	2 964	2 273	691
Lender outside United States	56	56	—	—	—	—	56	56	—
Not reported	3	3	—	2	2	—	2	2	—

Servicing of First Mortgage

Holder	14 632	12 398	2 234	1 759	1 730	29	12 873	10 667	2 205
Agent	5 654	4 782	873	1 651	1 586	65	4 003	3 195	808

Holder's Acquisition of First Mortgage

Originated by holder	14 135	11 777	2 358	810	785	25	13 324	10 992	2 333
Purchased from present servicer	1 891	1 504	387	285	283	2	1 607	1 221	386
Purchased from someone else	3 602	3 377	224	2 283	2 216	67	1 319	1 161	158
Not reported	658	521	137	32	32	—	626	489	137

Mortgage Assumption

Lender's permission needed for assumption	10 318	8 729	1 589	921	891	30	9 396	7 838	1 559
Lender's permission not needed for assumption	7 316	6 241	1 076	2 262	2 199	63	5 054	4 041	1 012
Not reported	2 652	2 210	442	226	226	—	2 426	1 983	442

Prepayment Penalties

Yes	11 449	9 849	1 600	2 542	2 492	49	8 908	7 357	1 551
No	7 647	6 332	1 315	798	755	44	6 849	5 578	1 271
Not reported	1 189	997	192	70	70	—	1 119	927	192

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage mode or assumed at time of purchase	17 168	14 312	2 855	3 203	3 110	93	13 964	11 202	2 762
Less than 40 percent	671	314	357	58	58	—	613	256	357
40 to 49 percent	574	324	250	59	54	5	515	270	245
50 to 59 percent	856	488	367	32	25	7	823	463	360
60 to 69 percent	1 210	749	461	67	63	4	1 142	685	457
70 to 79 percent	2 190	1 621	568	175	138	37	2 015	1 484	531
80 to 89 percent	2 915	2 679	235	568	563	5	2 347	2 117	230
90 to 94 percent	1 491	1 351	140	445	443	2	1 046	908	138
95 to 99 percent	1 180	1 147	33	384	383	1	796	764	32
100 percent or more	2 227	2 136	90	726	725	1	1 501	1 411	89
Not reported	3 855	3 502	354	689	658	31	3 167	2 844	323
Median	84	87	66	93	94	...	81	85	66
Other properties	3 118	2 867	251	207	207	—	2 912	2 660	251

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage mode or assumed at time of purchase	17 168	14 312	2 855	3 203	3 110	93	13 964	11 202	2 762
Less than 40 percent	336	314	21	58	58	—	277	256	21
40 to 49 percent	374	324	50	54	54	—	321	270	50
50 to 59 percent	561	488	73	25	25	—	537	463	73
60 to 69 percent	977	749	229	69	63	6	908	685	222
70 to 79 percent	2 199	1 621	577	141	138	3	2 058	1 484	574
80 to 89 percent	3 426	2 679	747	605	563	42	2 822	2 117	705
90 to 94 percent	1 561	1 351	210	451	443	8	1 110	908	202
95 to 99 percent	1 323	1 147	175	383	383	—	939	764	175
100 percent or more	2 555	2 136	419	729	725	4	1 826	1 411	415
Not reported	3 855	3 502	354	689	658	31	3 167	2 844	323
Median	86	87	84	93	94	...	85	85	84
Other properties	3 118	2 867	251	207	207	—	2 912	2 660	251

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	1 588	1 299	289	166	162	4	1 423	1 138	285
20 to 29 percent	1 812	1 416	396	75	71	3	1 737	1 345	392
30 to 39 percent	2 387	1 803	585	280	280	—	2 107	1 523	585
40 to 49 percent	2 639	2 042	597	249	239	10	2 390	1 802	588
50 to 59 percent	2 436	1 950	486	360	349	10	2 077	1 601	476
60 to 69 percent	1 749	1 652	97	350	344	5	1 399	1 308	91
70 to 79 percent	1 378	1 286	93	370	337	32	1 009	948	61
80 to 89 percent	1 175	1 082	93	454	453	2	720	630	91
90 to 99 percent	426	401	24	240	239	1	186	162	23
100 percent or more	476	467	10	130	130	—	346	337	10
Not reported	4 219	3 782	438	738	712	26	3 482	3 070	412
Median	49	51	41	66	66	...	46	48	41

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

Less than 20 percent	1 367	1 299	67
20 to 29 percent	1 540	1 416	124
30 to 39 percent	2 168	1 803	365
40 to 49 percent	2 435	2 042	393
50 to 59 percent	2 607	1 950	656
60 to 69 percent	2 078	1 652	426
70 to 79 percent	1 650	1 286	364
80 to 89 percent	1 182	1 082	100
90 to 99 percent	446	401	44
100 percent or more	593	467	127
Not reported	4 219	3 782	438
Median	52	51	56

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	20 276	17 170	3 105
Interest and principal	19 508	16 481	3 027
Fully amortized	14 074	11 861	2 213
Partially amortized	5 433	4 620	814
Principal only	8	8	—
Fully amortized	4	4	—
Partially amortized	4	4	—
Interest only	760	682	78
No regular payments required	10	9	1

Items Included in First Mortgage Payment

Regular payments of both interest and principal	19 508	16 481	3 027
Real estate taxes and property insurance	6 298	5 674	624
With no other items	2 726	2 268	457
With other items	3 572	3 406	166
Real estate taxes only	4 987	4 016	971
Property insurance only	72	62	10
Other combinations or no other items	8 151	6 728	1 423
No regular payments of interest and principal	778	699	79

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	20 276	17 170	3 105
Less than \$60	3 516	2 824	692
\$60 to \$79	3 299	2 675	624
\$80 to \$99	4 142	3 514	628
\$100 to \$149	6 390	5 512	878
\$150 to \$199	2 041	1 794	247
\$200 to \$249	552	524	27
\$250 to \$299	159	154	5
\$300 to \$399	75	71	4
\$400 to \$499	66	66	—
\$500 to \$599	17	17	—
\$600 to \$699	5	5	—
\$700 to \$799	11	11	—
\$800 or more	3	3	—
Median	\$96	\$98	\$88
Mean	\$105	\$107	\$93
No regular payments required	10	9	1

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	20 276	17 170	3 105
Less than \$60	2 975	2 824	151
\$60 to \$79	3 039	2 675	364
\$80 to \$99	4 100	3 514	586
\$100 to \$149	6 605	5 512	1 092
\$150 to \$199	2 404	1 794	609
\$200 to \$249	707	524	183
\$250 to \$299	216	154	62
\$300 to \$399	111	71	40
\$400 to \$499	71	66	5
\$500 to \$599	17	17	—
\$600 to \$699	7	5	2
\$700 to \$799	22	11	11
\$800 or more	3	3	—
Median	\$100	\$98	\$121
Mean	\$111	\$107	\$132
No regular payments required	10	9	1

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	20 276	17 170	3 105
Current or ahead of schedule	19 180	16 259	2 921
Delinquent (30 days or more)	644	544	100
1 to 3 payments	349	257	92
4 or more payments	295	287	7
Foreclosure in process	56	56	—
Foreclosure not in process	212	205	7
Not reported	27	27	—
No regular payments required	452	368	85
	10	9	1

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 367	1 299	67	166	162	4	1 201	1 138	63
20 to 29 percent	1 540	1 416	124	71	71	—	1 469	1 345	124
30 to 39 percent	2 168	1 803	365	280	280	—	1 888	1 523	365
40 to 49 percent	2 435	2 042	393	243	239	3	2 192	1 802	389
50 to 59 percent	2 607	1 950	656	357	349	8	2 249	1 601	648
60 to 69 percent	2 078	1 652	426	350	344	6	1 729	1 308	421
70 to 79 percent	1 650	1 286	364	346	337	8	1 304	948	356
80 to 89 percent	1 182	1 082	100	489	453	37	693	630	63
90 to 99 percent	446	401	44	239	239	—	207	162	44
100 percent or more	593	467	127	131	130	1	462	337	126
Not reported	4 219	3 782	438	738	712	26	3 482	3 070	412
Median	52	51	56	66	66	...	50	48	56
MORTGAGE PAYMENTS AND OTHER EXPENSES									
Method of Payment of First Mortgage									
Regular payments of interest and/or principal	20 276	17 170	3 105	3 410	3 317	93	16 866	13 854	3 012
Interest and principal	19 508	16 481	3 027	3 410	3 317	93	16 098	13 164	2 934
Fully amortized	14 074	11 861	2 213	3 376	3 284	92	10 698	8 577	2 122
Partially amortized	5 433	4 620	814	34	32	2	5 399	4 587	812
Principal only	8	8	—	—	—	—	8	8	—
Fully amortized	4	4	—	—	—	—	4	4	—
Partially amortized	4	4	—	—	—	—	4	4	—
Interest only	760	682	78	—	—	—	760	682	78
No regular payments required	10	9	1	—	—	—	10	9	1
Items Included in First Mortgage Payment									
Regular payments of both interest and principal	19 508	16 481	3 027	3 410	3 317	93	16 098	13 164	2 934
Real estate taxes and property insurance	6 298	5 674	624	2 962	2 876	86	3 335	2 798	537
With no other items	2 726	2 268	457	53	53	—	2 673	2 216	457
With other items	3 572	3 406	166	2 909	2 823	86	663	582	80
Real estate taxes only	4 987	4 016	971	86	86	—	4 901	3 930	971
Property insurance only	72	62	10	18	18	—	54	44	10
Other combinations or no other items	8 151	6 728	1 423	344	337	7	7 807	6 391	1 416
No regular payments of interest and principal	778	699	79	—	—	—	778	699	79
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	20 276	17 170	3 105	3 410	3 317	93	16 866	13 854	3 012
Less than \$60	3 516	2 824	692	452	418	34	3 064	2 406	658
\$60 to \$79	3 299	2 675	624	438	430	8	2 862	2 245	616
\$80 to \$99	4 142	3 514	628	799	766	33	3 343	2 749	595
\$100 to \$149	6 390	5 512	878	1 206	1 191	15	5 184	4 322	863
\$150 to \$199	2 041	1 794	247	374	370	3	1 668	1 424	244
\$200 to \$249	552	524	27	131	131	—	421	394	27
\$250 to \$299	159	154	5	9	9	—	150	144	5
\$300 to \$399	75	71	4	3	3	—	73	69	4
\$400 to \$499	66	66	—	—	—	—	66	66	—
\$500 to \$599	17	17	—	—	—	—	17	17	—
\$600 to \$699	5	5	—	—	—	—	5	5	—
\$700 to \$799	11	11	—	—	—	—	11	11	—
\$800 or more	3	3	—	—	—	—	3	3	—
Median	\$96	\$98	\$88	\$101	\$102	...	\$95	\$97	\$88
Mean	\$105	\$107	\$93	\$106	\$106	...	\$104	\$107	\$93
No regular payments required	10	9	1	—	—	—	10	9	1
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	20 276	17 170	3 105	3 410	3 317	93	16 866	13 854	3 012
Less than \$60	2 975	2 824	151	423	418	5	2 552	2 406	146
\$60 to \$79	3 039	2 675	364	458	430	28	2 581	2 245	335
\$80 to \$99	4 100	3 514	586	767	766	2	3 333	2 749	584
\$100 to \$149	6 605	5 512	1 092	1 243	1 191	52	5 362	4 322	1 040
\$150 to \$199	2 404	1 794	609	372	370	2	2 032	1 424	608
\$200 to \$249	707	524	183	135	131	5	572	394	178
\$250 to \$299	216	154	62	9	9	—	206	144	62
\$300 to \$399	111	71	40	3	3	—	109	69	40
\$400 to \$499	71	66	5	—	—	—	71	66	5
\$500 to \$599	17	17	—	—	—	—	17	17	—
\$600 to \$699	7	5	2	—	—	—	7	5	2
\$700 to \$799	22	11	11	—	—	—	22	11	11
\$800 or more	3	3	—	—	—	—	3	3	—
Median	\$100	\$98	\$121	\$102	\$102	...	\$100	\$97	\$121
Mean	\$111	\$107	\$132	\$107	\$106	...	\$111	\$107	\$133
No regular payments required	10	9	1	—	—	—	10	9	1
Current Status of First Mortgage Payments									
Regular payments of interest and/or principal	20 276	17 170	3 105	3 410	3 317	93	16 866	13 854	3 012
Current or ahead of schedule	19 180	16 259	2 921	3 337	3 263	74	15 842	12 995	2 847
Delinquent (30 days or more)	644	544	100	60	41	19	584	504	80
1 to 3 payments	349	257	92	14	14	19	303	230	73
4 or more payments	295	287	7	46	27	—	281	273	7
Foreclosure in process	56	56	—	2	2	—	54	54	—
Foreclosure not in process	212	205	7	12	12	—	200	192	7
Not reported	27	27	—	—	—	—	27	27	—
No regular payments required	452	368	85	13	13	—	439	355	85
	10	9	1	—	—	—	10	9	1

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	10 229	15 691	2 539	3 228	3 158	71	15 001	12 533	2 468
Less than \$100	857	779	78	277	276	2	580	503	77
\$100 to \$199	4 034	3 452	582	784	754	31	3 249	2 698	551
\$200 to \$299	4 319	3 750	569	856	842	13	3 463	2 908	555
\$300 to \$399	2 434	2 021	413	323	322	1	2 111	1 699	412
\$400 to \$499	2 070	1 704	366	364	362	1	1 707	1 342	365
\$500 to \$599	1 448	1 349	99	281	279	2	1 167	1 069	98
\$600 to \$699	963	825	138	121	102	19	842	723	119
\$700 to \$799	523	466	57	66	66	—	458	401	57
\$800 to \$899	311	288	23	53	51	2	259	237	22
\$900 to \$999	208	176	32	35	35	—	173	140	32
\$1,000 to \$1,499	368	295	72	14	14	—	354	281	72
\$1,500 or more	102	87	15	14	14	—	88	73	15
Not reported	592	499	93	41	41	—	551	459	93
Median	\$291	\$290	\$299	\$262	\$263	...	\$298	\$298	\$301
Acquired 1980 and 1981 (part)	2 056	1 488	568	182	159	23	1 875	1 329	545

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	17 277	14 815	2 462	2 936	2 865	71	14 341	11 950	2 392
Less than 20 percent	1 572	1 294	278	177	175	2	1 395	1 119	277
20 to 29 percent	3 243	2 690	553	260	233	27	2 983	2 457	525
30 to 39 percent	3 889	3 196	693	385	382	3	3 504	2 815	690
40 to 49 percent	2 905	2 567	338	588	580	8	2 317	1 987	330
50 to 59 percent	2 002	1 871	131	666	662	4	1 337	1 210	127
60 to 69 percent	616	561	54	163	161	2	453	400	53
70 to 79 percent	540	430	110	163	162	1	377	268	109
80 to 89 percent	147	142	5	40	40	—	106	101	5
90 to 99 percent	75	74	1	19	19	—	56	54	1
100 percent or more	481	450	30	73	73	—	407	377	30
Not reported or not computed	1 809	1 540	269	402	378	24	1 406	1 162	244
Median	38	38	34	48	48	...	36	36	34
Other properties	3 009	2 364	644	474	452	23	2 534	1 913	622

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	17 277	14 815	2 462	2 936	2 865	71	14 341	11 950	2 392
Less than 20 percent	1 356	1 294	62	177	175	2	1 179	1 119	61
20 to 29 percent	2 912	2 690	222	235	233	1	2 678	2 457	220
30 to 39 percent	3 814	3 196	618	409	382	28	3 405	2 815	590
40 to 49 percent	3 120	2 567	553	584	580	4	2 536	1 987	549
50 to 59 percent	2 188	1 871	107	666	662	4	1 522	1 210	312
60 to 69 percent	666	561	117	163	161	2	503	400	103
70 to 79 percent	522	430	92	167	162	2	355	268	87
80 to 89 percent	204	142	62	40	40	—	164	101	62
90 to 99 percent	115	74	42	19	19	—	96	54	42
100 percent or more	571	450	121	73	73	—	498	377	121
Not reported or not computed	1 809	1 540	269	402	378	24	1 406	1 162	244
Median	39	38	44	48	48	...	38	36	44
Other properties	3 009	2 364	644	474	452	23	2 534	1 913	622

Real Estate Tax Per \$1,000 Value

Acquired before 1980	18 229	15 691	2 539	3 228	3 158	71	15 001	12 533	2 468
Less than \$10	5 179	4 428	752	1 086	1 070	16	4 094	3 358	736
\$10 to \$14	2 940	2 460	480	442	437	5	2 498	2 023	475
\$15 to \$19	1 816	1 521	295	381	378	3	1 435	1 143	292
\$20 to \$24	1 188	1 008	181	112	112	—	1 076	896	181
\$25 to \$29	862	734	128	167	167	—	695	567	128
\$30 to \$39	858	775	83	87	85	21	772	709	62
\$40 to \$49	431	361	70	62	62	—	369	299	70
\$50 to \$59	210	190	19	42	42	—	168	148	19
\$60 or more	214	183	31	38	38	—	176	145	31
Not reported or not computed	4 531	4 030	500	811	785	26	3 720	3 245	475
Median	\$13	\$13	\$13	\$11	\$11	...	\$13	\$13	\$13
Acquired 1980 and 1981 (part)	2 056	1 488	568	182	159	23	1 875	1 329	545

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	17 286	14 824	2 462	2 936	2 865	71	14 350	11 959	2 392
Less than 5 percent	1 659	1 430	229	207	180	27	1 452	1 250	202
5 to 9 percent	6 166	5 221	945	1 096	1 083	13	5 070	4 138	932
10 to 14 percent	3 488	2 992	496	548	546	3	2 939	2 446	493
15 to 19 percent	1 965	1 757	208	320	319	2	1 645	1 439	206
20 to 24 percent	926	779	147	209	208	2	717	571	146
25 to 29 percent	179	162	18	12	12	—	167	149	18
30 to 34 percent	114	98	16	5	5	—	109	93	16
35 to 39 percent	41	20	21	4	4	—	36	15	21
40 percent or more	602	566	36	113	113	—	488	453	36
Not reported or not computed	2 147	1 800	347	420	396	24	1 727	1 404	323
Median	10	10	9	10	10	...	10	10	9
Other properties	3 000	2 355	644	474	452	23	2 526	1 904	622

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	17 286	14 824	2 462	2 936	2 865	71	14 350	11 959	2 392
Less than 20 percent	65	65	—	11	11	—	55	55	—
20 to 29 percent	301	280	21	12	10	2	289	270	19
30 to 39 percent	668	601	68	33	33	—	635	568	68
40 to 49 percent	1 684	1 542	142	71	71	—	1 614	1 472	142
50 to 59 percent	2 674	2 314	360	162	132	30	2 512	2 182	330
60 to 69 percent	3 255	2 753	502	494	494	—	2 761	2 259	502
70 to 79 percent	2 439	1 912	527	486	479	7	1 953	1 433	520
80 to 89 percent	1 504	1 371	133	323	323	—	1 180	1 048	133

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—
Con.

Acquired before 1980¹—Con.

90 to 99 percent	616	467	149
100 to 109 percent	662	581	81
110 percent or more	1 220	1 088	133
Not reported or not computed	2 198	1 849	348
Median	67	66	69

Other properties

3 000 2 355 644

474 452 23 2 526 1 904 622

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	20 286	17 179	3 107
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	4 916	4 163	753
10,000 to 49,999	9 080	7 631	1 450
Less than 10,000 and rural	6 289	5 385	904
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

3 410	3 317	93
—	—	—
—	—	—
803	795	8
1 608	1 560	48
999	962	37
—	—	—
—	—	—
—	—	—
—	—	—

16 876	13 862	3 013
—	—	—
—	—	—
4 113	3 369	745
7 473	6 071	1 402
5 290	4 423	867
—	—	—
—	—	—
—	—	—
—	—	—

Number of Housing Units

50 to 74 housing units	6 239	5 248	991
75 to 99 housing units	3 236	2 757	479
100 to 149 housing units	4 495	3 838	656
150 to 199 housing units	2 346	2 005	341
200 to 299 housing units	2 506	2 085	421
300 to 499 housing units	1 158	985	173
500 to 999 housing units	281	237	44
1,000 or more housing units	26	25	1

947	918	30
471	441	30
914	912	1
494	476	18
418	413	5
133	128	5
33	28	5
1	1	—

5 291	4 330	961
2 764	2 316	449
3 581	2 926	655
1 852	1 529	323
2 088	1 672	416
1 025	858	168
248	209	40
25	23	1

Number of Buildings

1 building	4 643	4 023	620
2 to 4 buildings	3 152	2 584	568
5 or more buildings	9 712	8 326	1 386
Not reported	2 778	2 246	532

739	731	8
477	484	13
1 856	1 787	69
318	315	3

3 904	3 292	612
2 656	2 100	555
7 856	6 539	1 317
2 460	1 931	529

Manner of Acquisition

By purchase	20 043	16 944	3 100
Placed one new mortgage	14 155	13 305	850
Placed two or more new mortgages	1 079	488	590
Assumed mortgage(s) already on property	3 068	2 451	617
Assumed mortgage already on property and placed new mortgage	1 514	478	1 036
All cash	209	204	6
Borrowed other than with mortgage	19	19	—
Inheritance or gift	12	10	2
Other	38	36	2
Not reported	192	189	3

3 410	3 317	93
2 880	2 839	41
13	10	3
441	414	28
37	14	22
39	39	—
—	—	—
—	—	—
—	—	—
—	—	—

16 633	13 627	3 006
11 275	10 466	809
1 066	478	588
2 627	2 037	590
1 477	463	1 014
170	165	6
19	19	—
12	10	2
38	36	2
192	189	3

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)	10 437	8 249	2 188
Cash	8 997	6 853	2 144
Sale of stock for this project	267	199	68
Sale of previously owned stock, shares or other securities	143	117	27
Sale of land or other real estate	950	637	26
Owner's cash, bank deposits, share accounts, or bonds	5 905	4 643	1 262
Borrowing other than mortgage on this property	838	638	200
Other cash source or source not reported	894	620	274
Noncash	848	764	84
Land used for structure(s) on this property	332	312	20
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	128	128	—
Other noncash source or no downpayment	388	324	64
Not reported	1 657	1 456	201
Other properties	9 849	8 930	919

1 465	1 408	58
1 234	1 183	50
27	27	—
3	3	—
114	79	35
940	933	7
74	71	3
76	71	5
149	146	3
65	65	—
42	42	—
43	40	3
243	236	7

8 971	6 841	2 130
7 763	5 669	2 094
240	171	68
140	114	26
836	557	278
4 965	3 710	1 255
764	567	197
818	549	269
698	618	81
267	247	20
86	86	—
345	284	61
1 414	1 220	194
7 905	7 021	883

Land and Building Acquisition

During same 12-month period	15 434	12 713	2 721
Acquired land previously	3 964	3 663	302
Land not owned by building owner	399	338	61
Not reported	488	466	23

2 427	2 344	84
852	842	9
49	49	—
82	82	—

13 007	10 369	2 638
3 113	2 821	292
350	289	61
406	384	23

Year Property Acquired

1979 to 1981 (part)	4 498	3 319	1 179
1977 and 1978	3 752	3 063	689
1975 and 1976	2 209	1 887	322
1970 to 1974	5 307	4 653	653
1965 to 1969	2 811	2 614	198
1960 to 1964	1 094	1 047	47
1959 or earlier	615	596	19

548	501	46
526	519	6
392	387	5
1 355	1 323	31
275	273	1
233	230	3
83	83	—

3 950	2 817	1 133
3 226	2 544	682
1 817	1 501	317
3 952	3 330	622
2 537	2 340	196
861	817	44
532	513	19

Year Structure Built

1979 to March 1980	884	845	38
1977 and 1978	1 555	1 412	143
1975 and 1976	1 253	1 044	210
1970 to 1974	6 410	5 388	1 022
1960 to 1969	7 523	6 186	1 338
1950 to 1959	941	771	170
1940 to 1949	399	372	27
1939 or earlier	409	320	90
Not reported	911	842	69

247	247	—
418	415	3
256	236	21
1 626	1 563	63
543	537	6
84	84	—
99	99	—
11	10	1
126	126	—

637	599	38
1 136	996	140
997	808	189
4 784	3 825	959
6 981	5 649	1 332
857	687	170
300	273	27
398	310	89
785	716	69

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, not in Central Cities

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part) ----	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than \$5,000 -----	8 229	6 363	1 866	1 074	1 021	53	7 155	5 342	1 813
\$5,000 to \$9,999 -----	139	128	12	10	10	—	129	117	12
\$10,000 to \$14,999 -----	324	192	132	9	9	—	316	184	132
\$15,000 to \$19,999 -----	1 407	998	410	98	98	—	1 310	900	410
\$20,000 to \$24,999 -----	1 724	1 241	483	166	148	18	1 558	1 093	465
\$25,000 to \$29,999 -----	1 512	1 230	282	209	186	23	1 302	1 044	259
\$30,000 to \$34,999 -----	1 049	797	253	287	283	4	762	514	248
\$35,000 to \$39,999 -----	390	315	75	101	98	3	289	217	72
\$40,000 to \$49,999 -----	60	49	11	20	18	1	40	31	10
\$50,000 to \$59,999 -----	99	64	35	2	2	—	96	61	35
\$60,000 to \$79,999 -----	31	26	5	3	3	—	28	23	5
\$80,000 to \$99,999 -----	13	5	8	1	1	—	12	4	8
\$100,000 to \$149,999 -----	19	18	1	—	—	—	19	18	1
\$150,000 or more -----	3	2	1	—	—	—	3	2	1
Not reported -----	20	18	2	18	18	—	2	—	2
Median -----	1 439	1 281	158	149	145	4	1 290	1 136	154
Mean -----	\$19400	\$19900	\$18100	\$24300	\$24600	...	\$18800	\$19100	\$18000
Other properties -----	12 057	10 816	1 240	2 336	2 296	40	9 720	8 520	1 200

Value

Less than \$200,000 -----	49	49	—	18	18	—	31	31	—
\$200,000 to \$299,999 -----	26	22	3	—	—	—	26	22	3
\$300,000 to \$399,999 -----	36	33	2	—	—	—	36	33	2
\$400,000 to \$499,999 -----	53	53	—	—	—	—	53	53	—
\$500,000 to \$999,999 -----	1 198	973	226	303	303	—	896	670	226
\$1,000,000 to \$1,499,999 -----	2 272	1 874	398	133	132	2	2 139	1 742	397
\$1,500,000 to \$1,999,999 -----	2 055	1 754	301	417	398	19	1 638	1 356	282
\$2,000,000 to \$2,999,999 -----	3 557	3 005	551	615	605	10	2 942	2 401	541
\$3,000,000 to \$3,999,999 -----	1 995	1 613	383	262	246	15	1 734	1 366	368
\$4,000,000 to \$4,999,999 -----	1 304	1 090	214	284	277	7	1 020	813	207
\$5,000,000 or more -----	3 521	2 931	590	641	627	15	2 880	2 305	575
Not reported -----	4 219	3 782	438	738	712	26	3 482	3 070	412
Median -----	\$2658900	\$2645600	\$2731200	\$2756800	\$2747900	...	\$2638400	\$2619900	\$2720800
Mean -----	\$3575100	\$3592000	\$3490000	\$3692600	\$3675900	...	\$3551700	\$3571800	\$3468100

Value Per Housing Unit

Less than \$5,000 -----	118	108	10	19	19	—	98	89	10
\$5,000 to \$9,999 -----	320	262	58	8	5	4	312	257	55
\$10,000 to \$14,999 -----	1 872	1 594	278	360	360	—	1 512	1 234	278
\$15,000 to \$19,999 -----	3 194	2 614	580	519	500	19	2 575	2 113	562
\$20,000 to \$24,999 -----	3 225	2 663	563	453	434	19	2 672	2 229	543
\$25,000 to \$29,999 -----	3 052	2 643	409	616	609	7	2 436	2 034	402
\$30,000 to \$34,999 -----	1 954	1 568	387	243	240	3	1 711	1 328	383
\$35,000 to \$39,999 -----	762	616	146	130	123	7	632	493	139
\$40,000 to \$49,999 -----	797	634	163	148	141	7	649	494	155
\$50,000 to \$59,999 -----	369	328	41	44	44	—	325	284	41
\$60,000 to \$79,999 -----	221	191	29	67	66	1	154	125	28
\$80,000 to \$99,999 -----	106	104	2	33	33	—	73	72	2
\$100,000 to \$149,999 -----	53	49	4	32	32	—	21	17	4
\$150,000 or more -----	24	24	—	—	—	—	24	24	—
Not reported -----	4 219	3 782	438	738	712	26	3 482	3 070	412
Median -----	\$23900	\$24000	\$23600	\$24700	\$24800	...	\$23800	\$23800	\$23700
Mean -----	\$25900	\$26000	\$25300	\$27200	\$27200	...	\$25600	\$25700	\$25300

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ² -----	17 286	14 824	2 462	2 936	2 865	71	14 350	11 959	2 392
Less than \$60 -----	317	288	28	40	40	—	277	249	28
\$60 to \$79 -----	142	141	1	26	26	—	116	115	1
\$80 to \$99 -----	27	27	—	2	2	—	25	25	—
\$100 to \$119 -----	105	95	11	20	20	—	85	74	11
\$120 to \$149 -----	473	449	24	188	188	—	285	261	24
\$150 to \$199 -----	2 351	1 952	399	824	797	27	1 528	1 155	372
\$200 to \$249 -----	3 963	3 344	619	476	474	3	3 487	2 870	617
\$250 to \$299 -----	3 842	3 332	510	493	485	8	3 350	2 847	502
\$300 to \$349 -----	2 218	1 893	325	263	256	8	1 955	1 637	318
\$350 to \$399 -----	1 161	964	197	97	97	—	1 063	866	197
\$400 to \$449 -----	475	424	52	56	56	—	419	368	52
\$450 to \$499 -----	139	128	11	12	12	—	127	116	11
\$500 or more -----	265	248	17	35	34	2	229	214	15
No rental receipts -----	4	2	—	—	—	—	4	2	—
Not reported -----	1 805	1 538	267	402	378	24	1 403	1 160	243
Median -----	\$255	\$251	\$251	\$218	\$218	...	\$260	\$261	\$252
Mean -----	\$302	\$299	\$320	\$268	\$267	...	\$308	\$306	\$319
Other properties -----	3 000	2 355	644	474	452	23	2 526	1 904	622

Purchase Price as Percent of Value

Acquired by purchase -----	20 043	16 944	3 100	3 410	3 317	93	16 633	13 627	3 006
Purchased 1977 to 1981 (part) -----	8 229	6 363	1 866	1 074	1 021	53	7 155	5 342	1 813
Less than 80 percent -----	2 864	2 150	714	314	308	7	2 550	1 842	708
80 to 89 percent -----	1 363	919	444	131	130	2	1 232	790	442
90 to 94 percent -----	508	423	84	170	170	—	338	254	84
95 to 99 percent -----	371	318	54	113	111	1	259	206	52
100 percent or more -----	1 065	813	252	144	105	40	921	709	213
Not reported -----	2 057	1 740	318	202	198	4	1 856	1 542	314
Median -----	82	82	81	89	88	...	81	81	81

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2d. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, not in Central Cities

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	7 463	6 491	972	1 746	1 710	36	5 717	4 781	936
Less than 60 percent	2 139	1 794	345	299	299	—	1 840	1 495	345
60 to 79 percent	1 558	1 289	270	412	405	8	1 146	884	262
80 to 89 percent	736	654	82	230	230	—	506	424	82
90 to 99 percent	303	288	16	77	76	2	226	212	14
100 percent or more	296	264	32	119	117	1	178	147	31
Not reported	2 431	2 202	228	609	583	26	1 822	1 619	203
Median	65	65	62	73	73	...	62	62	62
Purchased 1969 or earlier	4 351	4 090	262	590	586	4	3 761	3 504	258
Less than 40 percent	714	671	42	47	44	3	667	627	40
40 to 59 percent	895	849	46	157	157	—	738	692	46
60 to 79 percent	571	526	45	68	68	—	503	458	45
80 to 99 percent	231	219	12	18	18	—	213	201	12
100 percent or more	140	136	4	17	17	—	123	119	4
Not reported	1 802	1 689	113	284	283	1	1 518	1 406	112
Median	53	52	...	53	54	...	52	52	...
Not acquired by purchase	242	235	7	—	—	—	242	235	7

Rental Receipts as Percent of Value

Acquired before 1980²

Less than 5 percent	17 286	14 824	2 462	2 936	2 865	71	14 350	11 959	2 392
5 to 9 percent	543	473	70	148	148	—	394	325	70
10 to 14 percent	2 167	1 909	258	562	552	11	1 605	1 357	248
15 to 19 percent	5 626	4 573	1 053	906	897	8	4 721	3 676	1 045
20 to 24 percent	2 409	2 104	305	253	253	—	2 156	1 851	305
25 to 29 percent	939	819	119	75	74	2	863	746	118
30 to 39 percent	457	400	56	29	29	—	428	371	56
40 to 49 percent	169	162	6	12	12	—	157	151	6
50 percent or more	212	185	27	28	28	—	183	156	27
Not reported or not computed	4 764	4 198	567	922	872	50	3 842	3 326	517
Median	13	13	13	12	12	...	13	14	13
Other properties	3 000	2 355	644	474	452	23	2 526	1 904	622

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²

Less than 1.0 percent	17 286	14 824	2 462	2 936	2 865	71	14 350	11 959	2 392
1.0 to 2.9 percent	4 676	4 233	443	1 056	1 051	5	3 620	3 181	439
3.0 to 4.9 percent	3 157	2 745	413	595	593	3	2 562	2 152	410
5.0 to 6.9 percent	2 490	2 099	391	349	344	5	2 141	1 754	387
7.0 to 8.9 percent	1 164	1 011	153	105	105	—	1 058	905	153
9.0 to 10.9 percent	765	657	108	75	69	6	691	588	102
11.0 to 12.9 percent	790	627	162	104	103	1	686	525	161
13.0 to 14.9 percent	357	315	42	33	33	—	324	281	42
15.0 percent or more	203	163	41	25	25	—	178	138	41
Not reported or not computed	1 117	877	239	111	110	1	1 006	767	238
Median	2 567	2 098	469	482	432	50	2 085	1 666	419
Other properties	2.7	2.6	3.7	1.6	1.6	...	3.0	2.8	3.7
Other properties	3 000	2 355	644	474	452	23	2 526	1 904	622

OWNER CHARACTERISTICS

Type of Owner

Individual	3 502	2 958	543	306	302	3	3 196	2 656	540
Partnership	12 709	10 756	1 953	2 314	2 258	56	10 395	8 499	1 897
Real estate corporation	1 754	1 497	257	216	216	—	1 538	1 281	257
Real estate investment trust	316	287	29	34	34	—	282	253	29
Financial institution	117	115	2	7	7	—	110	108	2
Housing cooperative organization	449	432	16	229	229	—	220	203	16
Church or church-related institution	226	215	11	79	75	4	147	140	7
Other	887	614	273	151	121	30	736	493	243
Not reported	327	305	22	75	75	—	252	230	22

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1e. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties	Outside SMSA's	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties -----	3 699	208	3 491	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's -----	—	—	—	\$35,000 to \$39,999 -----	—	—	—
1,000,000 or more -----	—	—	—	\$40,000 to \$49,999 -----	9	—	9
250,000 to 999,999 -----	—	—	—	\$50,000 to \$59,999 -----	8	—	8
50,000 to 249,999 -----	—	—	—	\$60,000 to \$79,999 -----	—	—	—
10,000 to 49,999 -----	—	—	—	\$80,000 to \$99,999 -----	—	—	—
Less than 10,000 and rural -----	—	—	—	\$100,000 to \$149,999 -----	30	—	30
Outside SMSA's -----	3 699	208	3 491	\$150,000 or more -----	—	—	—
10,000 or more -----	2 335	131	2 205	Not reported -----	187	32	155
2,500 to 9,999 -----	692	41	651	Median -----	\$20500	...	\$20700
Less than 2,500 and rural -----	672	36	636	Other properties -----	2 214	157	2 057
Number of Housing Units				Value -----			
50 to 74 housing units -----	1 755	104	1 652	Less than \$200,000 -----	22	7	15
75 to 99 housing units -----	979	64	915	\$200,000 to \$299,999 -----	27	16	10
100 to 149 housing units -----	635	19	616	\$300,000 to \$399,999 -----	4	—	4
150 to 199 housing units -----	146	—	146	\$400,000 to \$499,999 -----	5	4	2
200 to 299 housing units -----	141	4	137	\$500,000 to \$999,999 -----	352	24	328
300 to 499 housing units -----	34	8	26	\$1,000,000 to \$1,499,999 -----	815	62	752
500 to 999 housing units -----	9	9	—	\$1,500,000 to \$1,999,999 -----	542	50	492
1,000 or more housing units -----	—	—	—	\$2,000,000 to \$2,999,999 -----	830	5	825
Number of Buildings				\$3,000,000 to \$3,999,999 -----	255	3	252
1 building -----	978	99	879	\$4,000,000 to \$4,999,999 -----	121	—	121
2 to 4 buildings -----	365	6	359	\$5,000,000 or more -----	179	19	160
5 or more buildings -----	1 987	93	1 894	Not reported -----	547	19	529
Not reported -----	369	10	359	Median -----	\$1824100	\$1354600	\$1875200
Manner of Acquisition				Mean -----	\$2082700	\$1987500	\$2088800
By purchase -----	3 587	118	3 468	Value Per Housing Unit -----			
Placed one new mortgage -----	2 923	17	2 906	Less than \$5,000 -----	46	15	31
Placed two or more new mortgages -----	73	—	73	\$5,000 to \$9,999 -----	70	19	51
Assumed mortgage(s) already on property -----	300	14	285	\$10,000 to \$14,999 -----	332	36	297
Assumed mortgage already on property and placed new mortgage -----	149	—	149	\$15,000 to \$19,999 -----	872	65	807
All cash -----	113	58	55	\$20,000 to \$24,999 -----	706	10	696
Borrowed other than with mortgage -----	29	29	—	\$25,000 to \$29,999 -----	660	36	624
Inheritance or gift -----	34	34	—	\$30,000 to \$34,999 -----	263	9	254
Other -----	12	7	5	\$35,000 to \$39,999 -----	100	—	100
Not reported -----	66	49	17	\$40,000 to \$49,999 -----	51	—	51
Source of Downpayment ¹				\$50,000 to \$59,999 -----	14	—	14
Properties purchased 1975 to 1981 (part) -----	2 152	51	2 101	\$60,000 to \$79,999 -----	8	—	8
Cash -----	1 983	50	1 933	\$80,000 to \$99,999 -----	—	—	—
Sale of stock for this project -----	37	—	37	\$100,000 to \$149,999 -----	30	—	30
Sale of previously owned stock, shares or other securities -----	4	—	4	\$150,000 or more -----	—	—	—
Sale of land or other real estate -----	168	—	168	Not reported -----	547	19	529
Owner's cash, bank deposits, share accounts, or bonds -----	1 339	40	1 299	Median -----	\$21800	\$16900	\$22100
Borrowing other than mortgage on this property -----	191	8	182	Mean -----	\$22900	\$16700	\$23300
Other cash source or source not reported -----	243	2	242	Monthly Rental Receipts Per Housing Unit -----			
Noncash -----	209	—	209	Acquired before 1980 ² -----	3 183	112	3 071
Land used for structure(s) on this property -----	35	—	35	Less than \$60 -----	59	—	59
Fees (builder's, contractor's, architect's, lawyer's, engineer's) -----	17	—	17	\$60 to \$79 -----	4	—	4
Other noncash source or no downpayment -----	147	—	147	\$80 to \$99 -----	21	7	14
Not reported -----	215	5	210	\$100 to \$119 -----	142	38	104
Other properties -----	1 547	157	1 390	\$120 to \$149 -----	392	7	385
Land and Building Acquisition				\$150 to \$199 -----	708	17	691
During same 12-month period -----	2 934	179	2 755	\$200 to \$249 -----	660	3	657
Acquired land previously -----	750	29	721	\$250 to \$299 -----	523	15	507
Land not owned by building owner -----	—	—	—	\$300 to \$349 -----	312	—	312
Not reported -----	15	—	15	\$350 to \$399 -----	45	—	45
Year Property Acquired				\$400 to \$449 -----	8	—	8
1979 to 1981 (part) -----	665	80	585	\$450 to \$499 -----	9	9	—
1977 and 1978 -----	877	23	855	\$500 or more -----	19	—	19
1975 and 1976 -----	667	—	667	No rental receipts -----	—	—	—
1970 to 1974 -----	1 097	12	1 085	Not reported -----	283	17	266
1965 to 1969 -----	243	29	214	Median -----	\$209	...	\$211
1960 to 1964 -----	93	47	46	Mean -----	\$250	...	\$247
1959 or earlier -----	57	17	40	Other properties -----	516	96	420
Year Structure Built				Purchase Price as Percent of Value -----			
1979 to March 1980 -----	270	25	245	Acquired by purchase -----	3 587	118	3 468
1977 and 1978 -----	634	—	634	Purchased 1977 to 1981 (part) -----	1 485	51	1 434
1975 and 1976 -----	506	—	506	Less than 80 percent -----	405	10	395
1970 to 1974 -----	1 360	69	1 291	80 to 89 percent -----	422	6	416
1960 to 1969 -----	717	85	632	90 to 94 percent -----	109	—	109
1950 to 1959 -----	87	23	64	95 to 99 percent -----	141	3	138
1940 to 1949 -----	32	—	32	100 percent or more -----	167	—	167
1939 or earlier -----	47	7	40	Not reported -----	241	32	209
Not reported -----	46	—	46	Median -----	85	...	85
Purchase Price Per Housing Unit				Purchased 1970 to 1976 -----	1 764	12	1 751
Properties acquired by purchase 1977 to 1981 (part) -----	1 485	51	1 434	Less than 60 percent -----	233	4	229
Less than \$5,000 -----	27	4	24	60 to 79 percent -----	484	9	475
\$5,000 to \$9,999 -----	55	5	50	80 to 89 percent -----	233	—	233
\$10,000 to \$14,999 -----	205	—	205	90 to 99 percent -----	94	—	94
\$15,000 to \$19,999 -----	321	10	310	100 percent or more -----	243	—	243
\$20,000 to \$24,999 -----	376	—	376	Not reported -----	477	—	477
\$25,000 to \$29,999 -----	259	—	259	Median -----	77	...	77
\$30,000 to \$34,999 -----	7	—	7	Purchased 1969 or earlier -----	338	56	283
				Less than 40 percent -----	86	27	60
				40 to 59 percent -----	45	6	40
				60 to 79 percent -----	104	13	91
				80 to 99 percent -----	24	—	24
				100 percent or more -----	11	7	4
				Not reported -----	68	3	65
				Median -----	61	...	62
				Not acquired by purchase -----	112	90	23

¹Detail does not add to total because owners reported more than one source.

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1e. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's			Outside SMSA's		
	Total properties	Nonmortgaged properties		Total properties	Nonmortgaged properties
PROPERTY CHARACTERISTICS—Con.			MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.		
Rental Receipts as Percent of Value			Real Estate Tax Per \$1,000 Value—Con.		
Acquired before 1980 ²	3 183	112	3 071	118	23
Less than 5 percent	132	34	97	64	8
5 to 9 percent	673	4	670	12	—
10 to 14 percent	1 004	8	995	—	12
15 to 19 percent	469	22	446	—	—
20 to 24 percent	197	11	186	14	10
25 to 29 percent	38	9	29	692	60
30 to 39 percent	40	—	40	\$12	632
40 percent or more	8	7	2	...	\$12
Not reported or not computed	623	17	606	385	64
Median	12	...	12	321	321
Other properties	516	96	420		
Rental Vacancy Losses as Percent of Potential Receipts			Real Estate Tax as Percent of Rental Receipts		
Acquired before 1980 ²	3 183	112	3 071	118	23
Less than 1.0 percent	1 065	37	1 028	482	3
1.0 to 2.9 percent	540	7	533	1 032	15
3.0 to 4.9 percent	438	—	438	606	24
5.0 to 6.9 percent	179	16	163	473	3
7.0 to 8.9 percent	119	—	119	67	—
9.0 to 10.9 percent	94	13	80	61	4
11.0 to 12.9 percent	43	8	35	—	—
13.0 to 14.9 percent	15	—	15	30	30
15.0 percent or more	288	7	281	141	43
Not reported or not computed	403	24	379	289	20
Median	2.2	...	2.2	10	269
Other properties	516	96	420	...	10
MORTGAGE PAYMENTS AND OTHER EXPENSES			Selected Owner Expenses as Percent of Rental Receipts		
Real Estate Tax Per Housing Unit			Acquired before 1980²		
Acquired before 1980	3 314	144	3 170	112	3 071
Less than \$100	539	62	478	16	—
\$100 to \$199	917	33	884	48	30
\$200 to \$299	551	—	551	86	31
\$300 to \$399	738	26	712	98	98
\$400 to \$499	224	5	219	320	320
\$500 to \$599	161	7	155	730	730
\$600 to \$699	51	—	51	404	404
\$700 to \$799	42	—	42	221	221
\$800 to \$899	—	—	—	263	259
\$900 to \$999	—	—	—	233	233
\$1,000 to \$1,499	30	—	30	469	469
\$1,500 or more	10	4	10	295	274
Not reported	50	8	42	74	75
Median	\$232	...	\$237	516	96
Acquired 1980 and 1981 (part)	385	64	321	420	420
Real Estate Tax Per \$1,000 Value			OWNER CHARACTERISTICS		
Acquired before 1980	3 314	144	3 170	452	68
Less than \$10	1 127	9	1 118	2 454	50
\$10 to \$14	480	10	470	156	13
\$15 to \$19	586	13	573	30	—
\$20 to \$24	221	12	210	3	3
				51	6
				157	52
				352	17
				45	—
				45	45

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties	3 491	3 270	221	1 341	1 341	-	2 150	1 929	221
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage	3 270	3 270	-	1 341	1 341	-	1 929	1 929	-
2 mortgages	179	-	179	-	-	-	179	-	179
3 or more mortgages	42	-	42	-	-	-	42	-	42
Form of Debt of First Mortgage									
Mortgage or deed of trust	3 227	3 007	221	1 341	1 341	-	1 886	1 665	221
Contract to purchase	142	142	-	-	-	-	142	142	-
Wrap-around mortgage	122	122	-	-	-	-	122	122	-
Origin of First Mortgage									
Mortgage made at time property acquired	2 771	2 651	120	1 210	1 210	-	1 562	1 441	120
Mortgage assumed at time property acquired	393	296	97	111	111	-	282	185	97
Mortgage placed later than acquisition of property	326	323	3	21	21	-	306	303	3
Refinanced mortgage:									
Same lender	135	135	-	7	7	-	127	127	-
Different lender	101	98	3	13	13	-	87	84	3
Mortgage placed on property owned free and clear of debt	91	91	-	-	-	-	91	91	-
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property	326	323	3	21	21	-	306	303	3
Renew or extend loan that had fallen due, without increasing the outstanding balance	11	11	-	-	-	-	11	11	-
Secure better terms	49	46	3	8	8	-	42	39	3
Provide funds for additions, improvements, or repairs to this property	112	112	-	-	-	-	112	112	-
Provide funds for investment in other real estate	17	17	-	-	-	-	17	17	-
Provide funds for other types of investments	3	3	-	-	-	-	3	3	-
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-
Other reasons	77	77	-	6	6	-	71	71	-
Not reported	57	57	-	7	7	-	50	50	-
Other properties	3 165	2 947	218	1 321	1 321	-	1 844	1 626	218
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property	101	-	101	-	-	-	101	-	101
Provide funds for additions, improvements or repairs to this property	3	-	3	-	-	-	3	-	3
Provide funds for investment in other real estate	-	-	-	-	-	-	-	-	-
Provide funds for other types of investments	-	-	-	-	-	-	-	-	-
Provide funds for educational or medical expenses	-	-	-	-	-	-	-	-	-
Other reasons	45	-	45	-	-	-	45	-	45
Not reported	52	-	52	-	-	-	52	-	52
Other properties	120	-	120	-	-	-	120	-	120
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	798	723	76	124	124	-	674	598	76
1977 and 1978	842	780	62	340	340	-	503	440	62
1975 and 1976	587	558	29	189	189	-	399	370	29
1970 to 1974	1 063	1 020	43	651	651	-	412	370	43
1965 to 1969	171	160	11	14	14	-	157	147	11
1960 to 1964	13	13	-	13	13	-	-	-	-
1959 or earlier	16	16	-	11	11	-	5	5	-
First Mortgage Loan									
Less than \$200,000	52	32	20	-	-	-	52	32	20
\$200,000 to \$299,999	34	20	14	-	-	-	34	20	14
\$300,000 to \$399,999	74	53	21	-	-	-	74	53	21
\$400,000 to \$499,999	110	100	10	47	47	-	63	53	10
\$500,000 to \$999,999	1 142	1 106	35	342	342	-	800	764	35
\$1,000,000 to \$1,499,999	1 095	1 023	72	477	477	-	618	546	72
\$1,500,000 to \$1,999,999	359	326	34	194	194	-	165	132	34
\$2,000,000 to \$2,999,999	399	398	2	205	205	-	193	193	2
\$3,000,000 to \$3,999,999	154	140	14	57	57	-	97	84	14
\$4,000,000 to \$4,999,999	20	20	-	20	20	-	-	-	-
\$5,000,000 or more	52	52	-	-	-	-	52	52	-
Median	\$1152400	\$1158100	\$1072200	\$1295300	\$1295300	...	\$1042100	\$1038200	\$1072200
Mean	\$1377800	\$1396400	\$1101200	\$1459000	\$1459000	...	\$1327100	\$1352900	\$1101200
First Mortgage Outstanding Debt									
Less than \$200,000	130	86	44	11	11	-	119	75	44
\$200,000 to \$299,999	37	27	11	-	-	-	37	27	11
\$300,000 to \$399,999	123	123	-	36	36	-	87	87	-
\$400,000 to \$499,999	93	83	10	28	28	-	65	55	10
\$500,000 to \$999,999	1 040	1 005	35	373	373	-	666	631	35
\$1,000,000 to \$1,499,999	1 181	1 106	75	466	466	-	715	640	75
\$1,500,000 to \$1,999,999	306	275	31	162	162	-	144	113	31
\$2,000,000 to \$2,999,999	371	358	13	188	188	-	183	170	13
\$3,000,000 to \$3,999,999	139	137	2	58	58	-	81	79	2
\$4,000,000 to \$4,999,999	19	19	-	19	19	-	-	-	-
\$5,000,000 or more	52	52	-	-	-	-	52	52	-
Median	\$1136500	\$1141100	\$1069400	\$1238600	\$1238600	...	\$1070000	\$1070100	\$1069400
Mean	\$1307100	\$1326500	\$1019900	\$1405400	\$1405400	...	\$1245800	\$1271700	\$1019900
Total Mortgage Outstanding Debt									
Less than \$200,000	112	86	26	11	11	-	101	75	26
\$200,000 to \$299,999	27	27	-	-	-	-	27	27	-
\$300,000 to \$399,999	123	123	-	36	36	-	87	87	-
\$400,000 to \$499,999	86	83	3	28	28	-	58	55	3
\$500,000 to \$999,999	1 045	1 005	41	373	373	-	672	631	41
\$1,000,000 to \$1,499,999	1 209	1 106	102	466	466	-	743	640	102
\$1,500,000 to \$1,999,999	294	275	19	162	162	-	132	113	19
\$2,000,000 to \$2,999,999	376	358	18	188	188	-	188	170	18

Table 2e. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	149	137	12	58	58	—	91	79	12
\$4,000,000 to \$4,999,999	19	19	—	19	19	—	—	—	—
\$5,000,000 or more	52	52	—	—	—	—	52	52	—
Median	\$1146000	\$1141100	\$1199200	\$1238600	\$1238600	...	\$1087900	\$1070100	\$1199200
Mean	\$1324900	\$1326500	\$1300900	\$1405400	\$1405400	...	\$1274700	\$1271700	\$1300900

Current Interest Rate on First Mortgage

Less than 5.0 percent	73	73	—	56	56	—	17	17	—
5.0 percent	14	14	—	—	—	—	14	14	—
5.1 to 5.9 percent	12	9	3	9	9	—	3	—	3
6.0 percent	72	67	6	49	49	—	23	18	6
6.1 to 6.9 percent	81	81	—	—	—	—	81	81	—
7.0 percent	654	628	26	532	532	—	123	96	26
7.1 to 7.4 percent	18	7	11	—	—	—	18	7	11
7.5 to 7.9 percent	578	578	—	472	472	—	106	106	—
8.0 percent	151	128	23	20	20	—	132	109	23
8.1 to 8.4 percent	237	232	5	34	34	—	203	198	5
8.5 to 8.9 percent	367	336	31	139	139	—	228	197	31
9.0 percent	299	250	49	23	23	—	276	227	49
9.1 to 9.9 percent	338	301	37	—	—	—	338	301	37
10.0 percent	197	187	10	—	—	—	197	187	10
10.1 to 11.9 percent	308	293	16	8	8	—	300	285	16
12.0 percent	36	36	—	—	—	—	36	36	—
12.1 to 13.9 percent	33	33	—	—	—	—	33	33	—
14.0 percent or more	23	18	5	—	—	—	23	18	5
Median	8.2	8.1	9.0	7.5	7.5	...	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	853	788	65	—	—	—	853	788	65
Rate higher now than when mortgage made	179	155	24	—	—	—	179	155	24
Rate lower now than when mortgage made	2	2	—	—	—	—	2	2	—
Rate unchanged or same now as when mortgage made	599	558	41	—	—	—	599	558	41
Not reported	74	74	—	—	—	—	74	74	—
No, interest rate cannot be changed	2 622	2 466	156	1 341	1 341	—	1 280	1 125	156
Not reported	16	16	—	—	—	—	16	16	—

Reason for Change in First Mortgage Rate

Interest rate can be changed ¹	853	788	65	—	—	—	853	788	65
Rate renegotiated periodically	34	31	3	—	—	—	34	31	3
Rate changes tied to market index	99	81	18	—	—	—	99	81	18
When mortgage is assumed	425	393	33	—	—	—	425	393	33
When payments become delinquent	125	122	3	—	—	—	125	122	3
Other reason	220	220	—	—	—	—	220	220	—
Not reported	14	3	11	—	—	—	14	3	11
Interest rate cannot be changed	2 622	2 466	156	1 341	1 341	—	1 280	1 125	156

Term of First Mortgage

Less than 8 years	126	121	5	—	—	—	126	121	5
8 to 12 years	207	171	36	—	—	—	207	171	36
13 to 17 years	159	141	18	—	—	—	159	141	18
18 to 22 years	365	338	27	—	—	—	365	338	27
23 to 27 years	322	264	58	—	—	—	322	264	58
28 to 32 years	526	482	44	—	—	—	526	482	44
33 to 37 years	55	55	—	52	52	—	52	52	—
38 or more years	1 731	1 700	32	1 290	1 290	—	442	410	32
No stated term	—	—	—	—	—	—	—	—	—
Median	36.7	38+	25.0	38+	38+	...	26.4	26.7	25.0

Unexpired Term of First Mortgage

Less than 4 years	96	91	5	11	11	—	85	80	5
4 to 7 years	163	136	27	—	—	—	163	136	27
8 to 12 years	219	215	4	—	—	—	219	215	4
13 to 17 years	289	261	28	—	—	—	289	261	28
18 to 22 years	166	153	13	13	13	—	152	140	13
23 to 27 years	424	409	15	15	15	—	409	394	15
28 to 32 years	674	672	2	499	499	—	175	173	2
33 or more years	1 062	1 032	30	692	692	—	371	340	30
No stated term or not computed	397	300	97	111	111	—	287	189	97
Median	29.4	29.6	...	33+	33+	...	23.3	23.5	...

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	853	809	43	559	559	—	293	250	43
Payments increase yearly for first five years of mortgage	—	—	—	—	—	—	—	—	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—
Payments change in some other way	836	793	43	552	552	—	284	241	43
Not reported	16	16	—	7	7	—	9	9	—
No, monthly payments cannot change	2 616	2 439	177	770	770	—	1 846	1 669	177
Not reported	22	22	—	12	12	—	10	10	—

Holder of First Mortgage

Commercial bank or trust company	218	187	31	39	39	—	179	148	31
Mutual savings bank	245	230	15	76	76	—	169	154	15
Savings and loan association	809	719	90	34	34	—	774	685	90
Life insurance company	206	171	35	8	8	—	197	163	35
Mortgage company	38	38	—	13	13	—	25	25	—
Federal agency	288	284	4	153	153	—	135	132	4
Federally secured pool	295	253	42	47	47	—	248	206	42
Federal National Mortgage Association	629	629	—	629	629	—	—	—	—
Real estate or construction company	67	62	4	—	—	—	67	62	4
Individual or individual's estate	76	76	—	—	—	—	76	76	—
Other	621	621	—	342	342	—	279	279	—

¹Detail does not add to total because lenders reported more than one reason

Table 2e. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	670	612	57	151	151	—	519	461	57
Lender in Northeast	465	414	51	57	57	—	408	357	51
Lender in North Central	22	22	—	3	3	—	19	19	—
Lender in South	183	176	7	91	91	—	92	86	7
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in North Central Region	877	814	62	289	289	—	588	526	62
Lender in Northeast	37	37	—	6	6	—	31	31	—
Lender in North Central	573	518	54	105	105	—	467	413	54
Lender in South	262	254	8	172	172	—	89	82	8
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	5	5	—	5	5	—	—	—	—
Property in South Region	1 293	1 210	84	752	752	—	541	458	84
Lender in Northeast	219	210	10	80	80	—	140	130	10
Lender in North Central	118	118	—	95	95	—	23	23	—
Lender in South	933	859	74	555	555	—	379	305	74
Lender in West	23	23	—	23	23	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in West Region	651	634	17	150	150	—	502	485	17
Lender in Northeast	15	15	—	—	—	—	15	15	—
Lender in North Central	25	25	—	25	25	—	—	—	—
Lender in South	238	221	17	125	125	—	113	96	17
Lender in West	373	373	—	—	—	—	373	373	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	2 601	2 407	194	726	726	—	1 875	1 681	194
Agent	890	863	27	615	615	—	275	248	27

Holder's Acquisition of First Mortgage

Originated by holder	1 962	1 753	208	58	58	—	1 903	1 695	208
Purchased from present servicer	210	200	10	73	73	—	137	128	10
Purchased from someone else	1 273	1 271	3	1 202	1 202	—	71	68	3
Not reported	46	46	—	8	8	—	38	38	—

Mortgage Assumption

Lender's permission needed for assumption	1 692	1 541	151	227	227	—	1 466	1 314	151
Lender's permission not needed for assumption	1 585	1 524	61	1 032	1 032	—	552	492	61
Not reported	214	205	9	82	82	—	132	123	9

Prepayment Penalties

Yes	1 918	1 871	47	1 179	1 179	—	739	691	47
No	1 476	1 320	156	162	162	—	1 314	1 158	156
Not reported	97	80	17	—	—	—	97	80	17

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 165	2 947	218	1 321	1 321	—	1 844	1 626	218
Less than 40 percent	72	38	34	—	—	—	72	38	34
40 to 49 percent	26	13	13	—	—	—	26	13	13
50 to 59 percent	60	41	19	18	18	—	41	22	19
60 to 69 percent	198	183	15	5	5	—	193	178	15
70 to 79 percent	226	197	28	19	19	—	207	179	28
80 to 89 percent	756	690	66	203	203	—	552	487	66
90 to 94 percent	315	309	5	211	211	—	103	98	5
95 to 99 percent	568	568	—	378	378	—	189	189	—
100 percent or more	507	501	6	349	349	—	158	151	6
Not reported	439	407	32	137	137	—	302	270	32
Median	90	92	74	97	97	...	84	85	74
Other properties	326	323	3	21	21	—	306	303	3

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	3 165	2 947	218	1 321	1 321	—	1 844	1 626	218
Less than 40 percent	38	38	—	—	—	—	38	38	—
40 to 49 percent	18	13	5	—	—	—	18	13	5
50 to 59 percent	41	41	—	18	18	—	22	22	—
60 to 69 percent	185	183	3	5	5	—	181	178	3
70 to 79 percent	216	197	19	19	19	—	196	179	19
80 to 89 percent	744	690	54	203	203	—	541	487	54
90 to 94 percent	345	309	35	211	211	—	133	98	35
95 to 99 percent	578	568	10	378	378	—	200	189	10
100 percent or more	560	501	59	349	349	—	211	151	59
Not reported	439	407	32	137	137	—	302	270	32
Median	92	92	92	97	97	...	86	85	92
Other properties	326	323	3	21	21	—	306	303	3

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	100	63	37	11	11	—	89	52	37
20 to 29 percent	186	174	12	11	11	—	175	163	12
30 to 39 percent	73	64	9	30	30	—	43	34	9
40 to 49 percent	222	161	61	38	38	—	184	123	61
50 to 59 percent	502	448	54	109	109	—	394	339	54
60 to 69 percent	533	515	19	365	365	—	169	150	19
70 to 79 percent	674	674	—	142	142	—	533	533	—
80 to 89 percent	362	362	—	220	220	—	142	142	—
90 to 99 percent	122	105	17	77	77	—	46	29	17
100 percent or more	186	186	—	100	100	—	87	87	—
Not reported	529	518	11	240	240	—	288	277	11
Median	67	69	48	70	70	...	63	68	48

Table 2e. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's**MORTGAGE CHARACTERISTICS—Con.****Total Outstanding Debt as Percent of Value**

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	73	63	11	11	11	—	62	52	11
20 to 29 percent	174	174	—	11	11	—	163	163	—
30 to 39 percent	72	64	8	30	30	—	42	34	8
40 to 49 percent	196	161	35	38	38	—	158	123	35
50 to 59 percent	481	448	33	109	109	—	372	339	33
60 to 69 percent	576	515	61	365	365	—	211	150	61
70 to 79 percent	706	674	32	142	142	—	564	533	32
80 to 89 percent	365	362	3	220	220	—	146	142	3
90 to 99 percent	132	105	27	77	77	—	55	29	27
100 percent or more	186	186	—	100	100	—	87	87	—
Not reported	529	518	11	240	240	—	288	277	11
Median	68	69	63	70	70	...	66	68	63

MORTGAGE PAYMENTS AND OTHER EXPENSES**Method of Payment of First Mortgage**

Regular payments of interest and/or principal	3 491	3 270	221	1 341	1 341	—	2 150	1 929	221
Interest and principal	3 431	3 215	216	1 341	1 341	—	2 090	1 874	216
Fully amortized	2 950	2 757	194	1 339	1 339	—	1 611	1 417	194
Partially amortized	481	459	22	2	2	—	479	457	22
Principal only	8	8	—	—	—	—	8	8	—
Fully amortized	—	—	—	—	—	—	—	—	—
Partially amortized	8	8	—	—	—	—	8	8	—
Interest only	52	47	5	—	—	—	52	47	5
No regular payments required	—	—	—	—	—	—	—	—	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	3 431	3 215	216	1 341	1 341	—	2 090	1 874	216
Real estate taxes and property insurance	1 825	1 767	58	1 276	1 276	—	549	490	58
With no other items	415	366	49	15	15	—	400	351	49
With other items	1 410	1 401	10	1 261	1 261	—	149	139	10
Real estate taxes only	314	265	50	2	2	—	312	262	50
Property insurance only	26	24	3	—	—	—	26	24	3
Other combinations or no other items	1 265	1 160	105	63	63	—	1 202	1 097	105
No regular payments of interest and principal	60	55	5	—	—	—	60	55	5

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	3 491	3 270	221	1 341	1 341	—	2 150	1 929	221
Less than \$60	473	426	47	115	115	—	359	312	47
\$60 to \$79	397	370	27	214	214	—	183	157	27
\$80 to \$99	791	722	69	370	370	—	420	351	69
\$100 to \$149	1 060	1 001	59	476	476	—	584	525	59
\$150 to \$199	571	552	19	156	156	—	416	397	19
\$200 to \$249	153	153	—	11	11	—	142	142	—
\$250 to \$299	—	—	—	—	—	—	—	—	—
\$300 to \$399	11	11	—	—	—	—	11	11	—
\$400 to \$499	—	—	—	—	—	—	—	—	—
\$500 to \$599	—	—	—	—	—	—	—	—	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	4	4	—	—	—	—	4	4	—
\$800 or more	—	—	—	—	—	—	—	—	—
Median	30	30	—	—	—	—	30	30	—
Mean	\$104	\$106	\$91	\$98	\$98	...	\$110	\$114	\$91
No regular payments required	\$117	\$119	\$88	\$104	\$104	...	\$125	\$129	\$88

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	3 491	3 270	221	1 341	1 341	—	2 150	1 929	221
Less than \$60	461	426	35	115	115	—	347	312	35
\$60 to \$79	377	370	6	214	214	—	163	157	6
\$80 to \$99	750	722	28	370	370	—	380	351	28
\$100 to \$149	1 097	1 001	97	476	476	—	622	525	97
\$150 to \$199	562	552	10	156	156	—	407	397	10
\$200 to \$249	188	153	34	11	11	—	176	142	34
\$250 to \$299	10	—	—	—	—	—	—	—	—
\$300 to \$399	11	11	—	—	—	—	10	10	—
\$400 to \$499	—	—	—	—	—	—	—	—	—
\$500 to \$599	—	—	—	—	—	—	—	—	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	4	4	—	—	—	—	4	4	—
\$800 or more	—	—	—	—	—	—	—	—	—
Median	30	30	—	—	—	—	30	30	—
Mean	\$107	\$106	\$121	\$98	\$98	...	\$115	\$114	\$121
No regular payments required	\$119	\$119	\$124	\$104	\$104	...	\$128	\$129	\$124

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	3 491	3 270	221	1 341	1 341	—	2 150	1 929	221
Current or ahead of schedule	3 247	3 030	217	1 333	1 333	—	1 914	1 697	217
Delinquent (30 days or more)	228	224	4	8	8	—	219	215	4
1 to 3 payments	146	146	—	—	—	—	146	146	—
4 or more payments	81	77	4	8	8	—	73	69	4
Foreclosure in process	—	—	—	—	—	—	—	—	—
Foreclosure not in process	81	77	4	8	8	—	73	69	4
Not reported	16	16	—	—	—	—	16	16	—
No regular payments required	—	—	—	—	—	—	—	—	—

Table 2e. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Outside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	3 170	2 974	196	1 240	1 240	—	1 929	1 733	196
Less than \$100	478	443	34	202	202	—	275	241	34
\$100 to \$199	884	855	30	500	500	—	384	354	30
\$200 to \$299	551	495	56	294	294	—	257	201	56
\$300 to \$399	712	686	26	153	153	—	559	533	26
\$400 to \$499	219	194	24	59	59	—	160	135	24
\$500 to \$599	155	150	4	31	31	—	124	119	4
\$600 to \$699	51	47	4	—	—	—	51	47	4
\$700 to \$799	42	28	13	—	—	—	42	28	13
\$800 to \$899	—	—	—	—	—	—	—	—	—
\$900 to \$999	—	—	—	—	—	—	—	—	—
\$1,000 to \$1,499	30	30	—	—	—	—	30	30	—
\$1,500 or more	6	6	—	—	—	—	6	6	—
Not reported	42	38	4	—	—	—	42	38	4
Median	\$237	\$234	\$257	\$183	\$183	...	\$305	\$310	\$257
Acquired 1980 and 1981 (part)	321	297	25	101	101	—	220	196	25

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
Less than 20 percent	75	48	27	2	2	—	73	46	27
20 to 29 percent	291	270	21	46	46	—	245	224	21
30 to 39 percent	477	451	26	168	168	—	309	283	26
40 to 49 percent	730	654	77	376	376	—	354	278	77
50 to 59 percent	463	446	17	244	244	—	219	202	17
60 to 69 percent	227	227	—	147	147	—	80	80	—
70 to 79 percent	237	234	3	120	120	—	117	114	3
80 to 89 percent	23	23	—	16	16	—	7	7	—
90 to 99 percent	50	33	17	11	11	—	39	22	17
100 percent or more	231	231	—	6	6	—	225	225	—
Not reported or not computed	266	258	9	89	89	—	178	169	9
Median	48	48	43	49	49	...	46	47	43
Other properties	420	396	25	117	117	—	303	279	25

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
Less than 20 percent	67	48	19	2	2	—	65	46	19
20 to 29 percent	280	270	10	46	46	—	234	224	10
30 to 39 percent	465	451	13	168	168	—	296	283	13
40 to 49 percent	708	654	55	376	376	—	332	278	55
50 to 59 percent	499	446	53	244	244	—	255	202	53
60 to 69 percent	230	227	3	147	147	—	83	80	3
70 to 79 percent	234	234	—	120	120	—	114	114	—
80 to 89 percent	23	23	—	16	16	—	7	7	—
90 to 99 percent	68	33	36	11	11	—	57	22	36
100 percent or more	231	231	—	6	6	—	225	225	—
Not reported or not computed	266	258	9	89	89	—	178	169	9
Median	48	48	50	49	49	...	47	47	50
Other properties	420	396	25	117	117	—	303	279	25

Real Estate Tax Per \$1,000 Value

Acquired before 1980	3 170	2 974	196	1 240	1 240	—	1 929	1 733	196
Less than \$10	1 118	1 048	70	564	564	—	554	484	70
\$10 to \$14	470	404	66	222	222	—	248	182	66
\$15 to \$19	573	552	21	125	125	—	448	427	21
\$20 to \$24	210	198	12	54	54	—	156	144	12
\$25 to \$29	96	85	11	5	5	—	91	80	11
\$30 to \$39	56	53	3	—	—	—	56	53	3
\$40 to \$49	12	12	—	—	—	—	12	12	—
\$50 to \$59	—	—	—	—	—	—	—	—	—
\$60 or more	4	4	—	—	—	—	4	4	—
Not reported or not computed	632	618	14	271	271	—	361	347	14
Median	\$12	\$12	\$12	10—	10—	...	\$15	\$15	\$12
Acquired 1980 and 1981 (part)	321	297	25	101	101	—	220	196	25

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
Less than 5 percent	479	444	35	268	268	—	211	176	35
5 to 9 percent	1 017	960	57	475	475	—	542	485	57
10 to 14 percent	582	529	54	250	250	—	332	279	54
15 to 19 percent	471	443	27	92	92	—	379	352	27
20 to 24 percent	67	65	2	22	22	—	45	43	2
25 to 29 percent	57	48	9	6	6	—	52	43	9
30 to 34 percent	—	—	—	—	—	—	—	—	—
35 to 39 percent	30	30	—	—	—	—	30	30	—
40 percent or more	98	95	3	24	24	—	74	71	3
Not reported or not computed	269	261	9	89	89	—	181	172	9
Median	10	9	10	8	8	...	11	11	10
Other properties	420	396	25	117	117	—	303	279	25

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
Less than 20 percent	—	—	—	—	—	—	—	—	—
20 to 29 percent	30	12	19	—	—	—	30	12	19
30 to 39 percent	31	31	—	2	2	—	30	30	—
40 to 49 percent	98	98	—	—	—	—	98	98	—
50 to 59 percent	320	296	25	52	52	—	268	244	25
60 to 69 percent	730	690	40	380	380	—	350	310	40
70 to 79 percent	404	387	17	157	157	—	247	230	17
80 to 89 percent	221	186	35	107	107	—	115	80	35

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—
Con.

Acquired before 1980¹—Con.

90 to 99 percent	259	245	13	92	92	—	167	154	13
100 to 109 percent	233	230	3	176	176	—	57	54	3
110 percent or more	469	434	36	166	166	—	304	268	36
Not reported or not computed	274	266	9	94	94	—	181	172	9
Median	75	75	76	78	78	...	72	72	76
Other properties	420	396	25	117	117	—	303	279	25

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	—	—	—	—	—	—	—	—	—
1,000,000 or more	—	—	—	—	—	—	—	—	—
250,000 to 999,999	—	—	—	—	—	—	—	—	—
50,000 to 249,999	—	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—	—
Outside SMSA's	3 491	3 270	221	1 341	1 341	—	2 150	1 929	221
10,000 or more	2 205	2 064	141	853	853	—	1 352	1 211	141
2,500 to 9,999	651	615	36	357	357	—	294	258	36
Less than 2,500 and rural	636	591	44	132	132	—	504	460	44

Number of Housing Units

50 to 74 housing units	1 652	1 577	75	517	517	—	1 135	1 060	75
75 to 99 housing units	915	852	63	456	456	—	459	397	63
100 to 149 housing units	616	550	66	257	257	—	359	293	66
150 to 199 housing units	146	143	3	55	55	—	91	88	3
200 to 299 housing units	137	123	14	56	56	—	81	66	14
300 to 499 housing units	26	26	—	—	—	—	26	26	—
500 to 999 housing units	—	—	—	—	—	—	—	—	—
1,000 or more housing units	—	—	—	—	—	—	—	—	—

Number of Buildings

1 building	879	813	67	321	321	—	558	492	67
2 to 4 buildings	359	348	11	51	51	—	308	297	11
5 or more buildings	1 894	1 789	105	787	787	—	1 108	1 003	105
Not reported	359	320	38	183	183	—	176	138	38

Manner of Acquisition

By purchase	3 468	3 248	221	1 341	1 341	—	2 127	1 906	221
Placed one new mortgage	2 906	2 825	81	1 225	1 225	—	1 681	1 600	81
Placed two or more new mortgages	73	31	42	—	—	—	73	31	42
Assumed mortgage(s) already on property	285	274	11	111	111	—	175	163	11
Assumed mortgage already on property and placed new mortgage	149	63	86	6	6	—	143	57	86
All cash	55	55	—	—	—	—	55	55	—
Borrowed other than with mortgage	—	—	—	—	—	—	—	—	—
Inheritance or gift	—	—	—	—	—	—	—	—	—
Other	5	5	—	—	—	—	5	5	—
Not reported	17	17	—	—	—	—	17	17	—

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)	2 101	1 934	167	646	646	—	1 456	1 288	167
Cash	1 933	1 782	151	582	582	—	1 351	1 200	151
Sale of stock for this project	37	37	—	21	21	—	16	16	—
Sale of previously owned stock, shares or other securities	4	4	—	—	—	—	4	—	—
Sale of land or other real estate	168	164	4	—	—	—	—	—	4
Owner's cash, bank deposits, share accounts, or bonds	1 299	1 203	96	58	58	—	110	106	4
Borrowing other than mortgage on this property	182	150	32	301	301	—	998	902	96
Other cash source or source not reported	242	228	14	14	14	—	168	136	32
Noncash	209	193	17	188	188	—	54	40	14
Land used for structure(s) on this property	35	35	—	37	37	—	172	155	17
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	28	28	—	20	20	—	15	15	—
Other noncash source or no downpayment	147	130	17	7	7	—	21	21	—
Not reported	210	186	25	10	10	—	136	119	17
Other properties	1 390	1 336	54	39	39	—	171	146	25

Land and Building Acquisition

During same 12-month period	2 755	2 556	200	1 051	1 051	—	1 705	1 505	200
Acquired land previously	721	704	17	291	291	—	430	413	17
Land not owned by building owner	—	—	—	—	—	—	—	—	—
Not reported	15	11	4	—	—	—	15	11	4

Year Property Acquired

1979 to 1981 (part)	585	525	60	155	155	—	430	370	60
1977 and 1978	855	772	83	232	232	—	622	540	83
1975 and 1976	667	642	25	258	258	—	409	384	25
1970 to 1974	1 085	1 045	40	657	657	—	427	387	40
1965 to 1969	214	203	11	14	14	—	200	189	11
1960 to 1964	46	43	3	13	13	—	32	29	3
1959 or earlier	40	40	—	11	11	—	29	29	—

Year Structure Built

1979 to March 1980	245	228	17	116	116	—	129	112	17
1977 and 1978	634	619	15	246	246	—	389	373	15
1975 and 1976	506	485	21	195	195	—	311	290	21
1970 to 1974	1 291	1 207	84	655	655	—	635	551	84
1960 to 1969	632	583	50	104	104	—	528	479	50
1950 to 1959	64	45	19	11	11	—	53	34	19
1940 to 1949	32	26	6	—	—	—	32	26	6
1939 or earlier	40	36	4	3	3	—	37	33	4
Not reported	46	42	4	10	10	—	36	32	4

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2e. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—
Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.									
Purchase Price Per Housing Unit									
Properties acquired by purchase 1977 to 1981 (part) ---	1 434	1 292	142	388	388	—	1 047	904	142
Less than \$5,000	24	4	20	—	—	—	24	4	20
\$5,000 to \$9,999	50	50	—	—	—	—	50	50	—
\$10,000 to \$14,999	205	172	33	36	36	—	169	136	33
\$15,000 to \$19,999	310	274	36	42	42	—	268	232	36
\$20,000 to \$24,999	376	352	24	166	166	—	210	186	24
\$25,000 to \$29,999	259	254	5	140	140	—	119	115	5
\$30,000 to \$34,999	7	7	—	3	3	—	3	3	—
\$35,000 to \$39,999	—	—	—	—	—	—	—	—	—
\$40,000 to \$49,999	9	9	—	—	—	—	9	9	—
\$50,000 to \$59,999	8	8	—	—	—	—	8	8	—
\$60,000 to \$79,999	—	—	—	—	—	—	—	—	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	30	30	—	—	—	—	30	30	—
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	155	131	24	—	—	—	155	131	24
Median	\$20700	\$21100	...	\$23500	\$23500	...	\$18800	\$19200	...
Other properties	2 057	1 978	78	954	954	—	1 103	1 025	78
Value									
Less than \$200,000	15	—	15	—	—	—	15	—	15
\$200,000 to \$299,999	10	10	—	—	—	—	10	10	—
\$300,000 to \$399,999	4	4	—	—	—	—	4	4	—
\$400,000 to \$499,999	2	2	—	2	2	—	—	—	—
\$500,000 to \$999,999	328	322	6	146	146	—	182	176	6
\$1,000,000 to \$1,499,999	752	722	30	217	217	—	536	506	30
\$1,500,000 to \$1,999,999	492	420	72	180	180	—	313	240	72
\$2,000,000 to \$2,999,999	825	791	34	352	352	—	473	439	34
\$3,000,000 to \$3,999,999	252	231	21	125	125	—	128	107	21
\$4,000,000 to \$4,999,999	121	102	19	40	40	—	80	62	19
\$5,000,000 or more	160	149	11	41	41	—	120	108	11
Not reported	529	518	11	240	240	—	288	277	11
Median	\$1875200	\$1876900	\$1865400	\$2019200	\$2019200	...	\$1792700	\$1770800	\$1865400
Mean	\$2088800	\$2084500	\$2144900	\$2070400	\$2070400	...	\$2099700	\$2093900	\$2144900
Value Per Housing Unit									
Less than \$5,000	31	16	15	2	2	—	29	14	15
\$5,000 to \$9,999	51	46	4	24	24	—	27	23	4
\$10,000 to \$14,999	297	290	6	121	121	—	176	170	6
\$15,000 to \$19,999	807	749	58	325	325	—	482	423	58
\$20,000 to \$24,999	696	647	50	177	177	—	519	469	50
\$25,000 to \$29,999	624	583	42	301	301	—	324	282	42
\$30,000 to \$34,999	254	242	12	86	86	—	168	155	12
\$35,000 to \$39,999	100	100	—	50	50	—	50	50	—
\$40,000 to \$49,999	51	29	22	5	5	—	46	24	22
\$50,000 to \$59,999	14	14	—	11	11	—	3	3	—
\$60,000 to \$79,999	8	8	—	—	—	—	8	8	—
\$80,000 to \$99,999	—	—	—	—	—	—	—	—	—
\$100,000 to \$149,999	30	30	—	—	—	—	30	30	—
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	529	518	11	240	240	—	288	277	11
Median	\$22100	\$22100	\$22100	\$22200	\$22200	...	\$22100	\$22100	\$22100
Mean	\$23300	\$23300	\$22300	\$22300	\$22300	...	\$23900	\$24100	\$22300
Monthly Rental Receipts Per Housing Unit									
Acquired before 1980 ² ---	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
Less than \$60	59	44	15	6	6	—	54	38	15
\$60 to \$79	4	4	—	—	—	—	4	4	—
\$80 to \$99	14	14	—	—	—	—	14	14	—
\$100 to \$119	104	104	—	80	80	—	24	24	—
\$120 to \$149	385	371	14	132	132	—	253	239	14
\$150 to \$199	691	668	24	415	415	—	276	252	24
\$200 to \$249	657	570	87	292	292	—	365	278	87
\$250 to \$299	507	486	22	117	117	—	391	369	22
\$300 to \$349	312	304	7	80	80	—	231	224	7
\$350 to \$399	45	45	—	14	14	—	31	31	—
\$400 to \$449	8	8	—	—	—	—	8	8	—
\$450 to \$499	—	—	—	—	—	—	—	—	—
\$500 or more	19	—	19	—	—	—	19	—	19
No rental receipts	—	—	—	—	—	—	—	—	—
Not reported	266	258	9	89	89	—	178	169	9
Median	\$211	\$209	\$224	\$192	\$192	...	\$229	\$230	\$224
Mean	\$247	\$243	\$306	\$224	\$224	...	\$263	\$258	\$306
Other properties	420	396	25	117	117	—	303	279	25
Purchase Price as Percent of Value									
Acquired by purchase ---	3 468	3 248	221	1 341	1 341	—	2 127	1 906	221
Purchased 1977 to 1981 (part) ---	1 434	1 292	142	388	388	—	1 047	904	142
Less than 80 percent	395	326	70	113	113	—	283	213	70
80 to 89 percent	416	378	38	135	135	—	281	243	38
90 to 94 percent	109	109	—	34	34	—	75	75	—
95 to 99 percent	138	135	3	32	32	—	106	104	3
100 percent or more	167	159	8	71	71	—	96	89	8
Not reported	209	184	24	3	3	—	206	181	24
Median	85	86	...	86	86	...	85	86	...

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2e. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Outside SMSA's

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	1 751	1 687	65	915	915	—	836	771	65
Less than 60 percent	229	202	27	77	77	—	152	125	27
60 to 79 percent	475	475	—	334	334	—	141	141	—
80 to 89 percent	233	207	27	103	103	—	130	103	27
90 to 99 percent	94	88	6	70	70	—	24	18	6
100 percent or more	243	243	—	77	77	—	166	166	—
Not reported	477	471	5	254	254	—	223	218	5
Median	77	77	...	75	75	...	81	81	...
Purchased 1969 or earlier	283	269	14	38	38	—	244	231	14
Less than 40 percent	60	53	6	13	13	—	47	41	6
40 to 59 percent	40	40	—	12	12	—	27	27	—
60 to 79 percent	91	91	—	—	—	—	91	91	—
80 to 99 percent	24	24	—	—	—	—	24	24	—
100 percent or more	4	4	—	—	—	—	4	4	—
Not reported	65	58	7	13	13	—	52	45	7
Median	62	63	...	...	...	...	65	66	...
Not acquired by purchase	23	23	—	—	—	—	23	23	—

Rental Receipts as Percent of Value

Acquired before 1980²

Less than 5 percent	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
5 to 9 percent	97	95	3	17	17	—	80	78	3
10 to 14 percent	670	641	28	268	268	—	401	373	28
15 to 19 percent	995	875	121	434	434	—	562	441	121
20 to 24 percent	446	432	14	198	198	—	249	234	14
25 to 29 percent	186	186	—	37	37	—	149	149	—
30 to 39 percent	29	29	—	—	—	—	29	29	—
40 percent or more	40	21	19	—	—	—	40	21	19
Not reported or not computed	2	2	—	2	2	—	—	—	—
Median	606	595	11	270	270	—	336	326	11
Other properties	12	12	13	12	12	...	12	12	13
Other properties	420	396	25	117	117	—	303	279	25

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²

Less than 1.0 percent	3 071	2 875	196	1 224	1 224	—	1 847	1 650	196
1.0 to 2.9 percent	1 028	1 012	15	659	659	—	369	354	15
3.0 to 4.9 percent	533	487	46	238	238	—	295	250	46
5.0 to 6.9 percent	438	387	52	75	75	—	363	311	52
7.0 to 8.9 percent	163	158	5	25	25	—	138	134	5
9.0 to 10.9 percent	119	85	34	60	60	—	59	25	34
11.0 to 12.9 percent	80	70	10	8	8	—	72	62	10
13.0 to 14.9 percent	35	35	—	11	11	—	24	24	—
15.0 percent or more	15	6	9	—	—	—	15	6	9
Not reported or not computed	281	264	17	31	31	—	250	233	17
Median	379	370	9	117	117	—	262	253	9
Other properties	2.2	2.0	4.3	1.0—	1.0—	...	3.7	3.6	4.3
Other properties	420	396	25	117	117	—	303	279	25

OWNER CHARACTERISTICS

Type of Owner

Individual	383	347	36	90	90	—	293	257	36
Partnership	2 404	2 250	154	1 051	1 051	—	1 352	1 198	154
Real estate corporation	143	143	—	27	27	—	117	117	—
Real estate investment trust	30	29	2	8	8	—	22	21	2
Financial institution	—	—	—	—	—	—	—	—	—
Housing cooperative organization	46	46	—	—	—	—	—	—	—
Church or church-related institution	105	86	19	8	8	—	38	38	—
Other	335	332	3	50	50	—	55	36	19
Not reported	45	38	7	103	103	—	232	229	3
				5	5	—	41	33	7

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1f. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region				Northeast Region			
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	17 555	1 739	15 816	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's	16 836	1 690	15 146	\$35,000 to \$39,999	93	—	93
1,000,000 or more	8 806	1 168	7 638	\$40,000 to \$49,999	153	7	146
250,000 to 999,999	569	108	461	\$50,000 to \$59,999	55	2	53
50,000 to 249,999	2 425	203	2 222	\$60,000 to \$79,999	21	—	21
10,000 to 49,999	2 555	95	2 460	\$80,000 to \$99,999	17	—	17
Less than 10,000 and rural	2 482	116	2 366	\$100,000 to \$149,999	11	—	11
Outside SMSA's	719	49	670	\$150,000 or more	3	—	3
10,000 or more	335	17	318	Not reported	1 123	77	1 046
2,500 to 9,999	151	8	142	Median	\$12500	5000—	\$12900
Less than 2,500 and rural	233	23	209	Other properties	12 660	1 478	11 182
Number of Housing Units				Value			
50 to 74 housing units	7 147	938	6 208	Less than \$200,000	557	189	367
75 to 99 housing units	3 115	283	2 832	\$200,000 to \$299,999	514	117	397
100 to 149 housing units	3 421	241	3 180	\$300,000 to \$399,999	442	78	364
150 to 199 housing units	1 410	107	1 303	\$400,000 to \$499,999	393	37	357
200 to 299 housing units	1 380	103	1 276	\$500,000 to \$999,999	2 085	189	1 896
300 to 499 housing units	795	38	757	\$1,000,000 to \$1,499,999	1 803	105	1 699
500 to 999 housing units	227	24	203	\$1,500,000 to \$1,999,999	1 213	56	1 156
1,000 or more housing units	60	5	56	\$2,000,000 to \$2,999,999	1 661	103	1 558
Number of Buildings				\$3,000,000 to \$3,999,999	1 123	58	1 065
1 building	9 819	1 353	8 466	\$4,000,000 to \$4,999,999	26	559	—
2 to 4 buildings	2 422	109	2 312	\$5,000,000 or more	2 034	163	1 871
5 or more buildings	3 810	207	3 603	Not reported	5 146	618	4 528
Not reported	1 505	70	1 435	Median	\$1668900	\$868200	\$1744000
Manner of Acquisition				Mean	\$323200	\$3011600	\$3354100
By purchase	16 449	1 122	15 326	Value Per Housing Unit			
Placed one new mortgage	10 171	387	9 784	Less than \$5,000	1 262	337	925
Placed two or more new mortgages	773	33	740	\$5,000 to \$9,999	1 911	209	1 701
Assumed mortgage(s) already on property	3 448	255	3 194	\$10,000 to \$14,999	1 974	163	1 811
Assumed mortgage already on property and placed new mortgage	1 381	48	1 333	\$15,000 to \$19,999	1 981	84	1 897
All cash	508	339	169	\$20,000 to \$24,999	1 644	68	1 575
Borrowed other than with mortgage	167	60	107	\$25,000 to \$29,999	951	43	908
Inheritance or gift	254	121	133	\$30,000 to \$34,999	916	67	850
Other	266	231	35	\$35,000 to \$39,999	422	25	397
Not reported	587	265	322	\$40,000 to \$49,999	592	25	567
Source of Downpayment¹				\$50,000 to \$59,999	347	34	313
Properties purchased 1975 to 1981 (part)	6 292	291	6 001	\$60,000 to \$79,999	171	17	153
Cash	4 917	233	4 684	\$80,000 to \$99,999	82	11	70
Sale of stock for this project	248	3	245	\$100,000 to \$149,999	75	3	72
Sale of previously owned stock, shares or other securities	96	1	95	\$150,000 or more	83	34	49
Sale of land or other real estate	285	9	276	Not reported	5 146	618	4 528
Owner's cash, bank deposits, share accounts, or bonds	3 213	187	3 026	Median	\$17000	\$10400	\$18200
Borrowing other than mortgage on this property	735	30	706	Mean	\$23500	\$21700	\$23700
Other cash source or source not reported	340	3	337	Monthly Rental Receipts Per Housing Unit			
Noncash	437	—	437	Acquired before 1980 ²	14 055	1 369	12 686
Land used for structure(s) on this property	110	—	110	Less than \$60	290	58	232
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	61	—	61	\$60 to \$79	91	8	84
Other noncash source or no downpayment	266	—	266	\$80 to \$99	55	51	55
Not reported	1 492	63	1 429	\$100 to \$119	120	46	73
Other properties	11 263	1 448	9 815	\$120 to \$149	393	66	327
Land and Building Acquisition				\$150 to \$199	1 791	245	1 546
During same 12-month period	14 159	1 522	12 636	\$200 to \$249	3 052	179	2 873
Acquired land previously	2 415	111	2 304	\$250 to \$299	2 288	93	2 195
Land not owned by building owner	323	31	292	\$300 to \$349	1 625	76	1 549
Not reported	658	74	584	\$350 to \$399	837	23	814
Year Property Acquired				\$400 to \$449	460	27	432
1979 to 1981 (part)	2 638	228	2 410	\$450 to \$499	241	34	207
1977 and 1978	2 446	219	2 227	\$500 or more	601	106	495
1975 and 1976	1 463	90	1 373	No rental receipts	12	4	8
1970 to 1974	3 902	151	3 751	Not reported	2 146	350	1 796
1965 to 1969	2 503	227	2 276	Median	\$252	\$209	\$256
1960 to 1964	1 633	139	1 494	Mean	\$359	\$316	\$363
1959 or earlier	2 969	684	2 285	Other properties	3 500	370	3 130
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980	143	—	143	Acquired by purchase	16 449	1 122	15 326
1977 and 1978	574	12	562	Purchased 1977 to 1981 (part)	4 895	261	4 634
1975 and 1976	449	24	424	Less than 80 percent	1 283	55	1 227
1970 to 1974	2 618	90	2 528	80 to 89 percent	633	29	604
1960 to 1969	4 679	202	4 477	90 to 94 percent	262	—	262
1950 to 1959	1 837	163	1 674	95 to 99 percent	214	3	211
1940 to 1949	1 203	173	1 030	100 percent or more	1 073	90	983
1939 or earlier	5 018	994	4 025	Not reported	1 431	84	1 347
Not reported	1 033	80	953	Median	87	100+	87
Purchase Price Per Housing Unit				Purchased 1970 to 1976	5 172	127	5 045
Properties acquired by purchase 1977 to 1981 (part)	4 895	261	4 634	Less than 60 percent	938	37	900
Less than \$5,000	607	114	493	60 to 79 percent	1 140	35	1 104
\$5,000 to \$9,999	864	29	836	80 to 89 percent	551	4	547
\$10,000 to \$14,999	814	6	808	90 to 99 percent	266	5	261
\$15,000 to \$19,999	545	12	533	100 percent or more	448	25	423
\$20,000 to \$24,999	282	14	268	Not reported	1 809	21	1 809
\$25,000 to \$29,999	190	—	190	Median	73	—	73
\$30,000 to \$34,999	117	—	117	Purchased 1969 or earlier	6 381	734	5 647
				Less than 40 percent	664	151	512
				40 to 59 percent	901	63	838
				60 to 79 percent	878	103	775
				80 to 99 percent	410	30	379
				100 percent or more	612	109	502
				Not reported	2 916	277	2 640
				Median	64	63	64
				Not acquired by purchase	1 106	617	490

¹Detail does not add to total because owners reported more than one source.

²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1f. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region			Northeast Region		
	Total properties	Nonmortgaged properties		Total properties	Nonmortgaged properties
PROPERTY CHARACTERISTICS—Con.			MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.		
Rental Receipts as Percent of Value			Real Estate Tax Per \$1,000 Value—Con.		
Acquired before 1980 ²	14 055	1 369	12 686	1 002	45
Less than 5 percent	352	86	266	1 366	105
5 to 9 percent	812	64	748	977	83
10 to 14 percent	2 123	76	2 048	863	141
15 to 19 percent	1 928	81	1 847	2 259	251
20 to 24 percent	1 273	97	1 177	5 247	688
25 to 29 percent	694	41	653	\$31	\$44
30 to 39 percent	760	53	708	1 718	170
40 percent or more	1 353	295	1 058		
Not reported or not computed	4 759	577	4 182		
Median	19	25	18		
Other properties	3 500	370	3 130		
Rental Vacancy Losses as Percent of Potential Receipts			Real Estate Tax as Percent of Rental Receipts		
Acquired before 1980 ²	14 055	1 369	12 686	14 055	1 369
Less than 1.0 percent	5 046	364	4 682	325	41
1.0 to 2.9 percent	2 406	182	2 225	1 584	144
3.0 to 4.9 percent	1 362	56	1 306	2 995	282
5.0 to 6.9 percent	645	53	593	3 070	157
7.0 to 8.9 percent	314	39	275	1 937	104
9.0 to 10.9 percent	531	63	468	694	37
11.0 to 12.9 percent	75	18	57	266	17
13.0 to 14.9 percent	82	5	77	75	15
15.0 percent or more	505	86	420	762	121
Not reported or not computed	3 089	505	2 584	2 346	452
Median	1.4	1.7	1.3	17	15
Other properties	3 500	370	3 130	3 500	370
MORTGAGE PAYMENTS AND OTHER EXPENSES			Selected Owner Expenses as Percent of Rental Receipts		
Real Estate Tax Per Housing Unit			Acquired before 1980²		
Acquired before 1980	15 837	1 568	14 269	14 055	1 369
Less than \$100	755	249	507	81	45
\$100 to \$199	787	157	631	201	119
\$200 to \$299	1 557	126	1 431	260	166
\$300 to \$399	2 156	180	1 976	725	193
\$400 to \$499	2 361	133	2 228	1 706	109
\$500 to \$599	1 739	135	1 604	2 608	88
\$600 to \$699	1 429	75	1 353	2 353	34
\$700 to \$799	1 068	17	1 051	1 416	16
\$800 to \$899	812	60	752	575	10
\$900 to \$999	527	31	495	425	44
\$1,000 to \$1,499	1 147	75	1 073	1 302	126
\$1,500 or more	782	28	754	2 402	420
Not reported	718	303	415	71	48
Median	\$498	\$356	\$510	3 500	370
Acquired 1980 and 1981 (part)	1 718	170	1 547		
Real Estate Tax Per \$1,000 Value			OWNER CHARACTERISTICS		
Acquired before 1980	15 837	1 568	14 269	Type of Owner	
Less than \$10	736	88	668	Individual	2 574
\$10 to \$14	1 091	41	1 051	Partnership	8 650
\$15 to \$19	1 109	31	1 078	Real estate corporation	3 680
\$20 to \$24	1 189	117	1 072	Real estate investment trust	276
				Financial institution	188
				Housing cooperative organization	897
				Church or church-related institution	216
				Other	686
				Not reported	389

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2f. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Northeast Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties -----	15 816	13 449	2 367	2 005	1 920	85	13 811	11 529	2 282
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage -----	13 449	13 449	—	1 920	1 920	—	11 529	11 529	—
2 mortgages -----	2 169	—	2 169	79	—	79	2 090	—	2 090
3 or more mortgages -----	198	—	198	6	—	6	192	—	192
Form of Debt of First Mortgage									
Mortgage or deed of trust -----	15 460	13 094	2 366	2 005	1 920	85	13 455	11 174	2 281
Contract to purchase -----	37	37	—	—	—	—	37	37	—
Wrap-around mortgage -----	319	318	2	—	—	—	319	318	2
Origin of First Mortgage									
Mortgage made at time property acquired -----	7 593	6 927	666	1 493	1 466	27	6 100	5 461	639
Mortgage assumed at time property acquired -----	2 911	1 672	1 239	212	199	12	2 699	1 473	1 226
Mortgage placed later than acquisition of property -----	5 312	4 850	462	300	254	45	5 012	4 595	417
Refinanced mortgage:									
Same lender -----	3 262	2 930	332	131	116	15	3 131	2 814	317
Different lender -----	1 818	1 706	112	141	112	29	1 677	1 594	83
Mortgage placed on property owned free and clear of debt -----	233	214	18	28	26	2	205	188	17
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property -----	5 312	4 850	462	300	254	45	5 012	4 595	417
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	1 959	1 844	115	34	31	3	1 924	1 813	111
Secure better terms -----	771	707	64	69	53	15	702	654	49
Provide funds for additions, improvements, or repairs to this property -----	768	646	122	63	60	3	705	586	119
Provide funds for investment in other real estate -----	224	205	19	6	5	2	218	200	18
Provide funds for other types of investments -----	120	120	—	—	—	—	120	120	—
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—	—
Other reasons -----	244	213	32	40	31	9	204	181	23
Not reported -----	1 226	1 115	111	87	74	13	1 139	1 042	97
Other properties -----	10 504	8 599	1 905	1 705	1 666	39	8 799	6 934	1 865
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property -----	836	—	836	60	—	60	776	—	776
Provide funds for additions, improvements or repairs to this property -----	293	—	293	11	—	11	283	—	283
Provide funds for investment in other real estate -----	68	—	68	—	—	—	68	—	68
Provide funds for other types of investments -----	2	—	2	—	—	—	2	—	2
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—	—
Other reasons -----	184	—	184	32	—	32	152	—	152
Not reported -----	289	—	289	18	—	18	272	—	272
Other properties -----	1 531	—	1 531	25	—	25	1 507	—	1 507
Year First Mortgage Made or Assumed									
1979 to 1981 (part) -----	3 924	3 041	883	259	250	9	3 665	2 791	874
1977 and 1978 -----	3 306	2 682	624	290	254	36	3 016	2 429	588
1975 and 1976 -----	1 915	1 636	279	129	113	15	1 787	1 523	263
1970 to 1974 -----	4 310	3 899	411	556	538	19	3 754	3 362	393
1965 to 1969 -----	1 534	1 403	131	367	367	—	1 167	1 036	131
1960 to 1964 -----	556	521	35	210	205	5	346	316	31
1959 or earlier -----	270	266	4	194	193	1	76	73	3
First Mortgage Loan									
Less than \$200,000 -----	1 714	1 270	444	63	58	5	1 652	1 212	440
\$200,000 to \$299,999 -----	1 223	977	246	18	18	—	1 205	959	246
\$300,000 to \$399,999 -----	898	622	276	—	—	—	898	622	276
\$400,000 to \$499,999 -----	1 016	809	208	31	30	2	985	779	206
\$500,000 to \$999,999 -----	3 903	3 423	480	130	130	—	3 773	3 293	480
\$1,000,000 to \$1,499,999 -----	1 904	1 657	247	203	198	5	1 701	1 459	242
\$1,500,000 to \$1,999,999 -----	1 347	1 259	88	380	374	6	1 367	1 316	82
\$2,000,000 to \$2,999,999 -----	1 456	1 291	165	361	349	12	1 096	942	153
\$3,000,000 to \$3,999,999 -----	898	822	76	344	340	5	554	483	71
\$4,000,000 to \$4,999,999 -----	443	408	34	119	110	9	324	298	25
\$5,000,000 or more -----	1 014	911	103	357	314	42	657	597	61
Median -----	\$891600	\$945100	\$510500	\$2494500	\$2438100	...	\$787100	\$832900	\$487300
Mean -----	\$1980600	\$2104200	\$1278400	\$3388300	\$3274800	...	\$1776200	\$1909200	\$1104400
First Mortgage Outstanding Debt									
Less than \$200,000 -----	2 457	1 879	578	117	112	5	2 340	1 767	573
\$200,000 to \$299,999 -----	1 454	1 095	359	26	26	—	1 428	1 069	359
\$300,000 to \$399,999 -----	1 013	821	192	42	42	—	972	780	192
\$400,000 to \$499,999 -----	951	789	161	40	38	2	911	751	160
\$500,000 to \$999,999 -----	3 802	3 297	506	172	172	—	3 630	3 124	506
\$1,000,000 to \$1,499,999 -----	1 714	1 555	159	282	276	6	1 432	1 279	154
\$1,500,000 to \$1,999,999 -----	1 190	1 047	143	347	338	9	843	710	133
\$2,000,000 to \$2,999,999 -----	1 265	1 157	108	320	311	9	944	845	99
\$3,000,000 to \$3,999,999 -----	772	727	44	267	259	8	505	468	37
\$4,000,000 to \$4,999,999 -----	331	307	24	86	79	6	245	228	18
\$5,000,000 or more -----	868	775	94	308	267	41	561	508	53
Median -----	\$767400	\$824600	\$434000	\$1968100	\$1935500	...	\$672900	\$723700	\$410700
Mean -----	\$1613100	\$1703300	\$1100600	\$2933300	\$2816500	...	\$1421500	\$1517900	\$934300
Total Mortgage Outstanding Debt									
Less than \$200,000 -----	2 117	1 879	238	117	112	5	2 000	1 767	234
\$200,000 to \$299,999 -----	1 377	1 095	282	26	26	—	1 351	1 069	282
\$300,000 to \$399,999 -----	1 104	821	282	42	42	—	1 062	780	282
\$400,000 to \$499,999 -----	986	789	196	38	38	—	948	751	196
\$500,000 to \$999,999 -----	3 821	3 297	525	172	172	—	3 649	3 124	525
\$1,000,000 to \$1,499,999 -----	1 818	1 555	263	278	276	2	1 539	1 279	260
\$1,500,000 to \$1,999,999 -----	1 159	1 047	112	338	338	—	821	710	112
\$2,000,000 to \$2,999,999 -----	1 359	1 157	202	322	311	11	1 037	845	191

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Northeast Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Total Mortgage Outstanding Debt—Con.									
\$3,000,000 to \$3,999,999	832	727	104	271	259	12	561	468	92
\$4,000,000 to \$4,999,999	346	307	39	89	79	9	258	228	30
\$5,000,000 or more	898	775	124	312	267	46	586	508	78
Median	\$804200	\$824600	\$675900	\$1987900	\$1935500	...	\$711600	\$723700	\$639900
Mean	\$1682500	\$1703300	\$1564300	\$3058800	\$2816500	...	\$1482700	\$1517900	\$1304900
Current Interest Rate on First Mortgage									
Less than 5.0 percent	736	721	15	467	464	2	269	257	13
5.0 percent	43	38	5	2	—	2	41	38	3
5.1 to 5.9 percent	896	841	55	401	391	9	496	450	46
6.0 percent	803	602	202	75	75	—	728	527	202
6.1 to 6.9 percent	455	371	84	6	6	—	449	365	84
7.0 percent	678	619	60	362	359	3	317	260	57
7.1 to 7.4 percent	288	239	48	63	35	28	225	205	20
7.5 to 7.9 percent	1 829	1 556	273	301	301	—	1 527	1 254	273
8.0 percent	951	807	144	13	12	1	938	795	143
8.1 to 8.4 percent	805	724	81	31	17	14	774	707	66
8.5 to 8.9 percent	2 078	1 806	272	193	173	20	1 885	1 633	252
9.0 percent	1 169	967	202	46	46	—	1 123	921	202
9.1 to 9.9 percent	2 304	1 898	406	26	26	—	2 278	1 872	406
10.0 percent	493	377	116	—	—	—	493	377	116
10.1 to 11.9 percent	946	761	184	10	10	—	935	751	184
12.0 percent	313	248	66	5	—	5	309	248	61
12.1 to 13.9 percent	352	296	56	2	2	—	351	295	56
14.0 percent or more	677	578	98	3	3	—	674	575	98
Median	8.6	8.6	8.9	7.0	7.0	...	8.8	8.8	9.0
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	3 366	2 749	617	—	—	—	3 366	2 749	617
Rate higher now than when mortgage made	1 147	884	263	—	—	—	1 147	884	263
Rate lower now than when mortgage made	92	85	7	—	—	—	92	85	7
Rate unchanged or same now as when mortgage made	1 962	1 665	297	—	—	—	1 962	1 665	297
Not reported	164	115	50	—	—	—	164	115	50
No, interest rate cannot be changed	12 141	10 443	1 698	2 005	1 920	85	10 136	8 523	1 613
Not reported	310	257	53	—	—	—	310	257	53
Reason for Change in First Mortgage Rate									
Interest rate can be changed	3 366	2 749	617	—	—	—	3 366	2 749	617
Rate renegotiated periodically	510	405	105	—	—	—	510	405	105
Rate changes tied to market index	253	173	79	—	—	—	253	173	79
When mortgage is assumed	1 082	858	224	—	—	—	1 082	858	224
When payments become delinquent	814	670	143	—	—	—	814	670	143
Other reason	1 047	919	127	—	—	—	1 047	919	127
Not reported	187	156	31	—	—	—	187	156	31
Interest rate cannot be changed	12 141	10 443	1 698	2 005	1 920	85	10 136	8 523	1 613
Term of First Mortgage									
Less than 8 years	2 163	1 738	425	26	22	5	2 137	1 716	421
8 to 12 years	4 199	3 502	697	3	3	—	4 195	3 498	697
13 to 17 years	1 686	1 435	251	7	7	—	1 679	1 428	251
18 to 22 years	1 683	1 402	281	63	63	—	1 620	1 339	281
23 to 27 years	2 147	1 672	475	11	11	—	2 136	1 661	475
28 to 32 years	677	784	93	28	28	—	849	756	93
33 to 37 years	196	189	8	153	151	2	44	38	6
38 or more years	2 640	2 526	113	1 715	1 636	79	925	891	35
No stated term	226	202	24	—	—	—	226	202	24
Median	17.3	17.8	14.0	38+	38+	...	14.4	14.6	13.2
Unexpired Term of First Mortgage									
Less than 4 years	2 780	2 494	285	36	36	—	2 743	2 458	285
4 to 7 years	2 518	2 303	216	6	6	—	2 512	2 296	216
8 to 12 years	2 016	1 805	211	60	60	—	1 957	1 745	211
13 to 17 years	1 562	1 402	161	101	100	1	1 461	1 302	160
18 to 22 years	930	838	92	222	219	3	708	620	89
23 to 27 years	763	724	39	269	267	2	495	457	38
28 to 32 years	772	751	20	421	407	14	350	344	7
33 or more years	1 272	1 188	85	678	625	53	594	562	31
No stated term or not computed	3 203	1 944	1 259	212	199	12	2 991	1 744	1 246
Median	10.5	10.6	9.3	30.4	30.1	...	8.4	8.4	8.4
Graduated Interest and Principal Payments on First Mortgage									
Yes, monthly payments can change (other than through change in interest rate)	1 688	1 536	153	885	872	14	803	664	139
Payments increase yearly for first five years of mortgage	17	15	2	4	4	—	13	11	2
Payments increase yearly for first ten years of mortgage	17	17	—	7	7	—	10	10	—
Payments change in some other way	1 515	1 384	131	841	829	12	674	556	118
Not reported	139	119	20	34	32	1	105	87	19
No, monthly payments cannot change	13 656	11 529	2 126	1 069	999	70	12 587	10 530	2 057
Not reported	472	384	88	51	49	2	421	335	87
Holder of First Mortgage									
Commercial bank or trust company	786	648	138	101	100	2	684	548	136
Mutual savings bank	8 289	6 879	1 410	520	499	21	7 770	6 380	1 389
Savings and loan association	2 105	1 733	372	100	97	3	2 005	1 636	368
Life insurance company	1 175	972	202	120	120	—	1 055	852	202
Mortgage company	148	140	8	8	8	—	140	133	8
Federal agency	499	484	15	346	344	1	153	140	13
Federally secured pool	261	252	9	71	71	—	190	181	9
Federal National Mortgage Association	289	281	9	272	267	5	17	13	4
Real estate or construction company	329	294	35	—	—	—	329	294	35
Individual or individual's estate	313	277	35	—	—	—	313	277	35
Other	1 624	1 489	135	468	415	53	1 155	1 074	82

¹Detail does not add to total because lenders reported more than one reason

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder									
Property in Northeast Region	15 816	13 449	2 367	2 005	1 920	85	13 811	11 529	2 282
Lender in Northeast	14 407	12 095	2 312	1 143	1 066	77	13 263	11 029	2 235
Lender in North Central	243	229	14	166	164	2	77	65	13
Lender in South	1 100	1 058	41	690	684	6	410	375	35
Lender in West	6	6	—	3	3	—	3	3	—
Lender outside United States	35	35	—	—	—	—	35	35	—
Not reported	26	26	—	3	3	—	23	23	—
Property in North Central Region	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in South Region	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage									
Holder	13 612	11 482	2 130	1 186	1 109	77	12 426	10 374	2 053
Agent	2 204	1 967	237	819	811	8	1 385	1 155	230
Holder's Acquisition of First Mortgage									
Originated by holder	12 777	10 760	2 018	656	632	23	12 122	10 127	1 995
Purchased from present servicer	485	429	56	46	46	—	438	382	56
Purchased from someone else	2 074	1 833	240	1 222	1 161	62	851	673	179
Not reported	481	427	53	81	81	—	400	347	53
Mortgage Assumption									
Lender's permission needed for assumption	6 831	5 866	965	459	442	17	6 372	5 424	948
Lender's permission not needed for assumption	6 908	5 815	1 092	1 390	1 331	59	5 518	4 484	1 034
Not reported	2 078	1 768	310	157	147	9	1 921	1 621	300
Prepayment Penalties									
Yes	8 087	6 976	1 112	1 003	982	22	7 084	5 994	1 090
No	6 381	5 291	1 089	910	849	62	5 470	4 443	1 028
Not reported	1 348	1 182	166	91	90	2	1 257	1 092	165
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage mode or assumed at time of purchase	10 504	8 599	1 905	1 705	1 666	39	8 799	6 934	1 865
Less than 40 percent	733	344	389	37	30	6	697	314	383
40 to 49 percent	421	236	185	60	55	5	361	181	180
50 to 59 percent	470	251	219	11	11	—	459	240	219
60 to 69 percent	601	348	254	22	21	2	579	327	252
70 to 79 percent	1 147	798	348	66	64	2	1 081	734	347
80 to 89 percent	1 628	1 484	144	306	298	8	1 322	1 186	136
90 to 94 percent	941	891	50	213	213	—	728	678	50
95 to 99 percent	791	772	19	232	229	3	559	543	16
100 percent or more	1 086	1 046	39	346	343	3	740	704	36
Not reported	2 686	2 429	257	414	402	12	2 273	2 027	245
Median	83	87	61	93	94	...	81	86	61
Other properties	5 312	4 850	462	300	254	45	5 012	4 595	417
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage mode or assumed at time of purchase	10 504	8 599	1 905	1 705	1 666	39	8 799	6 934	1 865
Less than 40 percent	378	344	33	30	30	—	347	314	33
40 to 49 percent	281	236	45	57	55	2	224	181	43
50 to 59 percent	328	251	78	11	11	—	317	240	78
60 to 69 percent	522	348	174	22	21	2	500	327	173
70 to 79 percent	1 087	798	288	67	64	3	1 019	734	285
80 to 89 percent	1 930	1 484	446	301	298	3	1 629	1 186	443
90 to 94 percent	1 116	891	224	214	213	2	901	678	223
95 to 99 percent	913	772	141	235	229	6	678	543	135
100 percent or more	1 264	1 046	218	353	343	11	911	704	207
Not reported	2 686	2 429	257	414	402	12	2 273	2 027	245
Median	87	87	85	94	94	...	85	86	84
Other properties	5 312	4 850	462	300	254	45	5 012	4 595	417
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	1 434	1 115	319	182	175	7	1 252	940	312
20 to 29 percent	1 312	902	409	79	76	3	1 233	827	406
30 to 39 percent	1 525	1 131	395	177	159	18	1 348	972	376
40 to 49 percent	1 592	1 212	380	132	123	9	1 460	1 089	370
50 to 59 percent	1 623	1 385	238	209	202	6	1 414	1 182	232
60 to 69 percent	1 259	1 144	116	171	164	8	1 088	980	108
70 to 79 percent	936	876	60	164	157	6	772	719	54
80 to 89 percent	785	756	29	122	117	5	664	639	25
90 to 99 percent	400	383	17	107	105	2	293	278	15
100 percent or more	422	409	13	147	147	—	275	262	13
Not reported	4 528	4 136	392	514	494	21	4 013	3 642	371
Median	49	52	37	58	59	...	47	51	36

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.)

Northeast Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Total Outstanding Debt as Percent of Value									
Less than 20 percent	1 168	1 115	53	176	175	2	992	940	52
20 to 29 percent	1 055	902	153	77	76	2	978	827	151
30 to 39 percent	1 404	1 131	274	168	159	9	1 237	972	265
40 to 49 percent	1 503	1 212	290	134	123	11	1 369	1 089	280
50 to 59 percent	1 714	1 385	330	204	202	2	1 510	1 182	328
60 to 69 percent	1 485	1 144	341	174	164	11	1 311	980	331
70 to 79 percent	1 091	876	215	162	157	5	929	719	210
80 to 89 percent	858	756	101	126	117	9	731	639	92
90 to 99 percent	480	383	97	113	105	8	367	278	89
100 percent or more	530	409	121	155	147	8	375	262	113
Not reported	4 528	4 136	392	514	494	21	4 013	3 642	371
Median	53	52	57	59	59	...	52	51	56
MORTGAGE PAYMENTS AND OTHER EXPENSES									
Method of Payment of First Mortgage									
Regular payments of interest and/or principal	15 805	13 438	2 367	2 005	1 920	85	13 801	11 518	2 282
Interest and principal	15 134	12 807	2 327	2 005	1 920	85	13 129	10 887	2 242
Fully amortized	7 563	6 535	1 028	1 932	1 852	80	5 631	4 683	948
Partially amortized	7 571	6 272	1 299	73	68	5	7 498	6 204	1 294
Principal only	14	10	3	—	—	—	14	10	3
Fully amortized	8	4	3	—	—	—	8	4	3
Partially amortized	6	6	—	—	—	—	6	6	—
Interest only	657	621	37	—	—	—	657	621	37
No regular payments required	11	11	—	—	—	—	11	11	—
Items Included in First Mortgage Payment									
Regular payments of both interest and principal	15 134	12 807	2 327	2 005	1 920	85	13 129	10 887	2 242
Real estate taxes and property insurance	2 838	2 677	161	1 592	1 530	62	1 246	1 147	99
With no other items	687	626	62	6	6	—	681	619	62
With other items	2 151	2 051	100	1 585	1 523	62	565	528	38
Real estate taxes only	6 775	5 442	1 333	86	81	5	6 689	5 361	1 328
Property insurance only	50	41	9	—	—	—	50	41	9
Other combinations or no other items	5 471	4 647	824	328	309	18	5 144	4 338	806
No regular payments of interest and principal	682	642	40	—	—	—	682	642	40
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	15 805	13 438	2 367	2 005	1 920	85	13 801	11 518	2 282
Less than \$60	6 126	4 876	1 250	489	470	19	5 637	4 407	1 230
\$60 to \$79	2 214	1 879	334	267	261	6	1 947	1 619	328
\$80 to \$99	2 190	1 922	268	235	224	11	1 955	1 698	257
\$100 to \$149	3 313	2 957	357	602	581	21	2 712	2 376	336
\$150 to \$199	1 020	925	95	190	176	14	831	749	81
\$200 to \$249	441	404	37	130	118	12	311	286	25
\$250 to \$299	235	232	3	50	48	2	186	184	2
\$300 to \$399	169	166	3	39	39	—	129	126	3
\$400 to \$499	51	48	3	3	3	—	48	45	3
\$500 to \$599	11	9	2	—	—	—	11	9	2
\$600 to \$699	15	6	9	—	—	—	15	6	9
\$700 to \$799	6	—	6	—	—	—	6	—	6
\$800 or more	13	13	—	—	—	—	13	13	—
Median	\$76	\$80	60—	\$101	\$100	...	\$73	\$77	60—
Mean	\$90	\$93	\$73	\$110	\$110	...	\$87	\$90	\$71
No regular payments required	11	11	—	—	—	—	11	11	—
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	15 805	13 438	2 367	2 005	1 920	85	13 801	11 518	2 282
Less than \$60	5 617	4 876	740	480	470	10	5 137	4 407	730
\$60 to \$79	2 259	1 879	379	262	261	2	1 996	1 619	378
\$80 to \$99	2 276	1 922	354	241	224	17	2 035	1 698	337
\$100 to \$149	3 512	2 957	555	598	581	17	2 914	2 376	538
\$150 to \$199	1 092	925	167	184	176	8	909	749	159
\$200 to \$249	487	404	84	132	118	14	355	286	70
\$250 to \$299	257	232	25	55	48	7	202	184	18
\$300 to \$399	191	166	25	50	39	10	141	126	15
\$400 to \$499	54	48	7	3	3	—	51	45	7
\$500 to \$599	15	9	5	—	—	—	15	9	5
\$600 to \$699	7	6	2	—	—	—	7	6	2
\$700 to \$799	9	—	9	—	—	—	9	—	9
\$800 or more	29	13	15	—	—	—	29	13	15
Median	\$80	\$80	\$84	\$102	\$100	...	\$78	\$77	\$82
Mean	\$94	\$93	\$105	\$112	\$110	...	\$92	\$90	\$102
No regular payments required	11	11	—	—	—	—	11	11	—
Current Status of First Mortgage Payments									
Regular payments of interest and/or principal	15 805	13 438	2 367	2 005	1 920	85	13 801	11 518	2 282
Current or ahead of schedule	14 657	12 393	2 265	1 839	1 754	85	12 818	10 639	2 180
Delinquent (30 days or more)	860	782	78	103	103	—	757	679	78
1 to 3 payments	437	390	47	18	18	—	419	372	47
4 or more payments	423	392	31	85	85	—	338	307	31
Foreclosure in process	149	149	—	39	39	—	110	110	—
Foreclosure not in process	260	229	31	44	44	—	216	185	31
Not reported	13	13	—	2	2	—	12	12	—
No regular payments required	289	264	25	63	63	—	225	200	25
Median	11	11	—	—	—	—	11	11	—

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	14 269	12 389	1 881	1 887	1 807	80	12 382	10 581	1 800
Less than \$100	507	443	64	84	75	9	422	368	55
\$100 to \$199	631	556	75	143	119	24	488	437	51
\$200 to \$299	1 431	1 276	155	167	147	20	1 264	1 129	135
\$300 to \$399	1 976	1 695	282	204	196	8	1 772	1 498	274
\$400 to \$499	2 228	1 815	412	291	285	6	1 936	1 530	406
\$500 to \$599	1 604	1 373	230	187	181	6	1 417	1 193	224
\$600 to \$699	1 353	1 188	165	124	124	—	1 229	1 064	165
\$700 to \$799	1 051	934	117	138	138	—	913	796	117
\$800 to \$899	752	655	97	131	128	2	622	527	95
\$900 to \$999	495	440	55	109	109	—	387	331	55
\$1,000 to \$1,499	1 073	959	114	159	159	—	913	800	114
\$1,500 or more	754	677	77	138	133	5	617	544	73
Not reported	415	377	38	13	13	—	403	365	38
Median	\$510	\$516	\$484	\$526	\$541	...	\$508	\$512	\$490
Acquired 1980 and 1981 (part)	1 547	1 060	487	118	113	5	1 430	948	482

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	12 679	10 999	1 681	1 547	1 482	65	11 132	9 516	1 616
Less than 20 percent	3 202	2 655	548	270	261	9	2 932	2 394	539
20 to 29 percent	2 640	2 227	413	348	337	11	2 292	1 890	402
30 to 39 percent	2 177	1 853	324	105	90	15	2 073	1 764	309
40 to 49 percent	1 334	1 220	113	290	283	7	1 044	938	106
50 to 59 percent	597	580	17	118	113	5	479	467	13
60 to 69 percent	225	215	10	95	92	3	130	123	7
70 to 79 percent	218	209	9	82	79	3	136	130	6
80 to 89 percent	101	96	5	39	36	3	61	60	2
90 to 99 percent	85	83	1	30	28	1	55	55	—
100 percent or more	297	274	23	43	42	2	254	233	21
Not reported or not computed	1 804	1 587	217	127	122	6	1 677	1 465	212
Median	28	29	24	39	39	...	28	29	24
Other properties	3 137	2 450	687	458	438	20	2 679	2 012	667

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	12 679	10 999	1 681	1 547	1 482	65	11 132	9 516	1 616
Less than 20 percent	2 849	2 655	194	262	261	2	2 586	2 394	193
20 to 29 percent	2 624	2 227	398	346	337	9	2 278	1 890	389
30 to 39 percent	2 288	1 853	435	107	90	17	2 181	1 764	418
40 to 49 percent	1 452	1 220	232	286	283	3	1 167	938	229
50 to 59 percent	662	580	83	116	113	3	547	467	80
60 to 69 percent	257	215	42	99	92	8	158	123	35
70 to 79 percent	229	209	20	84	79	5	145	130	15
80 to 89 percent	101	96	5	36	36	—	65	60	5
90 to 99 percent	103	83	20	33	28	4	70	55	15
100 percent or more	309	274	35	51	42	9	259	233	26
Not reported or not computed	1 804	1 587	217	127	122	6	1 677	1 465	212
Median	30	29	33	39	39	...	29	29	33
Other properties	3 137	2 450	687	458	438	20	2 679	2 012	667

Real Estate Tax Per \$1,000 Value

Acquired before 1980	14 269	12 389	1 881	1 887	1 807	80	12 382	10 581	1 800
Less than \$10	668	596	72	211	179	32	457	417	40
\$10 to \$14	1 051	914	137	187	178	9	864	736	128
\$15 to \$19	1 078	914	164	237	230	6	842	684	158
\$20 to \$24	1 072	877	195	207	205	2	865	671	194
\$25 to \$29	957	788	169	101	95	6	856	693	163
\$30 to \$39	1 261	1 103	159	109	109	—	1 153	994	159
\$40 to \$49	894	691	202	101	101	—	793	591	202
\$50 to \$59	722	607	115	58	57	2	664	550	114
\$60 or more	2 007	1 693	314	125	125	—	1 882	1 568	314
Not reported or not computed	4 559	4 206	353	553	529	24	4 006	3 677	329
Median	\$30	\$30	\$32	\$21	\$21	...	\$33	\$33	\$33
Acquired 1980 and 1981 (part)	1 547	1 060	487	118	113	5	1 430	948	482

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	12 686	11 006	1 681	1 547	1 482	65	11 139	9 523	1 616
Less than 5 percent	284	256	28	75	63	12	209	193	16
5 to 9 percent	1 440	1 270	170	238	206	32	1 202	1 063	139
10 to 14 percent	2 713	2 317	396	302	297	5	2 411	2 020	392
15 to 19 percent	2 914	2 536	377	321	318	3	2 593	2 218	374
20 to 24 percent	1 833	1 503	331	253	251	2	1 581	1 252	329
25 to 29 percent	657	585	73	86	86	—	572	499	73
30 to 34 percent	249	215	34	23	20	3	225	194	31
35 to 39 percent	60	50	10	6	6	—	54	44	10
40 percent or more	641	601	40	116	113	3	525	488	37
Not reported or not computed	1 895	1 673	222	127	122	6	1 768	1 552	217
Median	17	17	17	16	17	...	17	17	17
Other properties	3 130	2 443	687	458	438	20	2 672	2 006	667

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	12 686	11 006	1 681	1 547	1 482	65	11 139	9 523	1 616
Less than 20 percent	36	36	—	18	18	—	18	18	—
20 to 29 percent	82	82	—	—	—	—	82	82	—
30 to 39 percent	94	92	2	2	2	—	93	91	2
40 to 49 percent	533	495	37	30	28	2	503	467	36
50 to 59 percent	1 597	1 376	221	81	81	—	1 516	1 295	221
60 to 69 percent	2 520	2 243	277	220	217	3	2 299	2 025	274
70 to 79 percent	2 319	1 933	387	305	283	21	2 014	1 649	365
80 to 89 percent	1 400	1 205	195	222	215	7	1 178	990	187

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Selected Owner Expenses as Percent of Rental Receipts—Con.									
Acquired before 1980²—Con.									
90 to 99 percent	565	410	155	75	74	2	490	336	154
100 to 109 percent	382	325	56	94	88	6	288	238	50
110 percent or more	1 176	1 051	125	343	325	18	833	727	107
Not reported or not computed	1 982	1 757	225	158	152	6	1 825	1 605	220
Median	72	72	75	82	82	...	71	70	75
Other properties	3 130	2 443	687	458	438	20	2 672	2 006	667
PROPERTY CHARACTERISTICS									
Location by Size of Place									
Inside SMSA's									
1,000,000 or more	15 146	12 837	2 310	1 854	1 769	85	13 293	11 068	2 225
250,000 to 999,999	7 638	6 366	1 272	714	643	71	6 923	5 722	1 201
50,000 to 249,999	461	418	43	139	134	5	322	284	38
10,000 to 49,999	2 222	1 966	256	550	543	8	1 672	1 423	249
Less than 10,000 and rural	2 460	2 090	370	277	275	2	2 183	1 815	369
Outside SMSA's	2 366	1 997	369	173	173	—	2 193	1 824	369
10,000 or more	670	612	57	151	151	—	519	461	57
2,500 to 9,999	318	301	17	119	119	—	199	182	17
Less than 2,500 and rural	142	136	6	26	26	—	116	110	6
Other properties	209	175	34	5	5	—	204	170	34
Number of Housing Units									
50 to 74 housing units	6 208	5 090	1 118	224	219	5	5 985	4 871	1 113
75 to 99 housing units	2 832	2 433	399	274	274	—	2 558	2 159	399
100 to 149 housing units	3 180	2 752	428	573	565	8	2 607	2 187	420
150 to 199 housing units	1 303	1 162	142	321	307	14	983	855	128
200 to 299 housing units	1 276	1 129	147	375	346	28	902	783	119
300 to 499 housing units	757	654	103	185	164	21	572	490	82
500 to 999 housing units	203	175	28	50	41	9	153	134	19
1,000 or more housing units	56	52	3	3	3	—	52	49	3
Number of Buildings									
1 building	8 466	7 205	1 261	920	867	54	7 546	6 339	1 208
2 to 4 buildings	2 312	1 832	480	322	301	21	1 990	1 532	459
5 or more buildings	3 603	3 220	383	606	599	7	2 997	2 621	375
Not reported	1 435	1 191	244	157	154	3	1 278	1 037	241
Manner of Acquisition									
By purchase									
Placed one new mortgage	15 326	13 002	2 324	1 991	1 913	79	13 335	11 089	2 246
Placed two or more new mortgages	9 784	9 273	510	1 626	1 572	54	8 158	7 701	456
Assumed mortgage(s) already on property	740	363	377	22	12	9	718	351	368
Assumed mortgage already on property and placed new mortgage	3 194	2 648	546	271	263	8	2 923	2 385	538
All cash	1 333	465	868	46	40	6	1 286	424	862
Borrowed other than with mortgage	169	160	9	25	25	—	144	136	9
Inheritance or gift	107	93	15	2	—	2	106	93	13
Other	133	106	27	—	—	—	133	106	27
Not reported	35	32	3	5	2	3	30	30	—
Other properties	322	310	12	9	6	3	313	304	9
Source of Downpayment¹									
Properties purchased 1975 to 1981 (part)									
Cash	6 001	4 500	1 501	544	517	28	5 457	3 984	1 473
Sale of stock for this project	4 684	3 261	1 423	367	350	17	4 317	2 911	1 406
Sale of previously owned stock, shares or other securities	245	177	68	30	28	2	215	149	66
Sale of land or other real estate	95	48	47	2	—	—	93	48	45
Owner's cash, bank deposits, share accounts, or bonds	276	139	136	13	13	—	263	127	136
Borrowing other than mortgage on this property	3 026	2 172	855	255	242	12	2 771	1 929	842
Other cash source or source not reported	706	478	227	33	33	—	672	445	227
Noncash	337	247	90	35	33	2	302	213	89
Land used for structure(s) on this property	437	403	34	82	79	3	355	324	31
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	110	104	6	26	25	2	84	80	4
Other noncash source or no downpayment	61	61	—	23	23	—	37	37	—
Not reported	266	238	28	32	31	2	233	207	26
Other properties	1 429	1 195	234	154	143	11	1 275	1 051	223
Land and Building Acquisition	9 815	8 949	866	1 460	1 403	57	8 355	7 545	809
Year Property Acquired									
1979 to 1981 (part)	2 410	1 673	738	176	169	6	2 235	1 503	731
1977 and 1978	2 227	1 736	491	236	230	6	1 991	1 506	485
1975 and 1976	1 373	1 101	272	132	117	15	1 240	984	257
1970 to 1974	3 751	3 231	520	603	569	35	3 148	2 662	485
1965 to 1969	2 276	2 044	232	367	353	14	1 909	1 691	218
1960 to 1964	1 494	1 429	66	264	256	8	1 230	1 172	58
1959 or earlier	2 285	2 235	49	226	225	1	2 058	2 010	48
Year Structure Built									
1979 to March 1980	143	137	6	23	23	—	120	113	6
1977 and 1978	562	546	17	163	162	2	399	384	15
1975 and 1976	424	350	75	79	77	2	346	273	73
1970 to 1974	2 528	2 198	329	529	492	38	1 998	1 706	292
1960 to 1969	4 477	3 785	692	632	603	29	3 845	3 183	663
1950 to 1959	1 674	1 504	170	279	276	3	1 394	1 228	166
1940 to 1949	1 030	844	185	125	125	—	905	719	185
1939 or earlier	4 025	3 230	795	90	84	6	3 934	3 146	789
Not reported	953	855	98	84	78	6	870	777	93

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) ---	4 634	3 406	1 229	412	399	12	4 223	3 006	1 216
Less than \$5,000	493	364	129	16	16	—	477	348	129
\$5,000 to \$9,999	836	507	328	29	27	2	807	480	327
\$10,000 to \$14,999	808	504	304	34	34	—	773	469	304
\$15,000 to \$19,999	533	369	163	38	38	—	495	331	163
\$20,000 to \$24,999	268	189	79	23	21	2	245	168	77
\$25,000 to \$29,999	190	164	26	66	65	2	123	99	24
\$30,000 to \$34,999	117	101	16	54	50	5	63	52	11
\$35,000 to \$39,999	93	86	7	30	30	—	105	76	7
\$40,000 to \$49,999	146	112	34	41	39	2	105	73	32
\$50,000 to \$59,999	53	44	10	19	19	—	34	24	10
\$60,000 to \$79,999	21	14	7	8	8	—	13	6	7
\$80,000 to \$99,999	17	17	—	—	—	—	17	17	—
\$100,000 to \$149,999	11	11	—	2	2	—	10	10	—
\$150,000 or more	3	3	—	—	—	—	3	3	—
Not reported	1 046	920	126	52	51	2	994	869	124
Median	\$12900	\$13700	\$11500	\$28000	\$27900	...	\$12100	\$12600	\$11500
Other properties	11 182	10 043	1 138	1 593	1 521	72	9 589	8 523	1 066

Value

Less than \$200,000	367	290	77	—	—	—	367	290	77
\$200,000 to \$299,999	397	332	65	4	4	—	393	328	65
\$300,000 to \$399,999	364	270	94	9	4	5	355	266	90
\$400,000 to \$499,999	357	277	80	9	9	—	348	268	80
\$500,000 to \$999,999	1 896	1 399	497	114	114	—	1 782	1 285	497
\$1,000,000 to \$1,499,999	1 699	1 425	274	73	73	—	1 625	1 351	274
\$1,500,000 to \$1,999,999	1 156	993	163	91	90	2	1 065	904	162
\$2,000,000 to \$2,999,999	1 558	1 329	229	292	290	2	1 266	1 039	227
\$3,000,000 to \$3,999,999	1 065	909	156	231	228	3	834	681	153
\$4,000,000 to \$4,999,999	559	461	97	147	144	3	412	318	94
\$5,000,000 or more	1 871	1 629	242	520	470	50	1 350	1 159	192
Not reported	4 528	4 136	392	514	494	21	4 013	3 642	371
Median	\$1744000	\$1834600	\$1317000	\$3663300	\$3565200	...	\$1513200	\$1586300	\$1266800
Mean	\$3354100	\$3405300	\$3112600	\$5429800	\$4963500	...	\$3038400	\$3123600	\$2687000

Value Per Housing Unit

Less than \$5,000	925	768	157	23	23	—	902	745	157
\$5,000 to \$9,999	1 701	1 297	404	77	71	6	1 624	1 226	398
\$10,000 to \$14,999	1 811	1 419	392	140	139	2	1 671	1 280	391
\$15,000 to \$19,999	1 897	1 626	271	297	295	2	1 600	1 331	269
\$20,000 to \$24,999	1 575	1 291	284	217	216	2	1 358	1 075	283
\$25,000 to \$29,999	908	776	132	182	175	6	726	600	126
\$30,000 to \$34,999	850	708	142	163	150	14	686	559	128
\$35,000 to \$39,999	397	361	35	102	96	6	295	265	29
\$40,000 to \$49,999	567	491	75	117	109	8	450	382	68
\$50,000 to \$59,999	313	296	18	97	93	3	217	202	14
\$60,000 to \$79,999	153	127	27	41	32	9	112	95	17
\$80,000 to \$99,999	70	60	10	17	17	—	54	44	10
\$100,000 to \$149,999	72	53	18	15	8	7	57	45	11
\$150,000 or more	49	39	9	3	3	—	46	37	9
Not reported	4 528	4 136	392	514	494	21	4 013	3 642	371
Median	\$18200	\$18600	\$15600	\$24800	\$24300	...	\$17200	\$17600	\$15200
Mean	\$23700	\$24400	\$19900	\$28900	\$28200	...	\$22900	\$23800	\$19100

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	12 686	11 006	1 681	1 547	1 482	65	11 139	9 523	1 616
Less than \$60	232	209	23	16	16	—	215	193	23
\$60 to \$79	84	84	—	18	18	—	65	65	—
\$80 to \$99	55	30	25	—	—	—	51	26	25
\$100 to \$119	73	73	—	5	5	—	69	69	—
\$120 to \$149	327	282	45	49	46	3	278	236	42
\$150 to \$199	1 546	1 224	322	242	241	2	1 304	984	320
\$200 to \$249	2 873	2 455	419	348	333	15	2 526	2 122	404
\$250 to \$299	2 195	1 957	238	202	192	9	1 993	1 765	228
\$300 to \$349	1 549	1 404	145	225	214	11	1 325	1 190	135
\$350 to \$399	814	688	126	80	78	2	734	609	124
\$400 to \$449	432	386	46	76	68	8	357	318	39
\$450 to \$499	207	187	20	41	35	6	166	152	14
\$500 or more	495	440	55	114	110	4	380	330	51
No rental receipts	8	6	2	—	—	—	8	6	2
Not reported	1 796	1 581	216	127	122	6	1 669	1 459	210
Median	\$256	\$259	\$238	\$257	\$254	...	\$256	\$259	\$236
Mean	\$363	\$362	\$367	\$392	\$390	...	\$359	\$358	\$364
Other properties	3 130	2 443	687	458	438	20	2 672	2 006	667

Purchase Price as Percent of Value

Acquired by purchase	15 326	13 002	2 324	1 991	1 913	79	13 335	11 089	2 246
Purchased 1977 to 1981 (part)	4 634	3 406	1 229	412	399	12	4 223	3 006	1 216
Less than 80 percent	1 227	883	345	114	113	2	1 113	770	343
80 to 89 percent	604	408	195	69	67	2	535	341	194
90 to 94 percent	262	154	108	38	38	—	225	117	108
95 to 99 percent	211	127	44	43	41	2	169	126	42
100 percent or more	983	655	327	63	58	5	920	597	323
Not reported	1 347	1 138	209	86	83	3	1 261	1 055	206
Median	87	86	88	87	87	...	87	86	88

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2f. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Northeast Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	5 045	4 283	762	731	686	45	4 314	3 597	716
Less than 60 percent	900	701	199	109	103	6	791	598	193
60 to 79 percent	1 104	911	194	145	138	7	959	773	186
80 to 89 percent	547	467	80	71	62	9	476	405	71
90 to 99 percent	261	226	35	27	23	3	235	203	32
100 percent or more	423	348	74	118	113	5	305	235	70
Not reported	1 809	1 630	179	262	247	15	1 547	1 383	164
Median	73	74	70	77	77	...	72	73	69
Purchased 1969 or earlier	5 647	5 313	334	848	827	21	4 799	4 486	313
Less than 40 percent	512	484	28	56	53	3	456	431	25
40 to 59 percent	838	803	36	170	167	3	669	636	33
60 to 79 percent	775	697	78	99	97	2	676	599	77
80 to 99 percent	379	357	22	65	63	2	314	294	20
100 percent or more	502	481	21	76	76	—	426	405	21
Not reported	2 640	2 491	149	382	370	12	2 258	2 121	137
Median	64	64	67	61	62	...	64	64	68
Not acquired by purchase	490	447	43	13	7	6	476	440	37

Rental Receipts as Percent of Value

Acquired before 1980 ²	12 686	11 006	1 681	1 547	1 482	65	11 139	9 523	1 616
Less than 5 percent	266	232	34	58	53	6	208	179	29
5 to 9 percent	748	694	54	249	240	9	499	454	45
10 to 14 percent	2 048	1 718	330	369	354	15	1 679	1 364	314
15 to 19 percent	1 847	1 530	317	253	245	8	1 594	1 284	309
20 to 24 percent	1 177	1 010	166	90	90	—	1 087	920	166
25 to 29 percent	653	561	92	26	24	2	628	537	91
30 to 39 percent	708	615	93	34	30	5	673	585	88
40 percent or more	1 058	860	198	58	58	—	1 000	802	198
Not reported or not computed	4 182	3 786	396	409	389	21	3 773	3 397	375
Median	18	18	19	14	14	...	19	19	19
Other properties	3 130	2 443	687	458	438	20	2 672	2 006	667

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	12 686	11 006	1 681	1 547	1 482	65	11 139	9 523	1 616
Less than 1.0 percent	4 682	4 172	509	740	705	34	3 942	3 467	475
1.0 to 2.9 percent	2 225	1 890	335	330	313	17	1 895	1 577	318
3.0 to 4.9 percent	1 306	1 137	169	144	141	3	1 162	997	166
5.0 to 6.9 percent	593	471	122	27	24	3	566	447	119
7.0 to 8.9 percent	275	193	81	23	23	—	251	170	81
9.0 to 10.9 percent	468	416	52	62	62	—	406	354	52
11.0 to 12.9 percent	57	54	4	5	5	—	53	49	4
13.0 to 14.9 percent	77	67	11	9	9	—	69	58	11
15.0 percent or more	420	347	73	35	35	—	385	312	73
Not reported or not computed	2 584	2 259	325	173	166	7	2 411	2 093	318
Median	1.3	1.2	2.0	1.0—	1.0—	...	1.4	1.3	2.1
Other properties	3 130	2 443	687	458	438	20	2 672	2 006	667

OWNER CHARACTERISTICS

Type of Owner

Individual	2 305	1 846	460	125	120	5	2 180	1 725	455
Partnership	8 271	7 023	1 248	1 049	999	50	7 223	6 024	1 198
Real estate corporation	3 079	2 662	416	362	354	8	2 717	2 308	409
Real estate investment trust	223	202	21	15	15	—	208	187	21
Financial institution	92	86	6	7	7	—	85	79	6
Housing cooperative organization	843	777	66	242	229	12	601	548	53
Church or church-related institution	152	144	8	57	54	3	95	90	5
Other	480	373	108	93	87	6	388	286	101
Not reported	371	335	35	55	54	1	315	281	34

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1g. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

North Central Region	Total properties	Nonmortgaged properties	Mortgaged properties	North Central Region	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	8 973	806	8 167	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's	8 026	736	7 290	\$35,000 to \$39,999	45	—	45
1,000,000 or more	908	284	624	\$40,000 to \$49,999	13	—	13
250,000 to 999,999	1 836	185	1 651	\$50,000 to \$59,999	10	—	10
50,000 to 249,999	1 827	186	1 641	\$60,000 to \$79,999	6	—	6
10,000 to 49,999	2 138	49	2 089	\$80,000 to \$99,999	12	—	12
Less than 10,000 and rural	1 318	32	1 285	\$100,000 to \$149,999	30	—	30
Outside SMSA's	947	70	877	\$150,000 or more	—	—	—
10,000 or more	657	57	600	Not reported	445	20	425
2,500 to 9,999	176	—	176	Median	\$19200	...	\$19500
Less than 2,500 and rural	114	13	101	Other properties	5 644	683	4 961
Number of Housing Units				Value			
50 to 74 housing units	3 066	419	2 648	Less than \$200,000	117	65	52
75 to 99 housing units	1 407	92	1 314	\$200,000 to \$299,999	176	92	85
100 to 149 housing units	1 916	143	1 773	\$300,000 to \$399,999	85	26	59
150 to 199 housing units	1 148	58	1 091	\$400,000 to \$499,999	91	40	51
200 to 299 housing units	905	48	858	\$500,000 to \$999,999	961	126	835
300 to 499 housing units	410	35	374	\$1,000,000 to \$1,499,999	1 066	89	976
500 to 999 housing units	109	11	98	\$1,500,000 to \$1,999,999	918	73	845
1,000 or more housing units	12	—	12	\$2,000,000 to \$2,999,999	1 489	52	1 437
Number of Buildings				\$3,000,000 to \$3,999,999	790	19	772
1 building	2 686	507	2 179	\$4,000,000 to \$4,999,999	571	24	547
2 to 4 buildings	1 675	75	1 600	\$5,000,000 or more	1 006	65	1 067
5 or more buildings	3 821	151	3 670	Not reported	1 702	135	1 567
Not reported	792	73	718	Median	\$2148500	\$944100	\$2276400
Manner of Acquisition				Mean	\$2809500	\$1713900	\$2920800
By purchase	8 797	661	8 136	Value Per Housing Unit			
Placed one new mortgage	6 875	403	6 472	Less than \$5,000	375	181	194
Placed two or more new mortgages	367	2	364	\$5,000 to \$9,999	414	118	296
Assumed mortgage(s) already on property	992	96	896	\$10,000 to \$14,999	1 215	129	1 086
Assumed mortgage already on property and placed new mortgage	309	22	287	\$15,000 to \$19,999	1 623	107	1 517
All cash	188	82	106	\$20,000 to \$24,999	1 231	9	1 223
Borrowed other than with mortgage	67	56	11	\$25,000 to \$29,999	1 259	58	1 201
Inheritance or gift	66	65	1	\$30,000 to \$34,999	577	7	570
Other	72	61	11	\$35,000 to \$39,999	206	42	164
Not reported	38	19	19	\$40,000 to \$49,999	173	12	161
Source of Downpayment ¹				\$50,000 to \$59,999	84	4	80
Properties purchased 1975 to 1981 (part)	4 211	161	4 049	\$60,000 to \$79,999	50	1	49
Cash	3 725	157	3 568	\$80,000 to \$99,999	25	4	21
Sale of stock for this project	107	—	107	\$100,000 to \$149,999	34	—	34
Sale of previously owned stock, shares or other securities	58	2	56	\$150,000 or more	5	—	5
Sale of land or other real estate	238	6	233	Not reported	1 702	135	1 567
Owner's cash, bank deposits, share accounts, or bonds	2 557	73	2 484	Median	\$200000	\$11400	\$20800
Borrowing other than mortgage on this property	478	17	460	Mean	\$21600	\$14100	\$22400
Other cash source or source not reported	287	58	228	Monthly Rental Receipts Per Housing Unit			
Noncash	474	—	474	Acquired before 1980 ²	7 664	648	7 016
Land used for structure(s) on this property	211	—	211	Less than \$60	116	10	106
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	70	—	70	\$60 to \$79	51	8	43
Other noncash source or no downpayment	193	—	193	\$80 to \$99	53	15	38
Not reported	569	12	557	\$100 to \$119	211	81	130
Other properties	4 763	645	4 118	\$120 to \$149	454	94	361
Land and Building Acquisition				\$150 to \$199	1 712	120	1 592
During some 12-month period	6 936	679	6 257	\$200 to \$249	1 588	84	1 504
Acquired land previously	1 803	106	1 697	\$250 to \$299	1 713	75	1 638
Land not owned by building owner	75	1	74	\$300 to \$349	621	31	590
Not reported	159	19	140	\$350 to \$399	227	5	223
Year Property Acquired				\$400 to \$449	72	2	70
1979 to 1981 (part)	1 588	53	1 536	\$450 to \$499	28	3	25
1977 and 1978	1 764	91	1 673	\$500 or more	114	3	110
1975 and 1976	923	79	843	No rental receipts	10	10	—
1970 to 1974	2 489	111	2 378	Not reported	693	107	586
1965 to 1969	1 344	106	1 239	Median	\$228	\$175	\$231
1960 to 1964	485	83	402	Mean	\$269	\$212	\$274
1959 or earlier	379	283	96	Other properties	1 309	158	1 151
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980	453	1	452	Acquired by purchase	8 797	661	8 136
1977 and 1978	874	21	852	Purchased 1977 to 1981 (part)	3 329	123	3 206
1975 and 1976	508	3	504	Less than 80 percent	946	68	877
1970 to 1974	2 515	80	2 435	80 to 89 percent	679	—	679
1960 to 1969	2 953	149	2 804	90 to 94 percent	228	5	223
1950 to 1959	264	48	216	95 to 99 percent	300	1	298
1940 to 1949	130	79	51	100 percent or more	477	29	448
1939 or earlier	1 035	422	614	Not reported	701	20	681
Not reported	242	3	238	Median	85	...	86
Purchase Price Per Housing Unit				Purchased 1970 to 1976	3 337	127	3 210
Properties acquired by purchase 1977 to 1981 (part)	3 329	123	3 206	Less than 60 percent	551	7	544
Less than \$5,000	279	40	239	60 to 79 percent	838	53	785
\$5,000 to \$9,999	209	55	154	80 to 89 percent	317	—	317
\$10,000 to \$14,999	497	—	497	90 to 99 percent	224	6	218
\$15,000 to \$19,999	550	—	550	100 percent or more	326	43	283
\$20,000 to \$24,999	750	8	742	Not reported	1 081	17	1 064
\$25,000 to \$29,999	392	—	392	Median	74	...	73
\$30,000 to \$34,999	92	1	91	Purchased 1969 or earlier	2 130	410	1 720
				Less than 40 percent	262	68	194
				40 to 59 percent	383	42	341
				60 to 79 percent	387	41	346
				80 to 99 percent	191	37	154
				100 percent or more	108	39	68
				Not reported	800	183	617
				Median	61	62	61
				Not acquired by purchase	176	145	31

¹Detail does not add to total because owners reported more than one source. ²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1g. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region				North Central Region			
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Rental Receipts as Percent of Value				Real Estate Tax Per \$1,000 Value—Con.			
Acquired before 1980 ²	7 664	648	7 016	Acquired before 1980—Con.	500	76	425
Less than 5 percent	265	35	229	\$25 to \$29	460	42	418
5 to 9 percent	676	20	656	\$30 to \$39	155	11	145
10 to 14 percent	2 557	90	2 467	\$40 to \$49	129	43	86
15 to 19 percent	1 314	102	1 212	\$50 to \$59	163	75	88
20 to 24 percent	458	63	395	\$60 or more	2 002	272	1 730
25 to 29 percent	180	13	168	Not reported or not computed	\$16	\$25	\$15
30 to 39 percent	182	50	132	Median	698	48	650
40 percent or more	186	88	97	Acquired 1980 and 1981 (part)			
Not reported or not computed	1 846	186	1 660				
Median	14	19	14				
Other properties	1 309	158	1 151				
Rental Vacancy Losses as Percent of Potential Receipts				Real Estate Tax as Percent of Rental Receipts			
Acquired before 1980 ²	7 664	648	7 016	Acquired before 1980 ²	7 664	648	7 016
Less than 5 percent	1 940	113	1 828	Less than 5 percent	591	8	583
5 to 9 percent	1 305	61	1 244	5 to 9 percent	2 284	69	2 215
10 to 14 percent	859	62	798	10 to 14 percent	1 774	202	1 572
15 to 19 percent	682	22	660	15 to 19 percent	1 221	106	1 115
20 to 24 percent	471	12	459	20 to 24 percent	373	14	359
25 to 29 percent	415	60	355	25 to 29 percent	158	2	156
30 to 39 percent	195	28	167	30 to 39 percent	20	1	19
40 percent or more	159	18	140	35 to 39 percent	66	6	60
Not reported or not computed	688	114	574	40 percent or more	343	98	246
Median	3.3	5.8	3.1	Not reported or not computed	834	142	692
Other properties	1 309	158	1 151	Median	12	14	11
MORTGAGE PAYMENTS AND OTHER EXPENSES				Selected Owner Expenses as Percent of Rental Receipts			
Real Estate Tax Per Housing Unit				Acquired before 1980 ²	7 664	648	7 016
Acquired before 1980	8 275	758	7 518	Less than 20 percent	94	82	13
Less than \$100	759	171	588	20 to 29 percent	251	115	136
\$100 to \$199	1 646	134	1 512	30 to 39 percent	325	200	125
\$200 to \$299	1 735	153	1 583	40 to 49 percent	708	61	648
\$300 to \$399	1 177	62	1 115	50 to 59 percent	1 000	13	987
\$400 to \$499	922	49	873	60 to 69 percent	1 506	14	1 492
\$500 to \$599	847	68	779	70 to 79 percent	927	8	919
\$600 to \$699	454	40	414	80 to 89 percent	840	—	840
\$700 to \$799	171	10	161	90 to 99 percent	367	5	363
\$800 to \$899	149	4	145	100 to 109 percent	257	4	253
\$900 to \$999	54	—	54	110 percent or more	577	5	571
\$1,000 to \$1,499	113	9	105	Not reported or not computed	811	142	669
\$1,500 or more	10	—	10	Median	67	33	68
Not reported	237	59	178	Other properties	1 309	158	1 151
Median	\$293	\$229	\$299				
Acquired 1980 and 1981 (part)	698	48	650				
Real Estate Tax Per \$1,000 Value				OWNER CHARACTERISTICS			
Acquired before 1980	8 275	758	7 518	Type of Owner			
Less than \$10	1 529	44	1 485	Individual	1 357	161	1 196
\$10 to \$14	1 438	54	1 384	Partnership	5 430	218	5 212
\$15 to \$19	990	91	899	Real estate corporation	703	103	600
\$20 to \$24	908	50	858	Real estate investment trust	197	49	148
				Financial institution	86	63	22
				Housing cooperative organization	359	45	313
				Church or church-related institution	209	46	164
				Other	537	120	417
				Not reported	95	—	95

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties -----	8 167	7 350	818	2 155	2 120	35	6 012	5 229	783
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage -----	7 350	7 350	—	2 120	2 120	—	5 229	5 229	—
2 mortgages -----	765	—	765	31	—	31	734	—	734
3 or more mortgages -----	52	—	52	3	—	3	49	—	49
Form of Debt of First Mortgage									
Mortgage or deed of trust -----	7 613	6 836	777	2 155	2 120	35	5 458	4 715	742
Contract to purchase -----	430	389	41	—	—	—	430	389	41
Wrap-around mortgage -----	125	125	—	—	—	—	125	125	—
Origin of First Mortgage									
Mortgage made at time property acquired -----	6 317	5 877	440	2 017	2 009	7	4 300	3 868	432
Mortgage assumed at time property acquired -----	1 029	716	313	66	39	27	963	677	286
Mortgage placed later than acquisition of property -----	822	757	65	72	72	—	749	684	65
Refinanced mortgage:									
Same lender -----	420	371	49	5	5	—	415	366	49
Different lender -----	271	260	11	12	12	—	259	248	11
Mortgage placed on property owned free and clear of debt -----	131	126	4	56	56	—	74	70	4
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property -----	822	757	65	72	72	—	749	684	65
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	90	78	11	1	1	—	88	77	11
Secure better terms -----	127	123	4	1	1	—	126	122	4
Provide funds for additions, improvements, or repairs to this property -----	266	260	7	51	51	—	215	208	7
Provide funds for investment in other real estate -----	104	77	27	1	—	—	102	76	27
Provide funds for other types of investments -----	16	16	—	—	—	—	16	16	—
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—	—
Other reasons -----	71	70	1	9	9	—	62	60	1
Not reported -----	148	133	15	8	8	—	140	125	15
Other properties -----	7 346	6 593	753	2 083	2 048	35	5 263	4 545	718
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property -----	418	—	418	7	—	7	411	—	411
Provide funds for additions, improvements or repairs to this property -----	166	—	166	4	—	4	162	—	162
Provide funds for investment in other real estate -----	31	—	31	1	—	1	30	—	30
Provide funds for other types of investments -----	6	—	6	—	—	—	6	—	6
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—	—
Other reasons -----	109	—	109	—	—	—	109	—	109
Not reported -----	105	—	105	2	—	2	103	—	103
Other properties -----	399	—	399	27	—	27	372	—	372
Year First Mortgage Made or Assumed									
1979 to 1981 (part) -----	1 598	1 360	238	144	121	24	1 453	1 239	214
1977 and 1978 -----	1 802	1 586	216	490	486	4	1 312	1 100	212
1975 and 1976 -----	1 018	922	96	257	255	1	761	666	95
1970 to 1974 -----	2 423	2 293	130	984	979	5	1 439	1 314	125
1965 to 1969 -----	1 030	930	101	244	244	—	786	686	101
1960 to 1964 -----	267	229	38	9	8	1	258	221	37
1959 or earlier -----	30	30	—	28	28	—	2	2	—
First Mortgage Loan									
Less than \$200,000 -----	234	104	130	—	—	—	234	104	130
\$200,000 to \$299,999 -----	231	160	71	—	—	—	231	160	71
\$300,000 to \$399,999 -----	220	173	47	—	—	—	220	173	47
\$400,000 to \$499,999 -----	123	110	14	1	1	—	122	109	14
\$500,000 to \$999,999 -----	2 069	1 853	216	278	278	—	1 791	1 575	216
\$1,000,000 to \$1,499,999 -----	1 727	1 619	108	564	544	20	1 163	1 075	87
\$1,500,000 to \$1,999,999 -----	1 023	924	99	397	397	—	626	527	99
\$2,000,000 to \$2,999,999 -----	1 094	1 066	28	382	379	4	712	688	24
\$3,000,000 to \$3,999,999 -----	717	660	57	287	283	4	430	377	52
\$4,000,000 to \$4,999,999 -----	286	251	36	112	107	5	174	143	30
\$5,000,000 or more -----	443	430	13	133	132	1	310	298	12
Median -----	\$1349300	\$1393800	\$841400	\$1794900	\$1798700	...	\$1175600	\$1229900	\$801200
Mean -----	\$1887400	\$1952300	\$1304200	\$2339800	\$2340600	...	\$1725200	\$1794800	\$1260500
First Mortgage Outstanding Debt									
Less than \$200,000 -----	534	356	178	5	5	—	530	351	178
\$200,000 to \$299,999 -----	398	307	91	5	5	—	393	301	91
\$300,000 to \$399,999 -----	328	288	40	2	2	—	326	286	40
\$400,000 to \$499,999 -----	239	199	40	1	1	—	238	198	40
\$500,000 to \$999,999 -----	1 994	1 847	147	353	353	—	1 641	1 495	147
\$1,000,000 to \$1,499,999 -----	1 460	1 347	113	517	496	20	944	851	92
\$1,500,000 to \$1,999,999 -----	933	845	88	407	407	—	526	438	88
\$2,000,000 to \$2,999,999 -----	1 047	988	59	390	385	5	657	603	54
\$3,000,000 to \$3,999,999 -----	592	557	34	256	251	5	336	307	29
\$4,000,000 to \$4,999,999 -----	238	221	18	99	95	4	139	126	13
\$5,000,000 or more -----	404	394	10	121	121	—	283	273	10
Median -----	\$1202100	\$1251600	\$700300	\$1739700	\$1743500	...	\$963000	\$994600	\$641000
Mean -----	\$1714800	\$1778900	\$1138400	\$2207100	\$2207300	...	\$1538200	\$1605100	\$1091300
Total Mortgage Outstanding Debt									
Less than \$200,000 -----	471	356	115	5	5	—	467	351	115
\$200,000 to \$299,999 -----	360	307	53	5	5	—	355	301	53
\$300,000 to \$399,999 -----	301	288	13	2	2	—	298	286	13
\$400,000 to \$499,999 -----	293	199	94	1	1	—	292	198	94
\$500,000 to \$999,999 -----	1 986	1 847	138	353	353	—	1 633	1 495	138
\$1,000,000 to \$1,499,999 -----	1 458	1 347	111	515	496	19	943	851	91
\$1,500,000 to \$1,999,999 -----	973	845	128	407	407	—	566	438	128
\$2,000,000 to \$2,999,999 -----	1 066	988	78	387	385	2	679	603	76

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Can.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Total Mortgage Outstanding Debt—Con.									
\$3,000,000 to \$3,999,999	587	557	30	258	251	7	329	307	23
\$4,000,000 to \$4,999,999	252	221	32	98	95	3	155	126	29
\$5,000,000 or more	420	394	25	125	121	3	295	273	22
Median	\$1230700	\$1251600	\$981100	\$1741100	\$1743500	...	\$988100	\$994600	\$918300
Mean	\$1746300	\$1778900	\$1453900	\$2216500	\$2207300	...	\$1577800	\$1605100	\$1395000
Current Interest Rate on First Mortgage									
Less than 5.0 percent	336	324	12	195	195	—	141	129	12
5.0 percent	30	29	1	—	—	—	30	29	1
5.1 to 5.9 percent	294	259	34	88	86	2	206	174	32
6.0 percent	342	269	73	10	10	—	331	258	73
6.1 to 6.9 percent	505	424	81	31	31	—	474	393	81
7.0 percent	1 090	1 047	43	800	775	26	290	272	18
7.1 to 7.4 percent	146	105	41	2	2	—	143	102	41
7.5 to 7.9 percent	1 079	1 022	57	651	648	3	428	374	54
8.0 percent	486	439	47	44	44	—	442	395	47
8.1 to 8.4 percent	256	235	21	12	12	—	244	223	21
8.5 to 8.9 percent	1 035	950	85	292	288	4	743	662	81
9.0 percent	378	325	53	3	3	—	375	322	53
9.1 to 9.9 percent	1 010	822	188	15	15	—	995	807	188
10.0 percent	386	353	33	—	—	—	386	353	33
10.1 to 11.9 percent	514	478	37	10	10	—	505	468	37
12.0 percent	24	24	—	—	—	—	24	24	—
12.1 to 13.9 percent	153	146	7	2	2	—	151	145	7
14.0 percent or more	104	99	4	—	—	—	104	99	4
Median	8.0	8.0	8.4	7.0	7.0	...	8.7	8.7	8.6
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	2 258	2 012	246	—	—	—	2 258	2 012	246
Rate higher now than when mortgage made	411	374	36	—	—	—	411	374	36
Rate lower now than when mortgage made	28	24	4	—	—	—	28	24	4
Rate unchanged or same now as when mortgage made	1 671	1 474	197	—	—	—	1 671	1 474	197
Not reported	148	140	8	—	—	—	148	140	8
No, interest rate cannot be changed	5 878	5 307	571	2 155	2 120	35	3 723	3 187	536
Not reported	31	30	1	—	—	—	31	30	1
Reason for Change in First Mortgage Rate									
Interest rate can be changed	2 258	2 012	246	—	—	—	2 258	2 012	246
Rate renegotiated periodically	56	55	1	—	—	—	56	55	1
Rate changes tied to market index	254	234	20	—	—	—	254	234	20
When mortgage is assumed	1 020	884	136	—	—	—	1 020	884	136
When payments become delinquent	872	763	109	—	—	—	872	763	109
Other reason	442	413	29	—	—	—	442	413	29
Not reported	33	29	4	—	—	—	33	29	4
Interest rate cannot be changed	5 878	5 307	571	2 155	2 120	35	3 723	3 187	536
Term of First Mortgage									
Less than 8 years	357	344	13	2	2	—	355	342	13
8 to 12 years	441	337	104	—	—	—	441	337	104
13 to 17 years	811	687	124	7	7	—	805	681	124
18 to 22 years	1 280	1 118	163	2	2	—	1 278	1 115	163
23 to 27 years	1 522	1 243	279	8	8	—	1 514	1 235	279
28 to 32 years	808	729	79	52	52	—	756	677	79
33 to 37 years	100	94	6	52	48	4	49	46	2
38 or more years	2 815	2 767	48	2 033	2 002	31	782	765	17
No stated term	33	32	1	—	—	—	33	32	1
Median	26.9	27.7	23.1	38+	38+	...	23.4	23.5	22.6
Unexpired Term of First Mortgage									
Less than 4 years	378	338	39	4	4	—	374	334	39
4 to 7 years	781	680	101	6	6	—	775	674	101
8 to 12 years	865	780	85	6	6	—	859	774	85
13 to 17 years	958	838	120	23	23	—	934	815	120
18 to 22 years	713	628	85	13	12	1	700	616	84
23 to 27 years	1 764	1 731	33	209	209	—	554	522	33
28 to 32 years	1 257	1 236	22	938	933	5	319	303	17
33 or more years	1 381	1 366	15	889	888	1	493	478	14
No stated term or not computed	1 070	753	317	66	39	27	1 004	714	290
Median	22.0	23.2	14.0	32.2	32.2	...	15.7	15.9	13.9
Graduated Interest and Principal Payments on First Mortgage									
Yes, monthly payments can change (other than through change in interest rate)	934	901	33	357	356	1	577	545	32
Payments increase yearly for first five years of mortgage	11	11	—	—	—	—	11	11	—
Payments increase yearly for first ten years of mortgage	—	—	—	—	—	—	—	—	—
Payments change in some other way	890	861	29	336	335	1	554	526	28
Not reported	33	29	4	21	21	—	12	8	4
No, monthly payments cannot change	7 099	6 333	765	1 764	1 730	34	5 335	4 603	732
Not reported	134	115	19	34	34	—	100	81	19
Holder of First Mortgage									
Commercial bank or trust company	535	472	62	89	87	2	446	385	60
Mutual savings bank	315	292	23	183	182	1	132	111	22
Savings and loan association	2 448	2 121	327	189	189	—	2 259	1 932	327
Life insurance company	1 537	1 284	253	69	67	2	1 468	1 217	251
Mortgage company	134	133	1	28	28	—	106	105	1
Federal agency	684	676	8	331	331	—	353	345	8
Federally secured pool	237	205	32	109	86	23	128	118	9
Federal National Mortgage Association	562	560	2	562	560	2	—	—	—
Real estate or construction company	232	191	41	1	1	—	231	189	41
Individual or individual's estate	250	191	59	—	—	—	250	191	59
Other	1 234	1 224	9	594	589	4	640	635	5

*Detail does not add to total because lenders reported more than one reason.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder									
Property in Northeast Region	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in North Central Region	8 167	7 350	818	2 155	2 120	35	6 012	5 229	783
Lender in Northeast	1 635	1 385	250	372	368	4	1 263	1 017	246
Lender in North Central	4 557	4 061	496	660	655	6	3 896	3 406	491
Lender in South	1 683	1 634	49	1 044	1 019	25	639	615	24
Lender in West	170	152	18	72	72	—	98	79	18
Lender outside United States	113	109	5	—	—	—	113	109	5
Not reported	9	9	—	6	6	—	3	3	—
Property in South Region	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in West Region	—	—	—	—	—	—	—	—	—
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Servicing of First Mortgage									
Holder	5 776	5 215	561	1 066	1 043	24	4 709	4 172	537
Agent	2 392	2 135	257	1 089	1 078	11	1 303	1 057	246
Holder's Acquisition of First Mortgage									
Originated by holder	5 212	4 533	678	436	416	20	4 775	4 117	658
Purchased from present servicer	705	643	63	165	162	3	541	481	60
Purchased from someone else	1 997	1 946	51	1 484	1 472	11	514	474	40
Not reported	253	227	26	71	71	—	182	156	26
Mortgage Assumption									
Lender's permission needed for assumption	4 071	3 656	416	464	453	11	3 607	3 203	405
Lender's permission not needed for assumption	3 157	2 863	294	1 541	1 518	24	1 615	1 345	270
Not reported	939	831	108	150	150	—	789	681	108
Prepayment Penalties									
Yes	4 687	4 332	355	1 794	1 787	7	2 893	2 546	348
No	3 221	2 799	422	284	256	27	2 938	2 543	394
Not reported	259	218	41	78	78	—	181	140	41
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	7 343	6 590	753	2 083	2 048	35	5 260	4 542	718
Less than 40 percent	139	68	71	—	—	—	139	68	71
40 to 49 percent	187	105	81	7	6	1	179	99	80
50 to 59 percent	233	154	79	19	16	3	214	138	76
60 to 69 percent	361	304	57	54	54	—	307	250	57
70 to 79 percent	795	673	122	83	63	19	713	610	103
80 to 89 percent	1 560	1 412	149	321	320	2	1 239	1 092	147
90 to 94 percent	853	784	70	337	337	—	516	447	70
95 to 99 percent	581	568	13	280	278	2	302	291	11
100 percent or more	1 257	1 239	18	538	536	2	719	703	16
Not reported	1 376	1 283	93	443	439	5	933	844	89
Median	88	90	73	95	95	...	85	86	73
Other properties	824	759	65	72	72	—	752	687	65
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase	7 343	6 590	753	2 083	2 048	35	5 260	4 542	718
Less than 40 percent	70	68	2	—	—	—	70	68	2
40 to 49 percent	117	105	12	6	6	—	111	99	12
50 to 59 percent	173	154	19	16	16	—	157	138	19
60 to 69 percent	328	304	24	54	54	—	274	250	24
70 to 79 percent	717	673	43	63	63	—	654	610	43
80 to 89 percent	1 644	1 412	233	343	320	24	1 301	1 092	209
90 to 94 percent	831	784	47	339	337	2	492	447	45
95 to 99 percent	624	568	56	279	278	1	345	291	55
100 percent or more	1 462	1 239	224	539	536	3	923	703	220
Not reported	1 376	1 283	93	443	439	5	933	844	89
Median	90	90	90	95	95	...	87	86	91
Other properties	824	759	65	72	72	—	752	687	65
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	573	362	211	15	14	1	557	347	210
20 to 29 percent	596	549	47	20	20	—	576	529	47
30 to 39 percent	642	492	150	54	53	1	588	440	149
40 to 49 percent	824	728	96	145	145	—	679	583	96
50 to 59 percent	968	879	89	147	143	4	821	736	85
60 to 69 percent	928	846	81	206	200	5	722	646	76
70 to 79 percent	929	871	58	349	328	20	581	543	37
80 to 89 percent	523	514	9	266	266	—	257	248	9
90 to 99 percent	364	357	7	245	244	—	119	113	6
100 percent or more	254	252	2	114	113	1	140	138	1
Not reported	1 567	1 500	67	594	594	—	973	906	67
Median	57	59	38	76	76	...	51	54	37

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	391	362	29	15	14	1	376	347	28
20 to 29 percent	656	549	107	20	20	—	635	529	107
30 to 39 percent	587	492	94	53	53	—	534	440	94
40 to 49 percent	851	728	123	145	145	—	706	583	123
50 to 59 percent	947	879	68	144	143	1	803	736	67
60 to 69 percent	1 026	846	180	202	200	2	824	646	178
70 to 79 percent	927	871	56	334	328	6	593	543	50
80 to 89 percent	569	514	55	289	266	23	280	248	33
90 to 99 percent	380	357	24	244	244	—	137	113	24
100 percent or more	267	252	15	116	113	2	151	138	13
Not reported	1 567	1 500	67	594	594	—	973	906	67
Median	59	59	53	76	76	...	53	54	51

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	8 165	7 348	816	2 155	2 120	35	6 010	5 228	782
Interest and principal	7 966	7 156	810	2 155	2 120	35	5 811	5 036	775
Fully amortized	6 332	5 716	616	2 127	2 093	35	4 204	3 623	581
Partially amortized	1 634	1 440	194	28	28	—	1 606	1 412	194
Principal only	5	3	1	—	—	—	5	3	—
Fully amortized	1	1	—	—	—	—	—	—	—
Partially amortized	3	2	1	—	—	—	3	2	1
Interest only	194	189	5	—	—	—	194	189	5
No regular payments required	2	1	1	—	—	—	2	1	1

Items Included in First Mortgage Payment

Regular payments of both interest and principal	7 966	7 156	810	2 155	2 120	35	5 811	5 036	775
Real estate taxes and property insurance	3 455	3 236	219	1 951	1 921	30	1 504	1 314	189
With no other items	1 026	861	165	54	54	—	972	807	165
With other items	2 429	2 374	55	1 897	1 867	30	532	507	25
Real estate taxes only	1 491	1 256	235	13	13	—	1 478	1 243	235
Property insurance only	10	10	—	—	—	—	10	10	—
Other combinations or no other items	3 010	2 655	355	191	187	4	2 819	2 468	351
No regular payments of interest and principal	201	194	8	—	—	—	201	194	8

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	8 165	7 348	816	2 155	2 120	35	6 010	5 228	782
Less than \$60	1 746	1 388	357	214	209	5	1 531	1 179	352
\$60 to \$79	1 300	1 089	211	207	201	6	1 093	887	206
\$80 to \$99	1 408	1 327	81	510	491	19	898	836	62
\$100 to \$149	2 513	2 408	105	883	878	5	1 630	1 530	100
\$150 to \$199	839	799	40	261	261	—	577	538	40
\$200 to \$249	260	242	18	78	78	—	182	163	18
\$250 to \$299	31	30	1	1	1	—	30	29	1
\$300 to \$399	14	14	—	1	1	—	13	13	—
\$400 to \$499	21	17	4	—	—	—	21	17	4
\$500 to \$599	—	—	—	—	—	—	—	—	—
\$600 to \$699	1	1	—	—	—	—	1	1	—
\$700 to \$799	—	—	—	—	—	—	—	—	—
\$800 or more	33	33	—	—	—	—	33	33	—
Median	\$95	\$98	\$65	\$108	\$109	...	\$88	\$93	\$64
Mean	\$104	\$107	\$73	\$111	\$112	...	\$101	\$105	\$72
No regular payments required	2	1	1	—	—	—	2	1	1

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	8 165	7 348	816	2 155	2 120	35	6 010	5 228	782
Less than \$60	1 582	1 388	194	214	209	5	1 368	1 179	189
\$60 to \$79	1 224	1 089	135	203	201	1	1 021	887	134
\$80 to \$99	1 444	1 327	117	491	491	—	953	836	117
\$100 to \$149	2 669	2 408	261	907	878	29	1 763	1 530	232
\$150 to \$199	851	799	52	261	261	—	590	538	52
\$200 to \$249	267	242	26	78	78	—	189	163	26
\$250 to \$299	52	30	21	1	1	—	50	29	21
\$300 to \$399	17	14	3	1	1	—	16	13	3
\$400 to \$499	24	17	7	—	—	—	24	17	7
\$500 to \$599	—	—	—	—	—	—	—	—	—
\$600 to \$699	1	1	—	—	—	—	1	1	—
\$700 to \$799	—	—	—	—	—	—	—	—	—
\$800 or more	33	33	—	—	—	—	33	33	—
Median	\$98	\$98	\$94	\$109	\$109	...	\$93	\$93	\$92
Mean	\$107	\$107	\$102	\$112	\$112	...	\$105	\$105	\$101
No regular payments required	2	1	1	—	—	—	2	1	1

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	8 165	7 348	816	2 155	2 120	35	6 010	5 228	782
Current or ahead of schedule	7 535	6 804	731	2 072	2 057	15	5 463	4 747	716
Delinquent (30 days or more)	425	359	66	29	9	19	396	349	47
1 to 3 payments	207	149	58	28	8	19	179	141	39
4 or more payments	218	210	8	1	1	—	217	209	8
Foreclosure in process	10	9	1	—	—	—	10	9	1
Foreclosure not in process	190	183	7	1	1	—	189	182	7
Not reported	18	18	—	—	—	—	18	18	—
Not reported	204	186	19	54	54	—	151	132	19
No regular payments required	2	1	1	—	—	—	2	1	1

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	7 518	6 811	707	2 116	2 085	31	5 401	4 726	675
Less than \$100	588	502	87	200	200	—	389	302	87
\$100 to \$199	1 512	1 317	195	378	372	6	1 134	945	189
\$200 to \$299	1 583	1 418	164	583	581	2	1 000	838	162
\$300 to \$399	1 115	1 022	93	257	255	2	858	767	91
\$400 to \$499	873	822	52	256	256	—	618	566	52
\$500 to \$599	779	753	26	295	295	—	484	458	26
\$600 to \$699	414	369	45	74	54	19	341	315	26
\$700 to \$799	161	156	5	31	31	—	131	126	5
\$800 to \$899	145	139	6	29	27	2	116	112	4
\$900 to \$999	54	50	4	3	3	—	51	47	4
\$1,000 to \$1,499	105	98	7	5	5	—	100	94	7
\$1,500 or more	10	7	3	2	2	—	8	4	3
Not reported	178	158	20	5	5	—	174	154	20
Median	\$299	\$309	\$238	\$281	\$281	...	\$311	\$326	\$232
Acquired 1980 and 1981 (part)	650	539	111	39	36	3	611	503	107

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	7 015	6 333	682	1 877	1 846	31	5 137	4 487	650
Less than 20 percent	542	355	188	27	25	1	516	329	187
20 to 29 percent	1 205	1 083	122	158	157	1	1 047	927	121
30 to 39 percent	1 276	1 151	125	222	220	2	1 054	931	123
40 to 49 percent	1 405	1 300	105	449	449	—	956	851	105
50 to 59 percent	1 016	983	33	496	494	1	521	489	32
60 to 69 percent	430	398	32	153	153	—	277	245	32
70 to 79 percent	264	262	2	115	112	2	149	149	—
80 to 89 percent	50	50	—	15	15	—	35	35	—
90 to 99 percent	12	11	1	2	2	—	10	9	1
100 percent or more	228	221	7	72	72	—	157	149	7
Not reported or not computed	586	519	67	170	146	24	415	373	43
Median	41	42	30	50	50	...	38	39	30
Other properties	1 152	1 016	136	278	274	3	875	742	133

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	7 015	6 333	682	1 877	1 846	31	5 137	4 487	650
Less than 20 percent	438	355	83	25	25	—	412	329	83
20 to 29 percent	1 140	1 083	56	158	157	1	982	927	55
30 to 39 percent	1 317	1 151	166	222	220	2	1 095	931	164
40 to 49 percent	1 414	1 300	114	449	449	—	965	851	114
50 to 59 percent	1 114	983	130	497	494	2	617	489	128
60 to 69 percent	411	398	12	153	153	—	258	245	12
70 to 79 percent	274	262	12	115	112	2	159	149	10
80 to 89 percent	76	50	27	15	15	—	61	35	27
90 to 99 percent	15	11	4	2	2	—	13	9	4
100 percent or more	231	221	9	72	72	—	159	149	9
Not reported or not computed	586	519	67	170	146	24	415	373	43
Median	42	42	40	50	50	...	39	39	40
Other properties	1 152	1 016	136	278	274	3	875	742	133

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 518	6 811	707	2 116	2 085	31	5 401	4 726	675
Less than \$10	1 485	1 352	133	553	550	3	931	802	129
\$10 to \$14	1 384	1 171	214	325	320	5	1 059	850	209
\$15 to \$19	899	765	134	236	234	2	663	531	132
\$20 to \$24	858	805	53	151	151	—	708	654	53
\$25 to \$29	425	410	14	110	110	—	314	300	14
\$30 to \$39	418	380	38	51	30	21	367	350	17
\$40 to \$49	145	140	4	3	3	—	141	137	4
\$50 to \$59	86	80	5	9	9	—	76	71	5
\$60 or more	88	53	35	25	25	—	62	27	35
Not reported or not computed	1 730	1 654	76	651	651	—	1 079	1 003	76
Median	\$15	\$15	\$14	\$13	\$13	...	\$16	\$17	\$14
Acquired 1980 and 1981 (part)	650	539	111	39	36	3	611	503	107

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	7 016	6 334	682	1 877	1 846	31	5 138	4 488	650
Less than 5 percent	583	487	96	155	155	—	428	332	96
5 to 9 percent	2 215	1 993	222	599	597	2	1 616	1 396	220
10 to 14 percent	1 572	1 384	188	477	473	3	1 095	910	185
15 to 19 percent	1 115	1 044	71	267	267	—	848	778	71
20 to 24 percent	359	345	14	71	69	2	288	276	12
25 to 29 percent	156	147	9	44	44	—	111	102	9
30 to 34 percent	19	18	1	2	2	—	17	16	1
35 to 39 percent	60	59	—	—	—	—	60	59	—
40 percent or more	246	238	7	87	87	—	159	152	7
Not reported or not computed	692	620	73	175	151	24	517	469	48
Median	11	11	10	11	11	...	11	12	10
Other properties	1 151	1 015	136	278	274	3	874	741	133

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	7 016	6 334	682	1 877	1 846	31	5 138	4 488	650
Less than 20 percent	13	4	9	1	1	—	12	3	9
20 to 29 percent	136	97	39	3	3	—	133	94	39
30 to 39 percent	125	101	24	2	2	—	123	98	24
40 to 49 percent	648	607	40	45	45	—	603	563	40
50 to 59 percent	987	895	92	46	46	—	942	850	92
60 to 69 percent	1 492	1 397	94	421	421	—	1 071	976	94
70 to 79 percent	919	793	126	357	355	2	562	438	125
80 to 89 percent	840	746	94	269	267	2	571	480	92

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

North Central Region

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980 ² —Con.		
90 to 99 percent	363	333
100 to 109 percent	253	243
110 percent or more	571	528
Not reported or not computed	669	590
Median	68	68
Other properties	1 151	1 015

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's		
1,000,000 or more	7 290	6 535
250,000 to 999,999	624	543
50,000 to 249,999	1 651	1 451
10,000 to 49,999	1 641	1 466
Less than 10,000 and rural	2 089	1 891
Outside SMSA's	1 285	1 184
10,000 or more	877	814
2,500 to 9,999	600	563
Less than 2,500 and rural	176	151
Median	101	101

Number of Housing Units

50 to 74 housing units	2 648	2 393
75 to 99 housing units	1 314	1 142
100 to 149 housing units	1 773	1 604
150 to 199 housing units	1 091	1 011
200 to 299 housing units	858	767
300 to 499 housing units	374	331
500 to 999 housing units	98	90
1,000 or more housing units	12	11

Number of Buildings

1 building	2 179	1 980
2 to 4 buildings	1 600	1 433
5 or more buildings	3 670	3 352
Not reported	718	584

Manner of Acquisition

By purchase		
Placed one new mortgage	8 136	7 323
Placed two or more new mortgages	6 472	6 180
Assumed mortgage(s) already on property	364	184
Assumed mortgage already on property and placed new mortgage	896	713
All cash	287	129
Borrowed other than with mortgage	106	106
Inheritance or gift	11	11
Other	1	1
Not reported	11	11
Median	19	14

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)		
Cash	4 049	3 548
Sale of stock for this project	3 568	3 103
Sale of previously owned stock, shares or other securities	107	90
Sale of land or other real estate	56	45
Owner's cash, bank deposits, share accounts, or bonds	2 233	1 855
Borrowing other than mortgage on this property	2 484	2 217
Other cash source or source not reported	460	378
Noncash	228	188
Land used for structure(s) on this property	474	449
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	211	209
Other noncash source or no downpayment	70	70
Not reported	193	170
Other properties	557	518
Median	4 118	3 801

Land and Building Acquisition

During same 12-month period	6 257	5 525
Acquired land previously	1 697	1 636
Land not owned by building owner	74	50
Not reported	140	138

Year Property Acquired

1979 to 1981 (part)	1 536	1 339
1977 and 1978	1 673	1 445
1975 and 1976	843	767
1970 to 1974	2 378	2 204
1965 to 1969	1 239	1 139
1960 to 1964	402	361
1959 or earlier	96	94

Year Structure Built

1979 to March 1980	452	439
1977 and 1978	852	828
1975 and 1976	504	477
1970 to 1974	2 435	2 265
1960 to 1969	2 804	2 406
1950 to 1959	216	184
1940 to 1949	51	40
1939 or earlier	614	480
Not reported	238	231

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
363	333	30	84	84	—	279	249	30
253	243	10	153	152	1	100	91	9
571	528	44	297	295	2	274	232	42
669	590	78	199	175	24	470	415	54
68	68	70	79	79	...	65	64	70
1 151	1 015	136	278	274	3	874	741	133
7 290	6 535	755	1 867	1 832	35	5 424	4 703	721
624	543	81	115	115	—	509	428	81
1 651	1 451	200	462	460	2	1 189	991	198
1 641	1 466	175	493	491	2	1 148	976	173
2 085	1 891	198	434	427	8	1 655	1 465	190
1 289	1 184	101	363	340	23	922	844	78
877	814	62	289	289	—	588	526	62
600	563	37	230	230	—	371	333	37
176	151	25	53	53	—	122	97	25
101	101	—	6	6	—	95	95	—
2 648	2 393	254	678	678	—	1 970	1 715	254
1 314	1 142	172	322	302	19	993	840	153
1 773	1 604	168	471	470	1	1 302	1 135	167
1 091	1 011	80	340	336	4	750	675	75
858	767	91	229	228	2	628	539	89
374	331	43	96	91	5	278	240	38
98	90	8	18	14	3	80	76	4
12	11	1	2	2	—	11	9	1
2 179	1 980	198	548	544	4	1 630	1 436	194
1 600	1 433	167	397	397	—	1 203	1 036	167
3 670	3 352	318	1 053	1 026	27	2 617	2 326	291
718	584	135	156	153	3	562	430	132
8 136	7 323	813	2 148	2 113	35	5 988	5 210	779
6 472	6 180	292	2 033	2 029	4	4 439	4 151	287
364	184	181	3	—	3	362	184	178
896	713	183	65	41	24	831	672	159
287	129	158	4	—	4	284	129	154
106	106	—	43	43	—	63	63	—
11	11	—	—	—	—	11	11	—
1	1	—	—	—	—	1	1	—
11	11	—	6	6	—	5	5	—
19	14	4	1	1	—	17	13	4
4 049	3 548	501	862	834	27	3 188	2 714	473
3 568	3 103	465	743	719	24	2 825	2 384	441
107	90	17	12	12	—	96	79	17
56	45	11	1	1	—	55	44	11
233	185	47	52	33	19	180	152	28
2 484	2 217	267	599	598	1	1 884	1 619	266
460	378	82	49	45	3	412	333	79
228	188	41	29	29	—	199	158	41
474	449	25	143	143	—	331	306	25
211	209	2	94	94	—	117	115	2
70	70	—	35	35	—	35	35	—
193	170	23	15	15	—	178	155	23
557	518	39	106	102	4	451	416	35
4 118	3 801	317	1 293	1 286	7	2 824	2 515	309
6 257	5 525	731	1 392	1 359	34	4 864	4 167	698
1 697	1 636	61	697	696	1	999	939	60
74	50	24	6	6	—	69	45	24
140	138	1	60	60	—	80	79	1
1 536	1 339	197	267	243	24	1 269	1 096	173
1 673	1 445	228	398	394	4	1 275	1 051	224
2 843	2 767	76	197	197	—	646	570	76
1 239	2 204	174	977	971	6	1 401	1 233	168
402	1 139	99	227	227	—	1 012	912	99
96	361	41	62	61	1	340	300	40
	94	2	26	26	—	70	67	2
452	439	13	206	206	—	245	232	13
852	828	24	294	294	—	559	534	24
504	477	27	167	167	—	338	311	27
2 435	2 265	171	1 024	993	30	1 412	1 271	140
2 804	2 406	398	311	309	2	2 493	2 097	396
216	184	32	31	31	—	185	153	32
51	40	11	5	5	—	46	35	11
614	480	133	62	60	2	552	420	131
238	231	8	55	55	—	183	175	8

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) ----	3 206	2 781	425	665	637	27	2 541	2 144	397
Less than \$5,000	239	161	78	2	2	—	237	159	78
\$5,000 to \$9,999	134	103	31	1	1	—	153	101	51
\$10,000 to \$14,999	497	355	142	10	10	—	487	345	142
\$15,000 to \$19,999	550	500	50	99	94	4	451	405	46
\$20,000 to \$24,999	742	697	45	196	177	19	546	520	26
\$25,000 to \$29,999	392	378	14	230	230	—	162	148	14
\$30,000 to \$34,999	91	89	1	14	14	—	76	75	1
\$35,000 to \$39,999	45	43	1	32	32	—	13	12	1
\$40,000 to \$49,999	13	12	1	—	—	—	13	12	1
\$50,000 to \$59,999	10	10	—	—	—	—	10	10	—
\$60,000 to \$79,999	6	4	2	1	1	—	5	3	2
\$80,000 to \$99,999	12	12	—	—	—	—	12	12	—
\$100,000 to \$149,999	30	30	—	—	—	—	30	30	—
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	425	387	39	79	75	4	346	311	35
Median	\$19500	\$20600	\$12200	\$24600	\$24900	...	\$17400	\$18800	\$11800
Other properties	4 961	4 568	393	1 490	1 483	7	3 471	3 085	386

Value

Less than \$200,000	52	36	15	—	—	—	52	36	15
\$200,000 to \$299,999	85	31	53	1	1	—	83	30	53
\$300,000 to \$399,999	59	57	2	—	—	—	59	57	2
\$400,000 to \$499,999	51	46	5	—	—	—	51	46	5
\$500,000 to \$999,999	835	661	174	163	163	—	672	498	174
\$1,000,000 to \$1,499,999	976	907	70	101	101	—	875	805	70
\$1,500,000 to \$1,999,999	845	725	121	160	140	19	685	584	101
\$2,000,000 to \$2,999,999	1 437	1 350	87	448	447	1	989	903	86
\$3,000,000 to \$3,999,999	772	722	50	260	257	2	512	465	47
\$4,000,000 to \$4,999,999	547	474	74	167	163	5	380	311	69
\$5,000,000 or more	942	841	101	261	254	7	681	587	94
Not reported	1 567	1 500	67	594	594	—	973	906	67
Median	\$2276400	\$2342100	\$1731200	\$2792700	\$2799100	...	\$2042200	\$2115800	\$1689400
Mean	\$2920800	\$2964700	\$2579500	\$3300300	\$3286400	...	\$2803200	\$2851000	\$2515000

Value Per Housing Unit

Less than \$5,000	194	122	72	1	1	—	193	121	72
\$5,000 to \$9,999	296	241	56	30	26	4	266	215	52
\$10,000 to \$14,999	1 086	898	187	204	204	—	881	694	187
\$15,000 to \$19,999	1 517	1 328	189	262	255	7	1 255	1 073	182
\$20,000 to \$24,999	1 223	1 151	72	315	294	20	908	857	51
\$25,000 to \$29,999	1 201	1 125	76	409	406	3	793	720	73
\$30,000 to \$34,999	570	523	47	177	177	—	393	346	47
\$35,000 to \$39,999	164	147	17	66	66	—	98	82	17
\$40,000 to \$49,999	161	135	26	56	56	—	105	79	26
\$50,000 to \$59,999	80	79	1	29	29	—	51	50	1
\$60,000 to \$79,999	49	41	8	11	10	1	37	31	7
\$80,000 to \$99,999	21	21	—	1	1	—	20	20	—
\$100,000 to \$149,999	34	34	—	1	1	—	32	32	—
\$150,000 or more	5	3	1	—	—	—	5	3	1
Not reported	1 567	1 500	67	594	594	—	973	906	67
Median	\$20800	\$21500	\$16600	\$24500	\$24700	...	\$19700	\$20300	\$16300
Mean	\$22400	\$22900	\$18400	\$24700	\$24800	...	\$21600	\$22200	\$18300

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	7 016	6 334	682	1 877	1 846	31	5 138	4 488	650
Less than \$60	106	88	18	40	40	—	66	48	18
\$60 to \$79	43	42	1	3	3	—	41	40	1
\$80 to \$99	38	37	1	9	9	—	29	28	1
\$100 to \$119	130	89	40	24	24	—	106	65	40
\$120 to \$149	361	280	80	152	151	1	209	130	79
\$150 to \$199	1 592	1 494	98	479	477	2	1 113	1 017	96
\$200 to \$249	1 504	1 327	178	304	301	2	1 201	1 025	176
\$250 to \$299	1 638	1 548	89	422	422	—	1 216	1 126	89
\$300 to \$349	590	556	34	186	185	2	404	372	32
\$350 to \$399	223	187	36	51	51	—	171	136	36
\$400 to \$449	70	65	5	29	29	—	41	36	5
\$450 to \$499	25	25	—	2	2	—	23	23	—
\$500 or more	110	76	34	6	6	—	104	70	34
No rental receipts	—	—	—	—	—	—	—	—	—
Not reported	586	519	67	170	146	24	415	373	43
Median	\$231	\$233	\$219	\$224	\$224	...	\$233	\$236	\$219
Mean	\$274	\$269	\$314	\$258	\$258	...	\$279	\$274	\$314
Other properties	1 151	1 015	136	278	274	3	874	741	133

Purchase Price as Percent of Value

Acquired by purchase	8 136	7 323	813	2 148	2 113	35	5 988	5 210	779
Purchased 1977 to 1981 (part)	3 206	2 781	425	665	637	27	2 541	2 144	397
Less than 80 percent	877	649	229	91	91	—	786	557	229
80 to 89 percent	679	660	18	216	216	—	462	444	18
90 to 94 percent	223	204	19	86	84	1	137	119	18
95 to 99 percent	298	295	3	81	81	—	217	214	3
100 percent or more	448	348	100	83	61	23	365	288	78
Not reported	681	625	55	107	103	4	574	522	52
Median	86	87	80—	89	88	...	84	86	80—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2g. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

North Central Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	3 210	2 964	246	1 173	1 167	6	2 037	1 797	240
Less than 60 percent	544	469	75	102	102	—	442	367	75
60 to 79 percent	785	697	88	244	242	3	540	455	85
80 to 89 percent	317	292	25	146	145	1	171	146	24
90 to 99 percent	218	188	30	68	68	—	150	120	30
100 percent or more	283	279	4	164	162	2	119	117	1
Not reported	1 064	1 040	24	449	449	—	615	591	24
Median	73	74	68	81	81	...	70	70	68
Purchased 1969 or earlier	1 720	1 577	143	310	309	1	1 411	1 269	142
Less than 40 percent	194	174	19	15	15	—	179	159	19
40 to 59 percent	341	326	15	18	18	—	323	308	15
60 to 79 percent	346	287	59	4	4	—	342	283	59
80 to 99 percent	154	152	2	32	32	—	122	120	2
100 percent or more	68	68	—	27	27	—	41	41	—
Not reported	617	569	47	214	213	1	403	356	46
Median	61	60	...	...	...	...	60	59	...
Not acquired by purchase	31	27	4	7	7	—	24	20	4

Rental Receipts as Percent of Value

Acquired before 1980¹	7 016	6 334	682	1 877	1 846	31	5 138	4 488	650
Less than 5 percent	229	220	10	80	80	—	150	140	10
5 to 9 percent	656	629	27	262	260	2	394	369	25
10 to 14 percent	2 467	2 225	242	748	745	4	1 718	1 481	238
15 to 19 percent	1 212	1 074	138	186	185	1	1 027	889	137
20 to 24 percent	395	336	59	24	24	—	371	312	59
25 to 29 percent	168	147	21	35	35	—	132	112	21
30 to 39 percent	132	80	52	12	12	—	121	69	52
40 percent or more	97	75	22	1	1	—	96	74	22
Not reported or not computed	1 660	1 548	111	530	506	24	1 130	1 043	87
Median	14	13	15	12	12	...	14	14	15
Other properties	1 151	1 015	136	278	274	3	874	741	133

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹	7 016	6 334	682	1 877	1 846	31	5 138	4 488	650
Less than 1.0 percent	1 828	1 688	139	789	788	1	1 038	900	138
1.0 to 2.9 percent	1 244	1 172	73	323	320	3	921	852	69
3.0 to 4.9 percent	798	731	67	188	187	1	610	545	65
5.0 to 6.9 percent	660	629	31	75	75	—	585	554	31
7.0 to 8.9 percent	459	406	53	128	126	2	331	280	51
9.0 to 10.9 percent	355	307	48	34	34	—	321	272	48
11.0 to 12.9 percent	167	121	46	7	7	—	161	115	46
13.0 to 14.9 percent	140	96	44	18	18	—	122	78	44
15.0 percent or more	574	478	96	78	78	—	496	399	96
Not reported or not computed	791	706	85	237	213	24	554	493	61
Median	3.1	2.9	6.3	1.2	1.2	...	4.1	3.9	6.4
Other properties	1 151	1 015	136	278	274	3	874	741	133

OWNER CHARACTERISTICS

Type of Owner

Individual	1 196	991	205	77	74	3	1 119	917	202
Partnership	5 212	4 710	502	1 392	1 364	28	3 820	3 347	473
Real estate corporation	600	560	40	121	121	—	479	439	40
Real estate investment trust	148	145	2	31	31	—	117	115	2
Financial institution	22	19	3	5	5	—	17	14	3
Housing cooperative organization	313	311	2	210	210	—	103	101	2
Church or church-related institution	164	137	27	82	80	2	82	57	24
Other	417	390	28	216	215	1	201	175	27
Not reported	95	86	8	21	21	—	74	65	8

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1h. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region	Total properties	Nonmortgaged properties	Mortgaged properties	South Region	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	16 082	1 105	14 977	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—			
Inside SMSA's	14 700	1 016	13 684	Con.			
1,000,000 or more	1 117	88	1 029	\$35,000 to \$39,999	79	—	79
250,000 to 999,999	4 253	401	3 852	\$40,000 to \$49,999	51	3	48
50,000 to 249,999	3 713	260	3 453	\$50,000 to \$59,999	1	—	1
10,000 to 49,999	3 539	185	3 355	\$60,000 to \$79,999	4	—	4
Less than 10,000 and rural	2 078	83	1 995	\$80,000 to \$99,999	9	1	8
Outside SMSA's	1 382	89	1 293	\$100,000 to \$149,999	1	—	1
10,000 or more	895	56	839	\$150,000 or more	18	—	18
2,500 to 9,999	331	33	299	Not reported	1 026	22	1 004
Less than 2,500 and rural	156	—	156	Median	\$16800	\$11200	\$16900
Number of Housing Units				Other properties	8 860	861	7 999
50 to 74 housing units	3 834	429	3 404	Value			
75 to 99 housing units	2 535	200	2 335	Less than \$200,000	50	3	48
100 to 149 housing units	3 621	136	3 486	\$200,000 to \$299,999	85	50	36
150 to 199 housing units	2 111	125	1 986	\$300,000 to \$399,999	8	4	4
200 to 299 housing units	2 539	124	2 415	\$400,000 to \$499,999	57	11	46
300 to 499 housing units	1 185	74	1 111	\$500,000 to \$999,999	1 235	138	1 097
500 to 999 housing units	238	16	222	\$1,000,000 to \$1,499,999	2 211	162	2 048
1,000 or more housing units	19	1	18	\$1,500,000 to \$1,999,999	1 315	50	1 266
Number of Buildings				\$2,000,000 to \$2,999,999	2 598	124	2 474
1 building	2 929	340	2 589	\$3,000,000 to \$3,999,999	1 502	111	1 391
2 to 4 buildings	1 747	212	1 535	\$4,000,000 to \$4,999,999	1 021	31	991
5 or more buildings	8 651	435	8 216	\$5,000,000 or more	2 919	87	2 832
Not reported	2 755	118	2 637	Not reported	3 079	336	2 744
Manner of Acquisition				Median	\$2592500	\$1674500	\$2635300
By purchase	15 621	817	14 803	Mean	\$3503400	\$3173400	\$3524100
Placed one new mortgage	10 231	349	9 882	Value Per Housing Unit			
Placed two or more new mortgages	647	9	638	Less than \$5,000	202	52	150
Assumed mortgage(s) already on property	2 885	118	2 767	\$5,000 to \$9,999	642	138	504
Assumed mortgage already on property and placed new mortgage	1 359	11	1 348	\$10,000 to \$14,999	1 870	133	1 737
All cash	420	262	158	\$15,000 to \$19,999	3 392	253	3 139
Borrowed other than with mortgage	80	69	11	\$20,000 to \$24,999	2 956	65	2 891
Inheritance or gift	77	38	39	\$25,000 to \$29,999	2 283	43	2 239
Other	130	111	19	\$30,000 to \$34,999	745	38	707
Not reported	254	138	116	\$35,000 to \$39,999	362	16	347
Source of Downpayment¹				\$40,000 to \$49,999	302	18	284
Properties purchased 1975 to 1981 (part)	8 890	290	8 600	\$50,000 to \$59,999	81	1	80
Cash	7 424	309	7 115	\$60,000 to \$79,999	105	8	97
Sale of stock for this project	193	4	189	\$80,000 to \$99,999	40	3	37
Sale of previously owned stock, shares or other securities	118	1	117	\$100,000 to \$149,999	21	—	21
Sale of land or other real estate	781	46	735	\$150,000 or more	1	—	1
Owner's cash, bank deposits, share accounts, or bonds	4 748	150	4 597	Not reported	3 079	336	2 744
Borrowing other than mortgage on this property	680	78	601	Median	\$20700	\$16200	\$21000
Other cash source or source not reported	905	30	876	Mean	\$22100	\$22200	\$22100
Noncash	486	6	480	Monthly Rental Receipts Per Housing Unit			
Land used for structure(s) on this property	181	3	179	Acquired before 1980 ²	13 184	801	12 383
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	75	—	75	Less than \$60	235	4	231
Other noncash source or no downpayment	230	3	226	\$60 to \$79	90	31	59
Not reported	1 688	14	1 675	\$80 to \$99	98	83	15
Other properties	7 192	814	6 377	\$100 to \$119	233	11	222
Land and Building Acquisition				\$120 to \$149	807	83	723
During same 12-month period	12 986	944	12 042	\$150 to \$199	2 237	68	2 169
Acquired land previously	2 450	117	2 334	\$200 to \$249	3 849	214	3 635
Land not owned by building owner	316	28	288	\$250 to \$299	2 480	97	2 383
Not reported	329	16	314	\$300 to \$349	971	17	953
Year Property Acquired				\$350 to \$399	430	20	410
1979 to 1981 (part)	4 459	253	4 206	\$400 to \$449	133	1	132
1977 and 1978	2 900	107	2 793	\$450 to \$499	37	—	37
1975 and 1976	1 688	66	1 623	\$500 or more	106	11	95
1970 to 1974	3 630	81	3 550	No rental receipts	41	41	—
1965 to 1969	1 929	107	1 822	Not reported	1 440	120	1 319
1960 to 1964	683	68	615	Median	\$228	\$209	\$229
1959 or earlier	792	423	369	Mean	\$274	\$267	\$274
Year Structure Built				Other properties	2 898	304	2 594
1979 to March 1980	793	32	761	Purchase Price as Percent of Value			
1977 and 1978	1 248	9	1 238	Acquired by purchase	15 621	817	14 803
1975 and 1976	970	40	931	Purchased 1977 to 1981 (part)	7 222	244	6 978
1970 to 1974	5 365	189	5 176	Less than 80 percent	2 701	115	2 586
1960 to 1969	5 188	210	4 978	80 to 89 percent	1 288	12	1 275
1950 to 1959	896	183	713	90 to 94 percent	583	8	575
1940 to 1949	564	238	326	95 to 99 percent	255	22	233
1939 or earlier	471	193	278	100 percent or more	695	35	660
Not reported	586	11	575	Not reported	1 500	52	1 448
Purchase Price Per Housing Unit				Median	81	80—	81
Properties acquired by purchase 1977 to 1981 (part)	7 222	244	6 978	Purchased 1970 to 1976	5 255	100	5 155
Less than \$5,000	194	35	160	Less than 60 percent	1 360	51	1 308
\$5,000 to \$9,999	406	59	347	60 to 79 percent	1 535	22	1 513
\$10,000 to \$14,999	1 863	69	1 794	80 to 89 percent	509	14	495
\$15,000 to \$19,999	1 800	22	1 778	90 to 99 percent	230	—	230
\$20,000 to \$24,999	1 173	27	1 146	100 percent or more	116	2	113
\$25,000 to \$29,999	454	5	450	Not reported	1 505	10	1 495
\$30,000 to \$34,999	142	1	141	Median	67	—	67
				Purchased 1969 or earlier	3 143	473	2 670
				Less than 40 percent	522	134	388
				40 to 59 percent	634	73	561
				60 to 79 percent	507	36	471
				80 to 99 percent	142	7	136
				100 percent or more	62	6	56
				Not reported	1 276	218	1 058
				Median	53	40—	55
				Not acquired by purchase	461	288	174

¹Detail does not add to total because owners reported more than one source.²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1h. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region			South Region			South Region		
	Total properties	Nonmortgaged properties	Mortgaged properties		Total properties	Nonmortgaged properties	Mortgaged properties	
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.				
Rental Receipts as Percent of Value				Real Estate Tax Per \$1,000 Value—Con.				
Acquired before 1980 ² ----- 13 184 801 12 383				Acquired before 1980—Con. -----				
Less than 5 percent ----- 293 9 284				\$25 to \$29 ----- 134 11 123				
5 to 9 percent ----- 1 522 40 1 482				\$30 to \$39 ----- 154 10 144				
10 to 14 percent ----- 4 166 128 4 038				\$40 to \$49 ----- 17 ----- 17				
15 to 19 percent ----- 2 041 127 1 914				\$50 to \$59 ----- 34 ----- 34				
20 to 24 percent ----- 653 46 607				\$60 or more ----- 14 ----- 9				
25 to 29 percent ----- 455 54 401				Not reported or not computed ----- 3 534 374 3 160				
30 to 39 percent ----- 190 30 160				Median ----- \$11 \$10 \$11				
40 percent or more ----- 203 41 162				Acquired 1980 and 1981 (part) ----- 2 465 174 2 291				
Not reported or not computed ----- 3 662 327 3 334				Real Estate Tax as Percent of Rental Receipts -----				
Median ----- 14 17 13				Acquired before 1980 ² ----- 13 184 801 12 383				
Other properties ----- 2 898 304 2 594				Less than 5 percent ----- 1 837 153 1 684				
Rental Vacancy Losses as Percent of Potential Receipts -----				5 to 9 percent ----- 6 436 271 6 165				
Acquired before 1980 ² ----- 13 184 801 12 383				10 to 14 percent ----- 2 271 125 2 145				
Less than 1.0 percent ----- 2 750 171 2 579				15 to 19 percent ----- 385 33 352				
1.0 to 2.9 percent ----- 2 166 111 2 054				20 to 24 percent ----- 71 3 68				
3.0 to 4.9 percent ----- 2 048 47 2 002				25 to 29 percent ----- 16 ----- 16				
5.0 to 6.9 percent ----- 1 133 70 1 062				30 to 34 percent ----- 4 ----- 4				
7.0 to 8.9 percent ----- 745 61 684				35 to 39 percent ----- 6 ----- 6				
9.0 to 10.9 percent ----- 884 61 822				40 percent or more ----- 384 28 356				
11.0 to 12.9 percent ----- 359 2 356				Not reported or not computed ----- 1 774 188 1 586				
13.0 to 14.9 percent ----- 197 3 195				Median ----- 8 8 8				
15.0 percent or more ----- 832 75 757				Other properties ----- 2 898 304 2 594				
Not reported or not computed ----- 2 071 199 1 872				Selected Owner Expenses as Percent of Rental Receipts -----				
Median ----- 3.6 3.8 3.6				Acquired before 1980 ² ----- 13 184 801 12 383				
Other properties ----- 2 898 304 2 594				Less than 20 percent ----- 247 202 46				
MORTGAGE PAYMENTS AND OTHER EXPENSES -----				20 to 29 percent ----- 487 224 263				
Real Estate Tax Per Housing Unit -----				30 to 39 percent ----- 553 122 432				
Acquired before 1980 ----- 13 616 930 12 686				40 to 49 percent ----- 1 441 58 1 382				
Less than \$100 ----- 1 567 240 1 326				50 to 59 percent ----- 2 504 5 2 499				
\$100 to \$199 ----- 4 456 309 4 147				60 to 69 percent ----- 2 679 1 2 678				
\$200 to \$299 ----- 4 335 173 4 162				70 to 79 percent ----- 1 375 1 1 374				
\$300 to \$399 ----- 1 846 53 1 794				80 to 89 percent ----- 617 ----- 617				
\$400 to \$499 ----- 494 13 481				90 to 99 percent ----- 371 ----- 371				
\$500 to \$599 ----- 155 5 150				100 to 109 percent ----- 368 ----- 368				
\$600 to \$699 ----- 38 ----- 38				110 percent or more ----- 713 ----- 713				
\$700 to \$799 ----- 40 3 37				Not reported or not computed ----- 1 829 189 1 640				
\$800 to \$899 ----- 22 1 21				Median ----- 62 25 63				
\$900 to \$999 ----- 28 ----- 28				Other properties ----- 2 898 304 2 594				
\$1,000 to \$1,499 ----- 28 2 26				OWNER CHARACTERISTICS -----				
\$1,500 or more ----- 8 4 5				Type of Owner -----				
Not reported ----- 599 128 471				Individual ----- 2 917 350 2 567				
Median ----- \$211 \$152 \$215				Partnership ----- 9 883 269 9 615				
Acquired 1980 and 1981 (part) ----- 2 465 174 2 291				Real estate corporation ----- 1 469 193 1 276				
Real Estate Tax Per \$1,000 Value -----				Real estate investment trust ----- 234 15 219				
Acquired before 1980 ----- 13 616 930 12 686				Financial institution ----- 133 58 76				
Less than \$10 ----- 4 626 263 4 362				Housing cooperative organization ----- 208 87 121				
\$10 to \$14 ----- 3 003 164 2 839				Church or church-related institution ----- 282 13 269				
\$15 to \$19 ----- 1 502 72 1 429				Other ----- 736 113 623				
\$20 to \$24 ----- 600 31 569				Not reported ----- 220 9 212				

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties	14 977	12 457	2 520	2 769	2 735	34	12 208	9 722	2 486
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage	12 457	12 457	—	2 735	2 735	—	9 722	9 722	—
2 mortgages	2 238	—	2 238	31	—	31	2 206	—	2 206
3 or more mortgages	282	—	282	3	—	3	279	—	279
Form of Debt of First Mortgage									
Mortgage or deed of trust	13 641	11 128	2 513	2 769	2 735	34	10 872	8 393	2 479
Contract to purchase	78	78	—	—	—	—	78	78	—
Wrap-around mortgage	1 258	1 251	7	—	—	—	1 258	1 251	7
Origin of First Mortgage									
Mortgage made at time property acquired	9 462	8 614	848	2 256	2 248	8	7 206	6 366	840
Mortgage assumed at time property acquired	3 746	2 205	1 541	397	373	24	3 349	1 832	1 517
Mortgage placed later than acquisition of property	1 769	1 638	131	116	114	2	1 653	1 524	129
Refinanced mortgage:									
Same lender	573	521	52	13	13	—	560	508	52
Different lender	770	718	52	50	50	—	720	667	52
Mortgage placed on property owned free and clear of debt	427	399	27	53	51	2	373	349	25
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property	1 769	1 638	131	116	114	2	1 653	1 524	129
Renew or extend loan that had fallen due, without increasing the outstanding balance	161	153	8	23	23	—	138	129	8
Secure better terms	280	252	29	8	8	—	272	244	29
Provide funds for additions, improvements, or repairs to this property	548	522	27	53	53	—	495	469	27
Provide funds for investment in other real estate	174	169	5	6	6	—	168	163	5
Provide funds for other types of investments	37	34	3	—	—	—	37	34	3
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	259	224	36	18	18	—	242	206	36
Not reported	310	285	24	8	6	2	302	280	22
Other properties	13 208	10 819	2 388	2 653	2 621	32	10 555	8 198	2 357
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property	802	—	802	11	—	11	791	—	791
Provide funds for additions, improvements or repairs to this property	186	—	186	5	—	5	181	—	181
Provide funds for investment in other real estate	105	—	105	—	—	—	105	—	105
Provide funds for other types of investments	92	—	92	1	—	1	91	—	91
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—	—
Other reasons	197	—	197	1	—	1	196	—	196
Not reported	222	—	222	4	—	4	218	—	218
Other properties	1 718	—	1 718	23	—	23	1 695	—	1 695
Year First Mortgage Made or Assumed									
1979 to 1981 (part)	4 516	3 302	1 213	480	463	17	4 036	2 839	1 197
1977 and 1978	3 201	2 768	433	629	624	5	2 572	2 144	428
1975 and 1976	1 601	1 384	217	224	219	5	1 377	1 165	212
1970 to 1974	3 625	3 158	467	1 224	1 218	6	2 401	1 940	461
1965 to 1969	1 533	1 353	180	120	118	1	1 413	1 235	179
1960 to 1964	434	424	10	51	51	—	384	374	10
1959 or earlier	67	67	—	41	41	—	26	26	—
First Mortgage Loan									
Less than \$200,000	312	254	58	—	—	—	312	254	58
\$200,000 to \$299,999	320	246	73	—	—	—	320	246	73
\$300,000 to \$399,999	489	323	166	34	34	—	455	289	166
\$400,000 to \$499,999	741	489	252	58	58	—	683	430	252
\$500,000 to \$999,999	3 461	2 764	698	355	353	1	3 107	2 410	696
\$1,000,000 to \$1,499,999	2 996	2 637	359	832	828	4	2 164	1 809	355
\$1,500,000 to \$1,999,999	2 005	1 715	290	446	441	5	1 560	1 275	285
\$2,000,000 to \$2,999,999	2 036	1 730	306	525	511	14	1 510	1 219	292
\$3,000,000 to \$3,999,999	1 152	994	158	228	223	5	924	771	154
\$4,000,000 to \$4,999,999	630	562	68	158	155	3	472	407	66
\$5,000,000 or more	834	743	91	133	131	3	701	612	89
Median	\$1361300	\$1408100	\$1017700	\$1618200	\$1606200	...	\$1283700	\$1340200	\$997800
Mean	\$1876800	\$1950200	\$1513800	\$2094900	\$2086400	...	\$1827300	\$1911900	\$1496500
First Mortgage Outstanding Debt									
Less than \$200,000	1 048	855	193	67	67	—	982	788	193
\$200,000 to \$299,999	417	282	135	2	2	—	414	280	135
\$300,000 to \$399,999	695	555	140	41	41	—	653	513	140
\$400,000 to \$499,999	803	571	232	36	36	—	767	535	232
\$500,000 to \$999,999	3 297	2 644	653	436	431	5	2 861	2 213	648
\$1,000,000 to \$1,499,999	2 869	2 553	316	762	762	—	2 107	1 791	316
\$1,500,000 to \$1,999,999	1 676	1 398	278	442	437	5	1 234	961	273
\$2,000,000 to \$2,999,999	1 946	1 612	334	517	502	15	1 429	1 109	320
\$3,000,000 to \$3,999,999	966	852	114	244	240	4	722	612	110
\$4,000,000 to \$4,999,999	545	483	62	96	93	3	449	390	60
\$5,000,000 or more	716	653	63	126	123	3	590	530	60
Median	\$1214100	\$1258800	\$928900	\$1545000	\$1532100	...	\$1101300	\$1148400	\$919200
Mean	\$1698700	\$1765500	\$1368500	\$1977100	\$1968900	...	\$1635500	\$1708200	\$1351100
Total Mortgage Outstanding Debt									
Less than \$200,000	914	855	59	67	67	—	848	788	59
\$200,000 to \$299,999	326	282	44	2	2	—	323	280	44
\$300,000 to \$399,999	664	555	109	41	41	—	623	513	109
\$400,000 to \$499,999	703	571	131	36	36	—	667	535	131
\$500,000 to \$999,999	3 288	2 644	644	431	431	—	2 857	2 213	644
\$1,000,000 to \$1,499,999	2 945	2 553	392	764	762	3	2 181	1 791	389
\$1,500,000 to \$1,999,999	1 694	1 398	296	442	437	5	1 251	961	291
\$2,000,000 to \$2,999,999	2 024	1 612	412	517	502	15	1 506	1 109	397

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	1 025	852	173	243	240	4	782	612	170
\$4,000,000 to \$4,999,999	617	483	134	98	93	5	519	390	129
\$5,000,000 or more	778	653	124	126	123	3	652	530	122
Median	\$1270600	\$1258800	\$1347400	\$1548000	\$1532100	...	\$1180400	\$1148400	\$1327800
Mean	\$1785700	\$1765500	\$1885400	\$1981800	\$1968900	...	\$1741200	\$1708200	\$1869900

Current Interest Rate on First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 5.0 percent	454	423	32	299	297	1	156	125	30
5.0 percent	10	10	—	—	—	—	10	10	—
5.1 to 5.9 percent	324	259	65	77	75	3	247	184	63
6.0 percent	807	654	153	68	67	1	739	587	152
6.1 to 6.9 percent	727	547	180	4	4	—	724	543	180
7.0 percent	1 117	1 068	49	776	775	1	340	292	48
7.1 to 7.4 percent	203	169	34	4	4	—	200	166	34
7.5 to 7.9 percent	1 500	1 401	99	872	870	3	628	531	97
8.0 percent	696	537	159	91	79	13	604	458	146
8.1 to 8.4 percent	553	484	69	4	4	—	550	480	69
8.5 to 8.9 percent	2 248	1 919	329	496	487	9	1 752	1 432	320
9.0 percent	1 126	867	259	31	31	—	1 096	837	259
9.1 to 9.9 percent	3 020	2 404	616	18	15	4	3 002	2 390	612
10.0 percent	687	433	254	13	13	—	674	419	254
10.1 to 11.9 percent	749	620	129	10	10	—	738	609	129
12.0 percent	157	144	13	1	1	—	155	143	13
12.1 to 13.9 percent	186	149	36	1	1	—	185	148	36
14.0 percent or more	412	370	42	3	3	—	408	367	42
Median	8.7	8.7	9.0	7.6	7.6	...	9.0	9.0	9.0

Variable Interest Rate on First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Yes, interest rate can be changed	3 493	2 823	669	—	—	—	3 493	2 823	669
Rate higher now than when mortgage made	789	612	177	—	—	—	789	612	177
Rate lower now than when mortgage made	89	72	17	—	—	—	89	72	17
Rate unchanged or same now as when mortgage made	2 513	2 066	447	—	—	—	2 513	2 066	447
Not reported	102	73	29	—	—	—	102	73	29
No, interest rate cannot be changed	10 997	9 238	1 759	2 769	2 735	34	8 228	6 503	1 725
Not reported	488	396	91	—	—	—	488	396	91

Reason for Change in First Mortgage Rate

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Interest rate can be changed	3 493	2 823	669	—	—	—	3 493	2 823	669
Rate renegotiated periodically	149	130	19	—	—	—	149	130	19
Rate changes tied to market index	138	121	17	—	—	—	138	121	17
When payments are assumed	1 823	1 376	447	—	—	—	1 823	1 376	447
When payments become delinquent	757	580	177	—	—	—	757	580	177
Other reason	1 018	927	91	—	—	—	1 018	927	91
Not reported	89	74	15	—	—	—	89	74	15
Interest rate cannot be changed	10 997	9 238	1 759	2 769	2 735	34	8 228	6 503	1 725

Term of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 8 years	809	734	75	1	1	—	808	732	75
8 to 12 years	992	823	169	8	8	—	984	815	169
13 to 17 years	2 060	1 713	347	10	10	—	2 051	1 703	347
18 to 22 years	2 202	1 709	493	9	6	3	2 193	1 703	491
23 to 27 years	3 283	2 425	858	10	8	1	3 273	2 417	857
28 to 32 years	2 207	1 732	476	53	50	4	2 154	1 682	472
33 to 37 years	282	253	29	205	190	15	277	251	26
38 or more years	3 032	2 979	52	2 474	2 462	11	558	517	41
No stated term	110	89	20	—	—	—	110	89	20
Median	25.1	25.5	24.0	38+	38+	...	23.0	22.6	23.9

Unexpired Term of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 4 years	835	717	118	42	42	—	793	674	118
4 to 7 years	1 348	1 247	101	9	9	—	1 339	1 238	101
8 to 12 years	1 972	1 776	196	3	3	—	1 969	1 773	196
13 to 17 years	1 751	1 559	192	8	8	—	1 743	1 551	192
18 to 22 years	1 194	1 055	139	38	37	1	1 155	1 018	138
23 to 27 years	945	815	131	85	83	2	860	732	128
28 to 32 years	1 548	1 502	45	1 067	1 062	5	481	441	40
33 or more years	1 524	1 488	36	1 119	1 118	1	405	370	35
No stated term or not computed	3 861	2 300	1 561	397	373	24	3 464	1 927	1 537
Median	17.0	17.3	14.7	32.7	32.7	...	13.8	13.7	14.5

Graduated Interest and Principal Payments on First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Yes, monthly payments can change (other than through change in interest rate)	2 047	1 882	165	1 141	1 135	6	905	746	159
Payments increase yearly for first five years of mortgage	28	28	—	4	4	—	24	24	—
Payments increase yearly for first ten years of mortgage	17	17	—	16	16	—	1	—	—
Payments change in some other way	1 753	1 626	127	1 060	1 055	5	693	571	122
Not reported	249	211	38	62	61	1	187	150	37
No, monthly payments cannot change	12 353	10 087	2 266	1 605	1 577	28	10 748	8 510	2 238
Not reported	578	488	89	23	23	—	555	465	89

Holder of First Mortgage

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Commercial bank or trust company	931	782	149	109	108	1	822	674	148
Mutual savings bank	1 015	843	173	147	146	1	868	697	171
Savings and loan association	2 910	2 281	628	122	118	4	2 788	2 163	625
Life insurance company	5 059	3 823	1 236	190	183	7	4 869	3 640	1 229
Mortgage company	437	426	12	167	166	1	270	260	11
Federal agency	770	707	63	353	351	1	417	356	61
Federally secured pool	475	415	61	200	184	16	275	231	44
Federal National Mortgage Association	920	894	27	896	894	2	25	—	25
Real estate or construction company	473	401	72	19	19	—	454	382	72
Individual or individual's estate	561	534	27	—	—	—	561	534	27
Other	1 424	1 352	72	566	566	—	859	787	72

¹Detail does not add to total because lenders reported more than one reason

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region									
Lender in Northeast	-	-	-	-	-	-	-	-	-
Lender in North Central	-	-	-	-	-	-	-	-	-
Lender in South	-	-	-	-	-	-	-	-	-
Lender in West	-	-	-	-	-	-	-	-	-
Lender outside United States	-	-	-	-	-	-	-	-	-
Not reported	-	-	-	-	-	-	-	-	-
Property in North Central Region									
Lender in Northeast	-	-	-	-	-	-	-	-	-
Lender in North Central	-	-	-	-	-	-	-	-	-
Lender in South	-	-	-	-	-	-	-	-	-
Lender in West	-	-	-	-	-	-	-	-	-
Lender outside United States	-	-	-	-	-	-	-	-	-
Not reported	-	-	-	-	-	-	-	-	-
Property in South Region	14 977	12 457	2 520	2 769	2 735	34	12 208	9 722	2 486
Lender in Northeast	5 144	4 171	973	540	530	10	4 604	3 641	963
Lender in North Central	984	825	159	315	315	-	669	510	159
Lender in South	8 077	6 867	1 210	1 867	1 845	23	6 210	5 022	1 188
Lender in West	382	325	56	45	45	-	337	281	56
Lender outside United States	279	174	105	-	-	-	279	174	105
Not reported	111	95	16	3	1	1	108	93	15
Property in West Region									
Lender in Northeast	-	-	-	-	-	-	-	-	-
Lender in North Central	-	-	-	-	-	-	-	-	-
Lender in South	-	-	-	-	-	-	-	-	-
Lender in West	-	-	-	-	-	-	-	-	-
Lender outside United States	-	-	-	-	-	-	-	-	-
Not reported	-	-	-	-	-	-	-	-	-

Servicing of First Mortgage

Holder	8 896	7 448	1 447	1 335	1 327	9	7 560	6 121	1 439
Agent	6 081	5 009	1 073	1 434	1 408	25	4 648	3 601	1 047

Holder's Acquisition of First Mortgage

Originated by holder	8 571	6 912	1 658	355	344	12	8 216	6 569	1 647
Purchased from present servicer	2 328	1 849	479	247	245	2	2 081	1 604	477
Purchased from someone else	3 472	3 214	258	2 122	2 101	20	1 350	1 112	238
Not reported	606	483	124	45	45	-	561	437	124

Mortgage Assumption

Lender's permission needed for assumption	6 441	5 276	1 165	608	587	22	5 833	4 690	1 143
Lender's permission not needed for assumption	6 683	5 659	1 024	1 980	1 974	6	4 703	3 685	1 017
Not reported	1 853	1 522	331	181	175	6	1 672	1 347	325

Prepayment Penalties

Yes	7 664	6 459	1 205	2 000	1 987	13	5 664	4 471	1 193
No	6 358	5 301	1 057	714	695	19	5 644	4 606	1 039
Not reported	955	698	257	55	53	3	899	645	254

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	13 203	10 817	2 386	2 653	2 621	32	10 550	8 196	2 355
Less than 40 percent	652	283	369	20	20	-	632	264	369
40 to 49 percent	426	195	231	3	-	3	424	195	229
50 to 59 percent	760	465	295	28	25	2	733	440	293
60 to 69 percent	894	612	281	58	56	3	836	557	279
70 to 79 percent	1 756	1 411	345	135	121	14	1 621	1 290	331
80 to 89 percent	2 200	1 784	415	479	473	7	1 720	1 311	409
90 to 94 percent	1 152	1 069	83	316	316	-	837	754	83
95 to 99 percent	922	903	20	452	452	-	470	451	20
100 percent or more	1 953	1 875	78	720	717	3	1 233	1 157	76
Not reported	2 487	2 220	267	443	442	1	2 044	1 778	266
Median	84	87	66	96	96	...	80	84	66
Other properties	1 774	1 640	134	116	114	2	1 658	1 527	131

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	13 203	10 817	2 386	2 653	2 621	32	10 550	8 196	2 355
Less than 40 percent	311	283	28	20	20	-	292	264	28
40 to 49 percent	237	195	42	-	-	-	237	195	42
50 to 59 percent	583	465	118	25	25	-	558	440	118
60 to 69 percent	857	612	245	56	56	-	801	557	245
70 to 79 percent	1 852	1 411	442	123	121	2	1 729	1 290	439
80 to 89 percent	2 167	1 784	383	492	473	19	1 675	1 311	364
90 to 94 percent	1 236	1 069	167	321	316	5	916	754	162
95 to 99 percent	1 043	903	141	452	452	-	592	451	141
100 percent or more	2 429	1 875	554	721	717	4	1 708	1 157	550
Not reported	2 487	2 220	267	443	442	1	2 044	1 778	266
Median	87	87	85	96	96	...	84	84	85
Other properties	1 774	1 640	134	116	114	2	1 658	1 527	131

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	1 376	1 054	322	50	50	-	1 326	1 004	322
20 to 29 percent	1 029	782	246	95	93	1	934	689	245
30 to 39 percent	1 660	1 203	457	76	71	5	1 583	1 132	451
40 to 49 percent	2 155	1 686	470	163	161	3	1 992	1 525	467
50 to 59 percent	1 906	1 579	327	352	346	6	1 554	1 233	321
60 to 69 percent	1 612	1 463	149	530	529	1	1 082	934	148
70 to 79 percent	1 137	1 010	127	320	308	13	816	702	114
80 to 89 percent	803	721	82	391	390	1	411	331	80
90 to 99 percent	310	303	7	183	183	-	127	120	7
100 percent or more	246	245	1	123	123	-	123	122	1
Not reported	2 744	2 411	333	485	482	4	2 258	1 929	329
Median	50	52	41	68	68	...	46	47	41

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

South Region

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 130	1 054	76	50	50	—	1 080	1 004	76
20 to 29 percent	972	782	190	95	93	1	878	689	188
30 to 39 percent	1 407	1 203	204	74	71	3	1 333	1 132	201
40 to 49 percent	2 045	1 686	359	161	161	—	1 884	1 525	359
50 to 59 percent	1 994	1 579	415	346	346	—	1 649	1 233	415
60 to 69 percent	1 872	1 463	409	539	529	10	1 333	934	398
70 to 79 percent	1 209	1 010	199	310	308	2	899	702	196
80 to 89 percent	908	721	187	404	308	14	504	331	173
90 to 99 percent	333	303	30	183	183	—	150	120	30
100 percent or more	364	245	119	123	123	—	241	122	119
Not reported	2 744	2 411	333	485	482	4	2 258	1 929	329
Median	53	52	56	68	68	...	49	47	56

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	14 947	12 429	2 519	2 769	2 735	34	12 178	9 694	2 485
Interest and principal	14 284	11 846	2 438	2 769	2 735	34	11 515	9 111	2 404
Fully amortized	10 445	8 722	1 723	2 746	2 713	33	7 699	6 008	1 690
Partially amortized	3 840	3 124	715	23	22	1	3 816	3 102	714
Principal only	19	19	—	—	—	—	19	19	—
Fully amortized	4	4	—	—	—	—	4	4	—
Partially amortized	15	15	—	—	—	—	15	15	—
Interest only	644	564	80	—	—	—	644	564	80
No regular payments required	30	29	1	—	—	—	30	29	1

Items Included in First Mortgage Payment

Regular payments of both interest and principal	14 284	11 846	2 438	2 769	2 735	34	11 515	9 111	2 404
Real estate taxes and property insurance	6 646	5 759	887	2 545	2 519	27	4 100	3 240	860
With no other items	3 642	2 956	685	32	28	4	3 610	2 928	682
With other items	3 004	2 802	202	2 514	2 491	23	490	312	179
Real estate taxes only	2 342	1 851	491	17	16	1	2 325	1 835	489
Property insurance only	53	52	1	19	19	—	34	33	1
Other combinations or no other items	5 244	4 184	1 060	187	181	6	5 056	4 003	1 053
No regular payments of interest and principal	693	611	81	—	—	—	693	611	81

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	14 947	12 429	2 519	2 769	2 735	34	12 178	9 694	2 485
Less than \$60	3 206	2 534	672	394	393	1	2 811	2 140	671
\$60 to \$79	3 053	2 457	596	558	552	5	2 495	1 905	590
\$80 to \$99	3 541	2 840	701	765	743	23	2 775	2 097	679
\$100 to \$149	3 899	3 415	484	726	721	5	3 172	2 693	479
\$150 to \$199	978	929	49	298	298	—	680	631	49
\$200 to \$249	177	173	4	12	12	—	164	161	4
\$250 to \$299	25	19	6	3	3	—	22	17	6
\$300 to \$399	38	34	4	13	13	—	25	21	4
\$400 to \$499	14	12	1	—	—	—	14	12	1
\$500 to \$599	10	9	1	—	—	—	10	9	1
\$600 to \$699	5	5	—	—	—	—	5	5	—
\$700 to \$799	1	1	—	—	—	—	1	1	—
\$800 or more	2	1	1	—	—	—	2	1	1
Median	\$87	\$89	\$80	\$91	\$91	...	\$86	\$88	\$79
Mean	\$92	\$94	\$83	\$98	\$98	...	\$91	\$93	\$83
No regular payments required	30	29	1	—	—	—	30	29	1

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	14 947	12 429	2 519	2 769	2 735	34	12 178	9 694	2 485
Less than \$60	2 717	2 534	183	393	393	—	2 324	2 140	183
\$60 to \$79	2 821	2 457	364	554	552	1	2 267	1 905	362
\$80 to \$99	3 386	2 840	546	750	743	8	2 636	2 097	539
\$100 to \$149	4 351	3 415	937	744	721	23	3 607	2 693	914
\$150 to \$199	1 258	929	330	300	298	2	958	631	327
\$200 to \$249	240	173	68	12	12	—	228	161	68
\$250 to \$299	54	19	35	3	3	—	59	17	35
\$300 to \$399	72	34	38	13	13	—	59	21	38
\$400 to \$499	27	12	15	—	—	—	27	12	15
\$500 to \$599	10	9	1	—	—	—	10	9	1
\$600 to \$699	7	5	2	—	—	—	7	5	2
\$700 to \$799	1	1	—	—	—	—	1	1	—
\$800 or more	2	1	1	—	—	—	2	1	1
Median	\$91	\$89	\$109	\$92	\$91	...	\$91	\$88	\$109
Mean	\$98	\$94	\$120	\$98	\$98	...	\$99	\$93	\$120
No regular payments required	30	29	1	—	—	—	30	29	1

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	14 947	12 429	2 519	2 769	2 735	34	12 178	9 694	2 485
Current or ahead of schedule	14 050	11 662	2 388	2 678	2 644	34	11 372	9 018	2 354
Delinquent (30 days or more)	395	336	58	54	54	—	340	282	58
1 to 3 payments	204	162	42	46	46	—	158	116	42
4 or more payments	191	175	16	8	8	—	183	167	16
Foreclosure in process	36	28	9	—	—	—	36	28	9
Foreclosure not in process	151	143	7	—	—	—	143	135	7
Not reported	4	4	—	—	—	—	4	4	—
No regular payments required	502	430	72	37	37	—	466	393	72
	30	29	1	—	—	—	30	29	1

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Real Estate Tax Per Housing Unit									
Acquired before 1980	12 686	10 780	1 907	2 545	2 525	20	10 141	8 254	1 886
Less than \$100	1 326	1 214	112	399	398	1	928	817	111
\$100 to \$199	4 147	3 542	606	1 133	1 128	5	3 014	2 414	601
\$200 to \$299	4 162	3 449	713	659	649	10	3 503	2 800	703
\$300 to \$399	1 794	1 512	282	228	225	3	1 566	1 287	279
\$400 to \$499	481	437	44	65	64	1	417	373	43
\$500 to \$599	150	126	24	22	22	—	129	105	24
\$600 to \$699	38	31	7	4	4	—	34	27	7
\$700 to \$799	37	29	—	12	12	—	25	17	—
\$800 to \$899	21	21	—	1	1	—	20	20	—
\$900 to \$999	28	28	—	—	—	—	28	28	—
\$1,000 to \$1,499	26	22	3	1	1	—	24	21	3
\$1,500 or more	5	5	—	1	1	—	4	4	—
Not reported	471	363	108	21	21	—	449	341	108
Median	\$215	\$213	\$225	\$176	\$176	...	\$226	\$226	\$225
Acquired 1980 and 1981 (part)	2 291	1 678	613	224	210	14	2 067	1 468	599
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
Less than 20 percent	1 132	899	233	90	90	—	1 042	809	233
20 to 29 percent	2 550	2 125	426	286	278	8	2 265	1 847	418
30 to 39 percent	2 862	2 268	594	429	424	5	2 433	1 844	589
40 to 49 percent	2 198	1 925	272	547	546	1	1 651	1 380	271
50 to 59 percent	1 085	1 036	49	354	353	1	731	683	48
60 to 69 percent	401	391	9	225	224	1	175	167	8
70 to 79 percent	398	323	75	190	190	—	208	133	75
80 to 89 percent	86	80	6	52	50	1	34	29	5
90 to 99 percent	25	24	1	—	—	—	25	24	1
100 percent or more	325	314	11	82	80	1	243	234	10
Not reported or not computed	1 319	1 111	209	246	244	1	1 074	866	207
Median	36	37	33	46	46	...	35	35	33
Other properties	2 594	1 961	633	269	255	14	2 325	1 706	619
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
Less than 20 percent	934	899	35	90	90	—	844	809	35
20 to 29 percent	2 332	2 125	208	282	278	4	2 051	1 847	204
30 to 39 percent	2 732	2 268	464	426	424	1	2 307	1 844	463
40 to 49 percent	2 447	1 925	522	555	546	9	1 893	1 380	513
50 to 59 percent	1 277	1 036	240	353	353	—	924	683	240
60 to 69 percent	457	391	66	224	224	—	233	167	66
70 to 79 percent	349	323	25	191	190	1	157	133	24
80 to 89 percent	94	80	14	53	50	2	41	29	11
90 to 99 percent	51	24	27	—	—	—	51	24	27
100 percent or more	390	314	76	82	80	1	309	234	75
Not reported or not computed	1 319	1 111	209	246	244	1	1 074	866	207
Median	38	37	43	46	46	...	37	35	42
Other properties	2 594	1 961	633	269	255	14	2 325	1 706	619
Real Estate Tax Per \$1,000 Value									
Acquired before 1980	12 686	10 780	1 907	2 545	2 525	20	10 141	8 254	1 886
Less than \$10	4 362	3 749	614	1 209	1 201	8	3 153	2 547	606
\$10 to \$14	2 839	2 318	521	429	424	5	2 410	1 894	516
\$15 to \$19	1 429	1 177	252	190	188	3	1 239	989	249
\$20 to \$24	569	527	42	79	78	1	490	449	41
\$25 to \$29	123	81	41	23	23	—	99	58	41
\$30 to \$39	144	125	19	22	22	—	122	103	19
\$40 to \$49	17	17	—	1	1	—	15	15	—
\$50 to \$59	34	34	—	18	18	—	16	16	—
\$60 or more	9	9	—	1	1	—	8	8	—
Not reported or not computed	3 160	2 743	417	572	569	4	2 588	2 175	413
Median	\$11	\$11	\$11	10—	10—	...	\$11	\$11	\$11
Acquired 1980 and 1981 (part)	2 291	1 678	613	224	210	14	2 067	1 468	599
Real Estate Tax as Percent of Rental Receipts									
Acquired before 1980 ²	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
Less than 5 percent	1 684	1 500	184	448	447	1	1 235	1 053	183
5 to 9 percent	6 165	5 201	965	1 117	1 104	13	5 048	4 097	952
10 to 14 percent	2 145	1 762	383	432	431	1	1 713	1 331	382
15 to 19 percent	352	310	42	94	93	1	258	217	40
20 to 24 percent	68	60	7	29	29	—	39	31	7
25 to 29 percent	16	13	3	1	1	—	14	12	3
30 to 34 percent	4	4	—	3	3	—	1	1	—
35 to 39 percent	6	6	—	1	1	—	5	5	—
40 percent or more	356	340	16	111	109	2	245	231	14
Not reported or not computed	1 586	1 299	288	263	262	1	1 323	1 037	286
Median	8	8	8	8	8	...	8	8	8
Other properties	2 594	1 961	633	269	255	14	2 325	1 706	619
Selected Owner Expenses as Percent of Rental Receipts									
Acquired before 1980 ²	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
Less than 20 percent	46	45	1	3	3	—	43	42	1
20 to 29 percent	263	262	1	10	10	—	254	252	1
30 to 39 percent	432	356	76	33	33	—	399	323	76
40 to 49 percent	1 382	1 228	154	61	61	—	1 322	1 168	154
50 to 59 percent	2 499	2 166	333	191	185	6	2 308	1 981	327
60 to 69 percent	2 678	2 257	420	638	634	4	2 040	1 624	417
70 to 79 percent	1 374	971	403	361	357	4	1 013	613	399
80 to 89 percent	617	528	88	232	232	—	385	297	88

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Selected Owner Expenses as Percent of Rental Receipts—Con.									
Acquired before 1980²—Con.									
90 to 99 percent	371	322	49	184	184	—	187	138	49
100 to 109 percent	368	358	11	229	229	—	139	128	11
110 percent or more	713	644	69	289	284	5	424	359	64
Not reported or not computed	1 640	1 360	280	271	270	1	1 369	1 090	279
Median	63	62	66	75	75	...	60	58	66
Other properties	2 594	1 961	633	269	255	14	2 325	1 706	619
PROPERTY CHARACTERISTICS									
Location by Size of Place									
Inside SMSA's	13 684	11 248	2 436	2 017	1 983	34	11 667	9 265	2 402
1,000,000 or more	1 029	860	169	53	50	3	976	810	166
250,000 to 999,999	3 852	3 078	774	511	501	10	3 341	2 577	764
50,000 to 249,999	3 453	2 870	583	501	492	9	2 952	2 378	574
10,000 to 49,999	3 355	2 802	552	567	567	—	2 788	2 235	552
Less than 10,000 and rural	1 995	1 637	358	385	372	13	1 610	1 265	345
Outside SMSA's	1 293	1 210	84	752	752	—	541	458	84
10,000 or more	839	770	69	388	388	—	451	382	69
2,500 to 9,999	299	294	5	243	243	—	55	51	5
Less than 2,500 and rural	156	146	10	121	121	—	35	25	10
Number of Housing Units									
50 to 74 housing units	3 404	2 736	668	516	516	—	2 888	2 220	668
75 to 99 housing units	2 335	1 931	405	432	432	—	1 903	1 499	405
100 to 149 housing units	3 486	3 000	485	904	896	8	2 582	2 104	477
150 to 199 housing units	1 986	1 676	310	367	351	16	1 619	1 326	293
200 to 299 housing units	2 415	1 996	420	452	446	6	1 963	1 550	413
300 to 499 housing units	1 111	918	192	74	72	3	1 036	847	190
500 to 999 housing units	222	183	39	21	20	1	201	163	38
1,000 or more housing units	18	17	1	3	3	—	15	14	1
Number of Buildings									
1 building	2 589	2 206	383	389	385	4	2 200	1 821	380
2 to 4 buildings	1 535	1 287	248	163	145	18	1 372	1 142	230
5 or more buildings	8 216	6 853	1 364	1 815	1 808	7	6 401	5 045	1 356
Not reported	2 637	2 112	525	402	397	5	2 235	1 715	520
Manner of Acquisition									
By purchase									
Placed one new mortgage	14 803	12 290	2 513	2 768	2 734	34	12 035	9 556	2 479
Placed two or more new mortgages	9 882	9 330	552	2 318	2 310	8	7 564	7 020	544
Assumed mortgage(s) already on property	638	2 221	399	22	22	—	616	217	399
Assumed mortgage already on property and placed new mortgage	2 767	2 221	546	385	380	5	2 382	1 841	541
All cash	1 348	338	1 009	28	9	19	1 320	330	990
Borrowed other than with mortgage	158	153	4	13	13	—	145	140	4
Other	11	8	2	2	—	2	8	8	—
Inheritance or gift	39	36	2	—	—	—	39	36	2
Other	19	15	5	1	1	—	18	13	5
Not reported	116	116	—	—	—	—	116	116	—
Source of Downpayment¹									
Properties purchased 1975 to 1981 (part)									
Cash	8 600	6 773	1 827	1 296	1 270	27	7 303	5 503	1 800
Sale of stock for this project	7 115	5 574	1 541	1 219	1 192	27	5 896	4 382	1 514
Sale of previously owned stock, shares or other securities	189	159	30	62	62	—	127	98	30
Sale of land or other real estate	117	103	14	20	20	—	96	83	14
Owner's cash, bank deposits, share accounts, or bonds	735	511	223	112	98	14	623	413	209
Borrowing other than mortgage on this property	4 597	3 602	996	679	670	9	3 918	2 931	987
Other cash source or source not reported	601	469	132	57	53	4	544	416	128
Noncash	876	730	146	288	288	—	587	441	146
Land used for structure(s) on this property	480	417	62	80	80	—	400	337	62
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	179	162	17	51	51	—	128	111	17
Other noncash source or no downpayment	75	72	2	12	12	—	62	60	2
Not reported	226	183	43	17	17	—	210	166	43
Other properties	1 675	1 343	332	128	128	—	1 546	1 215	332
Land and Building Acquisition	6 377	5 684	693	1 473	1 466	7	4 904	4 219	686
Year Property Acquired									
1979 to 1981 (part)	4 206	2 961	1 245	451	434	17	3 755	2 527	1 229
1977 and 1978	2 793	2 410	383	509	504	5	2 284	1 906	378
1975 and 1976	1 623	1 421	202	336	331	5	1 287	1 090	197
1970 to 1974	3 550	3 087	463	1 169	1 163	6	2 380	1 923	457
1965 to 1969	1 822	1 621	201	174	173	1	1 648	1 448	200
1960 to 1964	615	598	17	56	56	—	559	542	17
1959 or earlier	369	360	9	73	73	—	295	287	9
Year Structure Built									
1979 to March 1980	761	658	103	201	201	—	560	458	103
1977 and 1978	1 238	1 143	96	467	466	1	771	677	96
1975 and 1976	931	798	133	246	233	13	685	564	120
1970 to 1974	5 176	4 329	848	1 296	1 284	12	3 880	3 044	836
1960 to 1969	4 978	3 980	998	394	386	8	4 584	3 594	990
1950 to 1959	713	527	186	72	72	—	641	455	186
1940 to 1949	326	284	43	46	46	—	280	237	43
1939 or earlier	278	227	51	19	19	—	259	208	51
Not reported	575	512	63	28	28	—	548	485	63

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) —	6 978	5 352	1 626	960	939	22	6 018	4 414	1 604
Less than \$5,000	160	152	8	16	16	—	144	136	8
\$5,000 to \$9,999	347	225	121	1	1	—	345	224	121
\$10,000 to \$14,999	1 794	1 275	519	121	118	2	1 674	1 157	517
\$15,000 to \$19,999	1 778	1 341	437	212	194	18	1 566	1 147	419
\$20,000 to \$24,999	1 146	912	234	236	234	1	911	678	233
\$25,000 to \$29,999	450	393	57	218	218	—	232	175	57
\$30,000 to \$34,999	141	98	43	26	26	—	115	72	43
\$35,000 to \$39,999	79	78	1	4	4	—	75	74	1
\$40,000 to \$49,999	48	37	11	1	1	—	47	36	11
\$50,000 to \$59,999	1	1	—	—	—	—	1	1	—
\$60,000 to \$79,999	4	3	1	1	1	—	2	1	1
\$80,000 to \$99,999	8	—	—	—	—	—	8	6	1
\$100,000 to \$149,999	1	—	1	—	—	—	1	—	1
\$150,000 or more	18	18	—	18	18	—	—	—	—
Not reported	1 004	813	190	107	107	—	897	706	190
Median	\$16900	\$17300	\$15800	\$21600	\$21800	...	\$16300	\$16500	\$15700
Other properties	7 999	7 105	894	1 809	1 797	12	6 190	5 308	882

Value

Less than \$200,000	48	48	—	18	18	—	30	30	—
\$200,000 to \$299,999	36	36	—	—	—	—	36	36	—
\$300,000 to \$399,999	4	1	3	—	—	—	4	1	3
\$400,000 to \$499,999	46	46	—	—	—	—	46	46	—
\$500,000 to \$999,999	1 097	865	232	196	196	—	902	669	232
\$1,000,000 to \$1,499,999	2 048	1 558	490	234	234	—	1 814	1 324	490
\$1,500,000 to \$1,999,999	1 266	1 021	244	326	325	1	940	697	243
\$2,000,000 to \$2,999,999	2 474	2 145	329	606	603	3	1 868	1 542	326
\$3,000,000 to \$3,999,999	1 391	1 190	202	292	273	19	1 100	917	183
\$4,000,000 to \$4,999,999	991	838	152	173	171	2	818	668	150
\$5,000,000 or more	2 832	2 298	534	440	434	5	2 392	1 863	529
Not reported	2 744	2 411	333	485	482	4	2 258	1 929	329
Median	\$2635300	\$2675000	\$2376400	\$2607300	\$2587000	...	\$2644300	\$2709400	\$2336900
Mean	\$3524100	\$3550700	\$3402100	\$3170100	\$3149500	...	\$3605400	\$3666700	\$3383900

Value Per Housing Unit

Less than \$5,000	150	146	4	31	31	—	119	115	4
\$5,000 to \$9,999	504	416	88	39	39	—	465	377	88
\$10,000 to \$14,999	1 737	1 517	220	314	314	—	1 423	1 203	220
\$15,000 to \$19,999	3 139	2 352	787	540	520	20	2 599	1 833	767
\$20,000 to \$24,999	2 891	2 307	584	519	518	1	2 372	1 789	583
\$25,000 to \$29,999	2 239	1 944	295	547	543	4	1 692	1 401	291
\$30,000 to \$34,999	707	579	128	137	136	1	570	443	126
\$35,000 to \$39,999	347	320	27	83	79	4	264	241	23
\$40,000 to \$49,999	284	266	18	45	45	—	239	221	18
\$50,000 to \$59,999	80	75	5	4	4	—	76	71	5
\$60,000 to \$79,999	97	74	22	18	18	—	79	56	22
\$80,000 to \$99,999	37	33	4	—	—	—	37	33	4
\$100,000 to \$149,999	21	15	6	8	8	—	13	7	6
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	2 744	2 411	333	485	482	4	2 258	1 929	329
Median	\$21000	\$21300	\$20000	\$22100	\$22200	...	\$20800	\$21000	\$20000
Mean	\$22100	\$22200	\$21400	\$22500	\$22500	...	\$22000	\$22100	\$21400

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
Less than \$60	231	225	6	42	41	1	189	184	5
\$60 to \$79	59	56	2	8	8	—	51	49	2
\$80 to \$99	15	15	—	8	8	—	8	8	—
\$100 to \$119	222	209	13	111	111	—	111	97	13
\$120 to \$149	723	672	52	317	315	2	406	356	49
\$150 to \$199	2 169	1 788	381	701	700	1	1 468	1 088	380
\$200 to \$249	3 635	3 024	611	648	643	5	2 987	2 381	606
\$250 to \$299	2 383	2 006	376	254	249	5	2 129	1 758	371
\$300 to \$349	953	795	158	143	139	4	811	656	155
\$350 to \$399	410	357	54	4	4	—	406	353	54
\$400 to \$449	132	123	8	14	14	—	117	109	8
\$450 to \$499	37	33	4	1	1	—	36	32	4
\$500 or more	95	83	12	4	4	—	91	79	12
No rental receipts	—	—	—	—	—	—	—	—	—
Not reported	1 319	1 111	209	246	244	1	1 074	866	207
Median	\$229	\$229	\$231	\$196	\$195	...	\$236	\$238	\$231
Mean	\$274	\$270	\$300	\$230	\$228	...	\$285	\$283	\$298
Other properties	2 594	1 961	633	269	255	14	2 325	1 706	619

Purchase Price as Percent of Value

Acquired by purchase	14 803	12 290	2 513	2 768	2 734	34	12 035	9 556	2 479
Purchased 1977 to 1981 (part)	6 978	5 352	1 626	960	939	22	6 018	4 414	1 604
Less than 80 percent	2 586	2 054	532	266	266	—	2 320	1 788	532
80 to 89 percent	1 275	847	428	199	193	6	1 076	654	422
90 to 94 percent	575	471	104	161	160	1	414	311	103
95 to 99 percent	233	192	42	32	32	—	201	160	42
100 percent or more	860	660	200	159	146	13	702	514	187
Not reported	1 448	1 129	319	143	142	1	1 305	987	317
Median	81	81	83	87	87	...	80	80—	83

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2h. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

South Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976.....	5 155	4 491	664	1 504	1 493	11	3 650	2 998	653
Less than 60 percent.....	1 308	1 088	220	156	153	3	1 153	935	218
60 to 79 percent.....	1 513	1 324	189	558	556	3	955	769	187
80 to 99 percent.....	495	415	80	176	175	1	319	240	79
90 to 99 percent.....	230	214	16	130	130	—	100	84	16
100 percent or more.....	113	103	11	50	48	2	63	55	8
Not reported.....	1 495	1 347	148	434	431	2	1 061	916	145
Median.....	67	67	64	74	74	...	63	63	64
Purchased 1969 or earlier.....	2 670	2 447	223	303	302	1	2 367	2 145	222
Less than 40 percent.....	388	364	23	13	11	1	375	353	22
40 to 59 percent.....	561	495	67	39	39	—	522	456	67
60 to 79 percent.....	471	394	77	54	54	—	417	340	77
80 to 99 percent.....	136	130	5	7	7	—	128	123	5
100 percent or more.....	56	56	—	16	16	—	40	40	—
Not reported.....	1 058	1 008	51	174	174	—	884	833	51
Median.....	55	54	59	...	...	...	54	53	59
Not acquired by purchase.....	174	167	7	1	1	—	173	166	7

Rental Receipts as Percent of Value

Acquired before 1980²

Less than 5 percent.....	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
5 to 9 percent.....	284	258	26	79	78	1	205	180	25
10 to 14 percent.....	1 482	1 370	112	574	569	5	908	801	107
15 to 19 percent.....	4 038	3 226	812	745	741	4	3 293	2 485	808
20 to 24 percent.....	1 914	1 583	331	305	299	6	1 609	1 284	325
25 to 29 percent.....	607	510	97	87	87	—	520	423	97
30 to 39 percent.....	401	368	33	55	55	—	347	314	33
40 percent or more.....	160	156	4	20	20	—	141	137	4
Not reported or not computed.....	162	145	17	31	31	—	131	114	17
Median.....	3 334	2 880	454	605	601	4	2 729	2 279	450
Other properties.....	13	13	14	12	12	...	14	14	14
	2 594	1 961	633	269	255	14	2 325	1 706	619

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²

Less than 1.0 percent.....	12 383	10 496	1 887	2 500	2 480	20	9 883	8 016	1 867
1.0 to 2.9 percent.....	2 579	2 301	278	952	948	4	1 627	1 353	274
3.0 to 4.9 percent.....	2 054	1 806	248	455	453	3	1 599	1 354	245
5.0 to 6.9 percent.....	2 002	1 636	366	366	363	3	1 636	1 273	363
7.0 to 8.9 percent.....	1 062	876	186	126	119	6	937	757	180
9.0 to 10.9 percent.....	684	579	105	84	83	1	600	496	104
11.0 to 12.9 percent.....	822	659	164	72	72	—	750	587	164
13.0 to 14.9 percent.....	356	319	38	45	45	—	311	274	38
15.0 percent or more.....	195	164	30	9	9	—	186	155	30
Not reported or not computed.....	757	593	164	83	82	1	674	511	163
Median.....	1 872	1 563	309	309	307	2	1 563	1 256	307
Other properties.....	3.6	3.4	4.4	1.6	1.6	...	4.1	4.1	4.4
	2 594	1 961	633	269	255	14	2 325	1 706	619

OWNER CHARACTERISTICS

Type of Owner

Individual.....	2 567	2 075	492	288	288	—	2 279	1 787	492
Partnership.....	9 615	8 035	1 580	2 084	2 056	28	7 531	5 979	1 552
Real estate corporation.....	1 276	1 042	234	74	74	—	1 202	968	234
Real estate investment trust.....	219	176	42	5	5	—	214	171	42
Financial institution.....	76	76	—	7	7	—	69	69	—
Housing cooperative organization.....	121	116	5	35	35	—	86	81	5
Church or church-related institution.....	269	258	11	123	121	2	146	137	9
Other.....	623	508	115	137	133	4	486	375	111
Not reported.....	212	172	40	16	16	—	195	156	40

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1i. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	Total properties	Nonmortgaged properties	Mortgaged properties	West Region	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	11 548	626	10 922	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's	10 896	626	10 270	\$35,000 to \$39,999	177	16	162
1,000,000 or more	1 296	108	1 188	\$40,000 to \$49,999	90	5	85
250,000 to 999,999	2 217	162	2 055	\$50,000 to \$59,999	12	—	12
50,000 to 249,999	4 066	216	3 850	\$60,000 to \$79,999	16	—	16
10,000 to 49,999	2 626	92	2 534	\$80,000 to \$99,999	5	—	5
Less than 10,000 and rural	692	49	643	\$100,000 to \$149,999	35	—	35
Outside SMSA's	651	—	651	\$150,000 or more	2	—	2
10,000 or more	448	—	448	Not reported	520	—	520
2,500 to 9,999	34	—	34	Median	\$21800	...	\$21700
Less than 2,500 and rural	170	—	170	Other properties	6 585	560	6 025
Number of Housing Units				Value			
50 to 74 housing units	4 826	301	4 524	Less than \$200,000	14	14	—
75 to 99 housing units	2 320	116	2 205	\$200,000 to \$299,999	18	8	10
100 to 149 housing units	2 305	116	2 190	\$300,000 to \$399,999	65	5	60
150 to 199 housing units	986	24	961	\$400,000 to \$499,999	12	—	12
200 to 299 housing units	760	41	719	\$500,000 to \$999,999	598	111	487
300 to 499 housing units	280	24	256	\$1,000,000 to \$1,499,999	1 221	146	1 075
500 to 999 housing units	62	4	58	\$1,500,000 to \$1,999,999	1 842	34	1 808
1,000 or more housing units	8	—	8	\$2,000,000 to \$2,999,999	2 276	100	2 176
Number of Buildings				\$3,000,000 to \$3,999,999	1 324	49	1 276
1 building	3 809	258	3 551	\$4,000,000 to \$4,999,999	711	15	696
2 to 4 buildings	1 910	112	1 798	\$5,000,000 or more	1 784	89	1 694
5 or more buildings	3 960	189	3 771	Not reported	1 682	55	1 626
Not reported	1 869	67	1 803	Median	\$2510700	\$1520500	\$2549100
Manner of Acquisition				Mean	\$3385600	\$2618100	\$3432700
By purchase	11 284	488	10 797	Value Per Housing Unit			
Placed one new mortgage	8 127	302	7 826	Less than \$5,000	51	22	29
Placed two or more new mortgages	651	39	612	\$5,000 to \$9,999	173	33	140
Assumed mortgage(s) already on property	1 460	34	1 426	\$10,000 to \$14,999	664	178	486
Assumed mortgage already on property and placed new mortgage	845	5	840	\$15,000 to \$19,999	1 330	57	1 273
All cash	126	56	70	\$20,000 to \$24,999	1 691	67	1 624
Borrowed other than with mortgage	76	53	23	\$25,000 to \$29,999	1 968	64	1 905
Inheritance or gift	111	71	41	\$30,000 to \$34,999	1 566	74	1 492
Other	37	17	19	\$35,000 to \$39,999	786	38	748
Not reported	115	51	65	\$40,000 to \$49,999	813	6	807
Source of Downpayment ¹				\$50,000 to \$59,999	384	19	365
Properties purchased 1975 to 1981 (part)	6 489	97	6 392	\$60,000 to \$79,999	231	4	227
Cash	5 730	110	5 620	\$80,000 to \$99,999	88	2	87
Sale of stock for this project	140	—	140	\$100,000 to \$149,999	51	5	46
Sale of previously owned stock, shares or other securities	44	6	38	\$150,000 or more	72	3	69
Sale of land or other real estate	1 032	1	1 030	Not reported	1 720	55	1 665
Owner's cash, bank deposits, share accounts, or bonds	3 693	56	3 637	Median	\$27600	\$19600	\$27900
Borrowing other than mortgage on this property	403	33	370	Mean	\$30800	\$23400	\$31300
Other cash source or source not reported	419	14	405	Monthly Rental Receipts Per Housing Unit			
Noncash	428	5	424	Acquired before 1980 ²	9 815	566	9 248
Land used for structure(s) on this property	99	—	99	Less than \$60	168	47	121
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	5	—	5	\$60 to \$79	36	—	36
Other noncash source or no downpayment	325	5	320	\$80 to \$99	155	36	119
Not reported	876	4	872	\$100 to \$119	140	55	85
Other properties	5 059	529	4 530	\$120 to \$149	562	48	514
Land and Building Acquisition				\$150 to \$199	1 805	32	1 773
During same 12-month period	9 330	389	8 941	\$200 to \$249	1 867	89	1 778
Acquired land previously	1 850	217	1 633	\$250 to \$299	1 875	41	1 834
Land not owned by building owner	212	8	204	\$300 to \$349	1 253	63	1 190
Not reported	148	11	137	\$350 to \$399	482	8	475
Year Property Acquired				\$400 to \$449	192	8	185
1979 to 1981 (part)	2 464	65	2 399	\$450 to \$499	89	—	89
1977 and 1978	2 565	61	2 504	\$500 or more	176	5	172
1975 and 1976	1 540	34	1 506	No rental receipts	25	25	—
1970 to 1974	2 908	83	2 825	Not reported	887	111	776
1965 to 1969	978	57	921	Median	\$240	\$198	\$242
1960 to 1964	621	49	572	Mean	\$297	\$217	\$301
1959 or earlier	473	278	195	Other properties	1 733	60	1 673
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980	439	20	419	Acquired by purchase	11 284	488	10 797
1977 and 1978	1 128	9	1 119	Purchased 1977 to 1981 (part)	4 963	66	4 896
1975 and 1976	1 007	23	984	Less than 80 percent	2 200	33	2 167
1970 to 1974	3 698	95	3 603	80 to 89 percent	807	3	804
1960 to 1969	3 320	78	3 242	90 to 94 percent	362	—	362
1950 to 1959	609	129	479	95 to 99 percent	186	—	186
1940 to 1949	190	53	137	100 percent or more	573	27	546
1939 or earlier	852	204	648	Not reported	834	3	831
Not reported	306	14	292	Median	80—	...	80—
Purchase Price Per Housing Unit				Purchased 1970 to 1976	4 362	108	4 254
Properties acquired by purchase 1977 to 1981 (part)	4 963	66	4 896	Less than 60 percent	1 949	30	1 918
Less than \$5,000	28	2	26	60 to 79 percent	580	18	561
\$5,000 to \$9,999	160	3	157	80 to 89 percent	324	2	322
\$10,000 to \$14,999	521	2	520	90 to 99 percent	85	15	70
\$15,000 to \$19,999	1 177	3	1 174	100 percent or more	—	—	—
\$20,000 to \$24,999	926	10	916	Not reported	1 159	43	1 116
\$25,000 to \$29,999	909	7	902	Median	60—	...	60—
\$30,000 to \$34,999	386	19	367	Purchased 1969 or earlier	1 960	314	1 646
				Less than 40 percent	818	221	598
				40 to 59 percent	416	14	403
				60 to 79 percent	111	10	102
				80 to 99 percent	12	—	12
				100 percent or more	13	2	12
				Not reported	589	68	521
				Median	40—	40—	40—
				Not acquired by purchase	263	138	125

¹Detail does not add to total because owners reported more than one source.

²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1i. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region				West Region			
PROPERTY CHARACTERISTICS—Con.				MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.			
Rental Receipts as Percent of Value				Real Estate Tax Per \$1,000 Value—Con.			
Acquired before 1980 ¹	9 815	566	9 248	Acquired before 1980—Con.			
Less than 5 percent	446	18	429	\$25 to \$29	95	4	91
5 to 9 percent	2 456	138	2 318	\$30 to \$39	75	—	75
10 to 14 percent	3 762	167	3 595	\$40 to \$49	42	4	38
15 to 19 percent	688	21	667	\$50 to \$59	—	—	—
20 to 24 percent	223	44	180	\$60 or more	32	5	27
25 to 29 percent	67	5	62	Not reported or not computed	2 026	150	1 876
30 to 39 percent	50	5	46	Median	10—	10—	10—
40 percent or more	41	5	36	Acquired 1980 and 1981 (part)	1 188	36	1 151
Not reported or not computed	2 081	164	1 917				
Median	11	11	11				
Other properties	1 733	60	1 673				
				Real Estate Tax as Percent of Rental Receipts			
Rental Vacancy Losses as Percent of Potential Receipts				Acquired before 1980 ¹	9 815	566	9 248
Acquired before 1980 ¹	9 815	566	9 248	Less than 5 percent	1 926	101	1 825
Less than 1.0 percent	2 433	134	2 300	5 to 9 percent	4 327	239	4 088
1.0 to 2.9 percent	1 549	46	1 503	10 to 14 percent	1 373	35	1 337
3.0 to 4.9 percent	1 675	110	1 565	15 to 19 percent	500	—	500
5.0 to 6.9 percent	678	27	651	20 to 24 percent	167	18	149
7.0 to 8.9 percent	437	28	410	25 to 29 percent	51	—	51
9.0 to 10.9 percent	384	12	372	30 to 34 percent	81	—	81
11.0 to 12.9 percent	117	20	97	35 to 39 percent	76	—	76
13.0 to 14.9 percent	162	—	162	40 percent or more	262	33	229
15.0 percent or more	947	46	901	Not reported or not computed	1 051	139	912
Not reported or not computed	1 432	144	1 288	Median	8	7	8
Median	3.2	3.6	3.2	Other properties	1 733	60	1 673
Other properties	1 733	60	1 673				
				Selected Owner Expenses as Percent of Rental Receipts			
MORTGAGE PAYMENTS AND OTHER EXPENSES				Acquired before 1980 ¹	9 815	566	9 248
Real Estate Tax Per Housing Unit				Less than 20 percent	237	203	34
Acquired before 1980	10 360	590	9 770	20 to 29 percent	303	97	206
Less than \$100	993	163	830	30 to 39 percent	651	65	587
\$100 to \$199	3 748	214	3 534	40 to 49 percent	1 083	16	1 067
\$200 to \$299	2 832	76	2 756	50 to 59 percent	1 399	—	1 399
\$300 to \$399	1 457	44	1 413	60 to 69 percent	1 241	—	1 241
\$400 to \$499	600	—	600	70 to 79 percent	1 232	—	1 232
\$500 to \$599	237	—	237	80 to 89 percent	590	—	590
\$600 to \$699	64	5	59	90 to 99 percent	685	—	685
\$700 to \$799	67	—	67	100 to 109 percent	457	—	457
\$800 to \$899	6	—	6	110 percent or more	908	47	862
\$900 to \$999	7	—	7	Not reported or not computed	1 027	139	888
\$1,000 to \$1,499	11	2	9	Median	66	21	67
\$1,500 or more	16	—	16	Other properties	1 733	60	1 673
Not reported	321	86	235				
Median	\$210	\$141	\$215				
Acquired 1980 and 1981 (part)	1 188	36	1 151				
				OWNER CHARACTERISTICS			
Real Estate Tax Per \$1,000 Value				Type of Owner			
Acquired before 1980	10 360	590	9 770	Individual	3 156	273	2 883
Less than \$10	5 642	329	5 313	Partnership	6 407	93	6 314
\$10 to \$14	1 536	86	1 450	Real estate corporation	562	70	492
\$15 to \$19	781	9	772	Real estate investment trust	107	16	91
\$20 to \$24	131	4	128	Financial institution	26	8	18
				Housing cooperative organization	271	19	252
				Church or church-related institution	210	21	188
				Other	723	115	608
				Not reported	86	10	77

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2i. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
50-or-more-housing-unit mortgaged properties -----	10 922	9 087	1 835	2 212	2 147	66	8 709	6 940	1 769
MORTGAGE CHARACTERISTICS									
Number of Mortgages									
1 mortgage -----	9 087	9 087	-	2 147	2 147	-	6 940	6 940	-
2 mortgages -----	1 404	-	1 404	62	-	62	1 342	-	1 342
3 or more mortgages -----	431	-	431	3	-	3	427	-	427
Form of Debt of First Mortgage									
Mortgage or deed of trust -----	9 742	7 963	1 779	2 212	2 147	66	7 529	5 816	1 713
Contract to purchase -----	488	436	53	-	-	-	488	436	53
Wrap-around mortgage -----	692	689	3	-	-	-	692	689	3
Origin of First Mortgage									
Mortgage made at time property acquired -----	7 491	6 620	871	1 933	1 887	46	5 559	4 734	825
Mortgage assumed at time property acquired -----	1 863	1 065	798	220	200	20	1 643	865	778
Mortgage placed later than acquisition of property -----	1 567	1 402	165	60	60	-	1 507	1 342	165
Refinanced mortgage:									
Same lender -----	783	694	89	28	28	-	755	666	89
Different lender -----	606	533	74	22	22	-	584	511	74
Mortgage placed on property owned free and clear of debt -----	178	175	3	10	10	-	168	165	3
Purpose of First Mortgage Placed Later Than Acquisition of Property									
Mortgages placed later than acquisition of property -----	1 567	1 402	165	60	60	-	1 507	1 342	165
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	55	40	15	2	2	-	53	39	15
Secure better terms -----	317	290	27	10	10	-	307	280	27
Provide funds for additions, improvements, or repairs to this property -----	246	229	18	18	18	-	229	211	18
Provide funds for investment in other real estate -----	443	375	68	3	3	-	440	372	68
Provide funds for other types of investments -----	35	30	5	-	-	-	35	30	5
Provide funds for educational or medical expenses -----	-	-	-	-	-	-	-	-	-
Other reasons -----	213	195	18	1	1	-	212	193	18
Not reported -----	258	244	14	27	27	-	231	217	14
Other properties -----	9 355	7 685	1 669	2 152	2 086	66	7 202	5 599	1 604
Purpose of Second Mortgage Placed Later Than Acquisition of Property									
Second mortgages placed later than acquisition of property -----	660	-	660	20	-	20	641	-	641
Provide funds for additions, improvements or repairs to this property -----	162	-	162	12	-	12	151	-	151
Provide funds for investment in other real estate -----	193	-	193	-	-	-	193	-	193
Provide funds for other types of investments -----	22	-	22	-	-	-	22	-	22
Provide funds for educational or medical expenses -----	-	-	-	-	-	-	-	-	-
Other reasons -----	116	-	116	4	-	4	112	-	112
Not reported -----	168	-	168	4	-	4	164	-	164
Other properties -----	1 174	-	1 174	46	-	46	1 128	-	1 128
Year First Mortgage Made or Assumed									
1979 to 1981 (part) -----	2 765	2 069	696	201	184	17	2 564	1 885	679
1977 and 1978 -----	2 799	2 186	613	369	363	6	2 430	1 823	608
1975 and 1976 -----	1 601	1 441	160	303	299	4	1 298	1 142	156
1970 to 1974 -----	2 695	2 427	268	1 047	1 012	34	1 648	1 414	233
1965 to 1969 -----	614	552	62	107	106	1	506	446	60
1960 to 1964 -----	435	400	35	179	176	3	256	223	32
1959 or earlier -----	14	14	-	6	6	-	8	8	-
First Mortgage Loan									
Less than \$200,000 -----	214	188	26	-	-	-	214	188	26
\$200,000 to \$299,999 -----	125	99	26	-	-	-	125	99	26
\$300,000 to \$399,999 -----	342	236	107	5	5	-	337	231	107
\$400,000 to \$499,999 -----	341	235	106	5	5	-	336	230	106
\$500,000 to \$999,999 -----	3 521	2 933	589	613	575	38	2 908	2 358	550
\$1,000,000 to \$1,499,999 -----	2 553	2 144	409	595	592	4	1 958	1 552	406
\$1,500,000 to \$1,999,999 -----	1 379	1 152	227	403	394	9	976	758	218
\$2,000,000 to \$2,999,999 -----	1 284	1 102	182	262	258	3	1 022	843	179
\$3,000,000 to \$3,999,999 -----	573	478	95	132	123	9	441	355	86
\$4,000,000 to \$4,999,999 -----	280	255	25	128	128	-	152	127	25
\$5,000,000 or more -----	308	266	42	70	66	3	238	200	38
Median -----	\$1179400	\$1198900	\$1077400	\$1405200	\$1412400	...	\$1110700	\$1117500	\$1084800
Mean -----	\$1575500	\$1600000	\$1454600	\$1846900	\$1852500	...	\$1506600	\$1521800	\$1446800
First Mortgage Outstanding Debt									
Less than \$200,000 -----	432	374	59	5	5	-	427	369	59
\$200,000 to \$299,999 -----	335	280	55	24	24	-	311	256	55
\$300,000 to \$399,999 -----	371	256	115	5	5	-	366	250	115
\$400,000 to \$499,999 -----	686	581	105	170	144	26	516	436	79
\$500,000 to \$999,999 -----	3 069	2 495	574	498	485	13	2 571	2 010	561
\$1,000,000 to \$1,499,999 -----	2 700	2 312	388	672	667	5	2 028	1 645	383
\$1,500,000 to \$1,999,999 -----	1 101	869	232	290	279	10	811	589	222
\$2,000,000 to \$2,999,999 -----	1 187	1 025	162	263	256	7	924	769	155
\$3,000,000 to \$3,999,999 -----	533	453	80	115	114	1	418	340	79
\$4,000,000 to \$4,999,999 -----	237	207	29	108	108	-	128	99	29
\$5,000,000 or more -----	271	236	35	62	59	3	209	178	31
Median -----	\$1105200	\$1120900	\$1011700	\$1300800	\$1307100	...	\$1040300	\$1045300	\$1018900
Mean -----	\$1470900	\$1491200	\$1370500	\$1714100	\$1719500	...	\$1409100	\$1420500	\$1364300
Total Mortgage Outstanding Debt									
Less than \$200,000 -----	392	374	18	5	5	-	387	369	18
\$200,000 to \$299,999 -----	295	280	16	24	24	-	272	256	16
\$300,000 to \$399,999 -----	299	256	44	5	5	-	294	250	44
\$400,000 to \$499,999 -----	653	581	73	144	144	-	509	436	73
\$500,000 to \$999,999 -----	2 942	2 495	447	519	485	33	2 423	2 010	414
\$1,000,000 to \$1,499,999 -----	2 678	2 312	366	677	667	10	2 001	1 645	356
\$1,500,000 to \$1,999,999 -----	1 200	869	332	285	279	6	915	589	326
\$2,000,000 to \$2,999,999 -----	1 284	1 025	259	261	256	5	1 023	769	254

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Total Mortgage Outstanding Debt—Con.									
\$3,000,000 to \$3,999,999	585	453	132	121	114	7	464	340	125
\$4,000,000 to \$4,999,999	267	207	60	108	108	—	159	99	60
\$5,000,000 or more	325	236	89	63	59	5	262	178	84
Median	\$1164100	\$1120900	\$1437300	\$1302200	\$1307100	...	\$1117400	\$1045300	\$1450400
Mean	\$1563200	\$1491200	\$1919800	\$1725600	\$1719500	...	\$1521900	\$1420500	\$1919600
Current Interest Rate on First Mortgage									
Less than 5.0 percent	193	180	13	147	138	9	46	42	5
5.0 percent	3	3	—	2	2	—	2	2	—
5.1 to 5.9 percent	318	307	11	181	178	3	129	129	8
6.0 percent	249	204	46	9	47	—	202	157	46
6.1 to 6.9 percent	345	285	60	7	9	—	336	276	60
7.0 percent	1 207	1 146	61	1 013	979	33	195	167	28
7.1 to 7.4 percent	76	71	5	3	3	—	73	68	5
7.5 to 7.9 percent	691	642	49	419	408	11	272	234	37
8.0 percent	554	485	69	57	57	—	496	427	69
8.1 to 8.4 percent	373	308	65	33	33	—	340	275	65
8.5 to 8.9 percent	1 263	1 109	154	249	245	3	1 014	863	151
9.0 percent	744	641	104	38	36	2	706	604	102
9.1 to 9.9 percent	2 139	1 638	501	12	9	3	2 127	1 628	499
10.0 percent	725	630	94	—	—	—	725	630	94
10.1 to 11.9 percent	1 414	1 019	395	2	2	—	1 412	1 017	395
12.0 percent	113	40	73	—	—	—	113	40	73
12.1 to 13.9 percent	321	200	121	2	—	2	320	200	119
14.0 percent or more	194	180	14	—	—	—	194	180	14
Median	9.0	8.9	9.6	7.0	7.0	...	9.3	9.1	9.6
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	3 478	2 609	869	—	—	—	3 478	2 609	869
Rate higher now than when mortgage made	1 258	813	445	—	—	—	1 258	813	445
Rate lower now than when mortgage made	32	19	14	—	—	—	32	19	14
Rate unchanged or same now as when mortgage made	2 122	1 713	408	—	—	—	2 122	1 713	408
Not reported	66	65	2	—	—	—	66	65	2
No, interest rate cannot be changed	7 299	6 370	929	2 212	2 147	66	5 087	4 223	863
Not reported	144	108	36	—	—	—	144	108	36
Reason for Change in First Mortgage Rate									
Interest rate can be changed	3 478	2 609	869	—	—	—	3 478	2 609	869
Rate renegotiated periodically	62	43	19	—	—	—	62	43	19
Rate changes tied to market index	976	640	337	—	—	—	976	640	337
When mortgage is assumed	1 796	1 448	348	—	—	—	1 796	1 448	348
When payments become delinquent	325	207	118	—	—	—	325	207	118
Other reason	535	449	86	—	—	—	535	449	86
Not reported	28	21	7	—	—	—	28	21	7
Interest rate cannot be changed	7 299	6 370	929	2 212	2 147	66	5 087	4 223	863
Term of First Mortgage									
Less than 8 years	773	623	149	—	—	—	773	623	149
8 to 12 years	1 042	879	163	—	—	—	1 042	879	163
13 to 17 years	762	599	163	2	2	—	760	597	163
18 to 22 years	979	801	178	11	11	—	968	790	178
23 to 27 years	1 905	1 465	439	20	20	—	1 884	1 445	439
28 to 32 years	2 575	2 000	575	98	90	8	2 477	1 909	567
33 to 37 years	138	97	41	12	12	—	126	85	41
38 or more years	2 686	2 569	117	2 070	2 011	58	616	558	58
No stated term	63	53	9	—	—	—	63	53	9
Median	27.9	28.4	25.9	38+	38+	...	25.1	24.9	25.6
Unexpired Term of First Mortgage									
Less than 4 years	587	531	56	3	3	—	584	528	56
4 to 7 years	893	766	127	2	2	—	892	765	127
8 to 12 years	944	817	127	10	10	—	934	807	127
13 to 17 years	1 385	1 214	171	25	25	—	1 360	1 189	171
18 to 22 years	957	837	120	78	76	2	880	761	118
23 to 27 years	1 583	1 326	257	254	251	3	1 329	1 075	254
28 to 32 years	1 240	1 107	133	649	615	35	591	492	98
33 or more years	1 409	1 368	41	972	965	7	437	403	34
No stated term or not computed	1 923	1 120	803	220	200	20	1 703	920	783
Median	21.6	21.9	19.5	32.8	32.9	...	17.0	16.8	18.5
Graduated Interest and Principal Payments on First Mortgage									
Yes, monthly payments can change (other than through change in interest rate)	1 446	1 263	182	327	322	5	1 119	941	177
Payments increase yearly for first five years of mortgage	13	10	3	—	—	—	13	10	3
Payments increase yearly for first ten years of mortgage	13	8	5	—	—	—	13	8	5
Payments change in some other way	1 312	1 151	160	260	255	5	1 051	896	155
Not reported	108	94	14	67	67	—	42	27	14
No, monthly payments cannot change	9 191	7 580	1 611	1 879	1 819	61	7 312	5 762	1 550
Not reported	285	243	42	6	6	—	279	237	42
Holder of First Mortgage									
Commercial bank or trust company	638	514	124	67	67	—	571	448	124
Mutual savings bank	318	258	60	121	121	—	197	137	60
Savings and loan association	4 437	3 383	1 054	83	81	2	4 355	3 302	1 052
Life insurance company	1 388	1 084	304	68	68	2	1 298	996	302
Mortgage company	328	265	63	199	190	9	260	197	63
Federal agency	476	456	19	35	21	14	277	266	11
Federally secured pool	170	133	37	1 007	1 007	—	135	112	23
Federal National Mortgage Association	1 007	1 007	—	5	5	—	—	—	—
Real estate or construction company	325	313	12	—	—	—	320	308	12
Individual or individual's estate	787	721	66	—	—	—	787	721	66
Other	1 048	952	96	538	498	40	510	454	56

¹Detail does not add to total because lenders reported more than one reason

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Location of First Mortgage Holder									
Property in Northeast Region									
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in North Central Region									
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in South Region									
Lender in Northeast	—	—	—	—	—	—	—	—	—
Lender in North Central	—	—	—	—	—	—	—	—	—
Lender in South	—	—	—	—	—	—	—	—	—
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in West Region									
Lender in Northeast	10 922	9 087	1 835	2 212	2 147	66	8 709	6 940	1 769
Lender in North Central	1 324	1 057	267	252	251	1	1 072	806	265
Lender in South	438	347	91	207	195	11	232	152	80
Lender in West	1 755	1 690	65	1 253	1 231	22	502	459	43
Lender outside United States	7 306	5 917	1 389	499	468	31	6 807	5 449	1 358
Lender not reported	67	62	5	—	—	—	67	62	5
Not reported	32	14	18	2	2	—	30	12	18
Servicing of First Mortgage									
Holder	8 138	6 720	1 417	1 249	1 241	8	6 889	5 479	1 409
Agent	2 784	2 367	417	963	905	58	1 821	1 461	359
Holder's Acquisition of First Mortgage									
Originated by holder	7 395	6 013	1 382	272	257	15	7 123	5 756	1 366
Purchased from present servicer	825	603	221	207	207	—	618	397	221
Purchased from someone else	2 470	2 293	176	1 726	1 676	51	743	618	125
Not reported	233	177	56	8	8	—	225	170	56
Mortgage Assumption									
Lender's permission needed for assumption	5 698	4 506	1 193	427	411	16	5 271	4 095	1 176
Lender's permission not needed for assumption	4 004	3 551	453	1 614	1 567	48	2 390	1 985	405
Not reported	1 219	1 030	189	171	169	2	1 048	861	188
Prepayment Penalties									
Yes	6 928	5 776	1 152	1 968	1 908	61	4 960	3 869	1 091
No	3 468	2 867	601	207	203	3	3 261	2 663	598
Not reported	526	444	82	38	36	2	488	408	80
First Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase									
Less than 40 percent	9 355	7 685	1 669	2 152	2 086	66	7 202	5 599	1 604
40 to 49 percent	325	102	223	16	16	—	309	86	223
50 to 59 percent	396	217	179	10	5	5	386	212	174
60 to 69 percent	545	258	286	13	9	4	532	249	282
70 to 79 percent	1 024	701	323	52	45	7	973	656	317
80 to 89 percent	1 275	1 042	233	97	84	13	1 177	957	220
90 to 94 percent	1 722	1 577	146	486	477	9	1 236	1 099	137
95 to 99 percent	789	753	36	285	284	2	504	470	34
100 percent or more	756	739	18	324	324	—	432	415	18
Not reported	1 124	1 049	75	501	500	2	622	549	74
Median	1 399	1 248	151	369	343	26	1 031	906	125
Other properties	82	86	62	94	94	...	78	82	62
Other properties									
1 567	1 402	165	60	60	—	—	1 507	1 342	165
Total Mortgage Loan as Percent of Purchase Price									
Properties acquired by purchase with first mortgage made or assumed at time of purchase									
Less than 40 percent	9 355	7 685	1 669	2 152	2 086	66	7 202	5 599	1 604
40 to 49 percent	121	102	20	16	16	—	106	86	20
50 to 59 percent	232	217	15	5	5	—	227	212	15
60 to 69 percent	295	258	37	9	9	—	287	249	37
70 to 79 percent	904	701	203	53	45	8	851	656	195
80 to 89 percent	1 438	1 042	396	87	84	3	1 351	957	393
90 to 94 percent	1 966	1 577	389	489	477	11	1 477	1 099	377
95 to 99 percent	878	753	124	298	284	15	579	470	110
100 percent or more	805	739	67	324	324	—	481	415	67
Not reported	1 316	1 049	268	503	500	3	813	549	265
Median	1 399	1 248	151	369	343	26	1 031	906	125
Other properties	85	86	82	94	94	...	82	82	82
Other properties									
1 567	1 402	165	60	60	—	—	1 507	1 342	165
First Mortgage Outstanding Debt as Percent of Value									
Less than 20 percent	1 143	863	280	103	100	3	1 040	763	277
20 to 29 percent	1 275	1 013	262	115	110	5	1 160	903	257
30 to 39 percent	1 559	1 199	359	250	250	—	1 309	949	359
40 to 49 percent	1 502	1 145	357	195	187	8	1 306	958	349
50 to 59 percent	1 353	1 048	305	195	189	6	1 158	859	299
60 to 69 percent	621	588	33	175	173	2	446	415	31
70 to 79 percent	968	914	54	247	239	8	721	674	47
80 to 89 percent	453	450	3	247	247	—	206	203	3
90 to 99 percent	196	167	29	104	104	—	93	64	29
100 percent or more	226	226	—	61	61	—	165	165	—
Not reported	1 626	1 473	153	522	487	34	1 105	986	119
Median	44	46	38	59	60	...	42	44	38

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE CHARACTERISTICS—Con.									
Total Outstanding Debt as Percent of Value									
Less than 20 percent	914	863	51	103	100	3	811	763	48
20 to 29 percent	1 181	1 013	168	111	110	2	1 070	903	166
30 to 39 percent	1 415	1 199	215	250	250	—	1 164	949	215
40 to 49 percent	1 419	1 145	274	190	187	3	1 229	958	271
50 to 59 percent	1 507	1 048	459	196	189	7	1 311	859	452
60 to 69 percent	1 742	588	154	177	173	5	564	415	149
70 to 79 percent	1 149	914	236	251	239	12	898	674	224
80 to 89 percent	493	450	43	247	247	—	247	203	43
90 to 99 percent	228	167	61	104	104	—	124	64	61
100 percent or more	248	226	22	61	61	—	187	165	22
Not reported	1 626	1 473	153	522	487	34	1 105	986	119
Median	48	46	53	60	60	...	46	44	53
MORTGAGE PAYMENTS AND OTHER EXPENSES									
Method of Payment of First Mortgage									
Regular payments of interest and/or principal	10 913	9 083	1 830	2 212	2 147	66	8 701	6 937	1 764
Interest and principal	10 286	8 550	1 736	2 212	2 147	66	8 074	6 404	1 670
Fully amortized	8 201	6 864	1 337	2 182	2 117	64	6 019	4 747	1 272
Partially amortized	2 085	1 686	400	31	29	2	2 055	1 657	398
Principal only	2	2	—	—	—	—	2	2	—
Fully amortized	2	2	—	—	—	—	2	2	—
Partially amortized	—	—	—	—	—	—	—	—	—
Interest only	625	531	94	—	—	—	625	531	94
No regular payments required	9	4	5	—	—	—	9	4	5
Items Included in First Mortgage Payment									
Regular payments of both interest and principal	10 286	8 550	1 736	2 212	2 147	66	8 074	6 404	1 670
Real estate taxes and property insurance	3 214	2 869	345	1 968	1 910	58	1 246	960	287
With no other items	1 045	815	230	13	13	—	1 032	802	230
With other items	2 169	2 054	115	1 955	1 896	58	215	158	57
Real estate taxes only	1 056	816	240	42	42	—	1 014	774	240
Property insurance only	46	38	8	—	—	—	46	38	8
Other combinations or no other items	5 970	4 827	1 143	203	195	8	5 767	4 632	1 135
No regular payments of interest and principal	635	537	99	—	—	—	635	537	99
Monthly Interest and Principal Payments on First Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	10 913	9 083	1 830	2 212	2 147	66	8 701	6 937	1 764
Less than \$60	1 572	1 285	287	321	283	37	1 251	1 002	249
\$60 to \$79	1 658	1 379	280	405	394	11	1 253	984	269
\$80 to \$99	1 984	1 701	283	495	492	3	1 488	1 209	280
\$100 to \$149	3 350	2 695	655	733	721	11	2 618	1 974	644
\$150 to \$199	1 614	1 332	282	212	210	1	1 402	1 121	281
\$200 to \$249	437	412	25	36	34	2	401	378	23
\$250 to \$299	142	131	11	8	8	—	135	123	11
\$300 to \$399	39	32	7	2	2	—	37	30	7
\$400 to \$499	100	100	—	2	2	—	98	98	—
\$500 to \$599	8	8	—	—	—	—	8	8	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	10	10	—	—	—	—	10	10	—
\$800 or more	—	—	—	—	—	—	—	—	—
Median	\$104	\$103	\$105	\$95	\$96	...	\$107	\$107	\$107
Mean	\$114	\$115	\$107	\$100	\$101	...	\$117	\$120	\$108
No regular payments required	9	4	5	—	—	—	9	4	5
Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit									
Regular monthly payments of interest and/or principal	10 913	9 083	1 830	2 212	2 147	66	8 701	6 937	1 764
Less than \$60	1 345	1 285	59	292	283	9	1 053	1 002	51
\$60 to \$79	1 541	1 379	162	422	394	27	1 119	984	135
\$80 to \$99	1 959	1 701	258	494	492	2	1 465	1 209	257
\$100 to \$149	3 171	2 695	475	736	721	15	2 435	1 974	461
\$150 to \$199	1 809	1 332	478	218	210	8	1 591	1 121	470
\$200 to \$249	695	412	283	40	34	6	655	378	277
\$250 to \$299	204	131	73	8	8	—	196	123	73
\$300 to \$399	57	32	25	2	2	—	55	30	25
\$400 to \$499	110	100	10	2	2	—	108	98	10
\$500 to \$599	8	8	—	—	—	—	8	8	—
\$600 to \$699	—	—	—	—	—	—	—	—	—
\$700 to \$799	15	10	5	—	—	—	—	—	—
\$800 or more	—	—	—	—	—	—	15	10	5
Median	\$110	\$103	\$146	\$96	\$96	...	\$115	\$107	\$148
Mean	\$122	\$115	\$154	\$101	\$101	...	\$127	\$120	\$156
No regular payments required	9	4	5	—	—	—	9	4	5
Current Status of First Mortgage Payments									
Regular payments of interest and/or principal	10 913	9 083	1 830	2 212	2 147	66	8 701	6 937	1 764
Current or ahead of schedule	10 418	8 675	1 743	2 195	2 129	66	8 224	6 547	1 677
Delinquent (30 days or more)	331	275	56	13	13	—	318	262	56
1 to 3 payments	283	232	51	8	8	—	275	224	51
4 or more payments	49	43	5	5	5	—	43	38	5
Foreclosure in process	7	7	—	—	—	—	7	7	—
Foreclosure not in process	40	35	5	5	5	—	35	30	5
Not reported	2	2	—	—	—	—	2	2	—
No regular payments required	163	133	30	4	4	—	159	129	30
	9	4	5	—	—	—	9	4	5

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Real Estate Tax Per Housing Unit									
Acquired before 1980	9 770	8 351	1 419	2 159	2 107	52	7 611	6 244	1 367
Less than \$100	830	770	60	329	325	3	501	445	56
\$100 to \$199	3 534	3 012	521	659	626	33	2 875	2 386	489
\$200 to \$299	2 756	2 391	365	575	562	13	2 181	1 828	352
\$300 to \$399	1 413	1 135	278	364	364	—	1 049	771	278
\$400 to \$499	600	495	106	173	170	3	427	325	103
\$500 to \$599	237	205	32	29	29	—	208	176	32
\$600 to \$699	59	47	12	6	6	—	53	41	12
\$700 to \$799	67	48	20	—	—	—	67	48	20
\$800 to \$899	6	6	—	2	2	—	4	4	—
\$900 to \$999	7	2	5	—	—	—	7	2	5
\$1,000 to \$1,499	9	9	—	—	—	—	9	9	—
\$1,500 or more	16	16	—	2	2	—	15	15	—
Not reported	235	215	20	22	22	—	214	194	20
Median	\$215	\$212	\$232	\$214	\$216	...	\$215	\$211	\$236
Acquired 1980 and 1981 (part)	1 151	736	416	53	39	14	1 098	696	402
Interest and Principal Payments on First Mortgage as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	9 245	7 858	1 387	1 953	1 903	50	7 292	5 954	1 337
Less than 20 percent	665	553	112	60	59	2	605	494	110
20 to 29 percent	1 453	1 183	270	125	91	34	1 328	1 092	236
30 to 39 percent	1 848	1 498	350	276	274	2	1 573	1 224	348
40 to 49 percent	1 475	1 199	276	355	347	8	1 120	852	268
50 to 59 percent	1 364	1 220	144	545	542	3	819	678	141
60 to 69 percent	595	525	70	175	175	—	420	350	70
70 to 79 percent	342	303	38	125	125	—	217	179	38
80 to 89 percent	89	87	2	29	29	—	59	58	2
90 to 99 percent	80	63	17	33	33	—	47	30	17
100 percent or more	559	538	21	46	46	—	512	492	21
Not reported or not computed	776	688	88	184	182	2	592	506	86
Median	42	43	38	51	52	...	39	39	38
Other properties	1 677	1 229	448	259	243	16	1 417	986	432
Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts									
Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	9 245	7 858	1 387	1 953	1 903	50	7 292	5 954	1 337
Less than 20 percent	581	553	28	60	59	2	521	494	27
20 to 29 percent	1 298	1 183	116	99	91	9	1 199	1 092	107
30 to 39 percent	1 737	1 498	239	300	274	26	1 437	1 224	213
40 to 49 percent	1 385	1 199	187	349	347	3	1 036	852	184
50 to 59 percent	1 493	1 220	273	547	542	5	946	678	268
60 to 69 percent	667	525	142	175	175	—	492	350	142
70 to 79 percent	435	303	132	129	125	5	306	179	127
80 to 89 percent	163	87	76	29	29	—	133	58	76
90 to 99 percent	114	63	51	33	33	—	81	30	51
100 percent or more	594	538	57	46	46	—	548	492	57
Not reported or not computed	776	688	88	184	182	2	592	506	86
Median	44	43	53	51	52	...	42	39	54
Other properties	1 677	1 229	448	259	243	16	1 417	986	432
Real Estate Tax Per \$1,000 Value									
Acquired before 1980	9 770	8 351	1 419	2 159	2 107	52	7 611	6 244	1 367
Less than \$10	5 313	4 445	868	941	929	13	4 372	3 516	856
\$10 to \$14	1 450	1 201	250	334	331	3	1 117	870	246
\$15 to \$19	772	681	91	206	206	—	566	475	91
\$20 to \$24	128	107	21	12	12	—	116	95	21
\$25 to \$29	91	84	6	68	68	—	23	16	6
\$30 to \$39	75	75	—	—	—	—	75	75	—
\$40 to \$49	38	32	5	—	—	—	38	32	5
\$50 to \$59	—	—	—	—	—	—	—	—	—
\$60 or more	27	27	—	—	—	—	27	27	—
Not reported or not computed	1 876	1 699	177	598	562	36	1 278	1 137	142
Median	10—	10—	10—	10—	10—	...	10—	10—	10—
Acquired 1980 and 1981 (part)	1 151	736	416	53	39	14	1 098	696	402
Real Estate Tax as Percent of Rental Receipts									
Acquired before 1980 ²	9 248	7 861	1 387	1 953	1 903	50	7 295	5 958	1 337
Less than 5 percent	1 825	1 557	268	270	243	27	1 555	1 314	241
5 to 9 percent	4 088	3 404	683	807	787	20	3 280	2 617	663
10 to 14 percent	1 337	1 090	247	331	330	1	1 006	760	246
15 to 19 percent	500	472	28	209	209	—	291	263	28
20 to 24 percent	149	127	22	81	81	—	68	46	22
25 to 29 percent	51	51	—	4	4	—	47	47	—
30 to 34 percent	81	76	5	3	3	—	78	72	5
35 to 39 percent	76	57	20	3	3	—	73	54	20
40 percent or more	229	217	12	61	61	—	168	156	12
Not reported or not computed	912	810	101	184	182	2	728	628	100
Median	8	8	8	9	9	...	8	8	8
Other properties	1 673	1 226	448	259	243	16	1 414	982	432
Selected Owner Expenses as Percent of Rental Receipts									
Acquired before 1980 ²	9 248	7 861	1 387	1 953	1 903	50	7 295	5 958	1 337
Less than 20 percent	34	32	2	7	7	—	26	25	2
20 to 29 percent	206	202	5	17	15	2	189	186	3
30 to 39 percent	587	524	62	22	22	—	564	502	62
40 to 49 percent	1 067	960	107	36	36	—	1 031	924	107
50 to 59 percent	1 399	1 187	211	157	120	37	1 242	1 067	174
60 to 69 percent	1 241	1 059	183	258	258	—	983	800	183
70 to 79 percent	1 232	995	236	284	281	4	947	715	233
80 to 89 percent	590	495	95	177	175	2	413	320	93

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.									
Selected Owner Expenses as Percent of Rental Receipts—Con.									
Acquired before 1980 ¹ —Con.									
90 to 99 percent	685	511	174	301	301	—	384	210	174
100 to 109 percent	457	381	76	301	296	5	157	85	71
110 percent or more	862	735	126	181	181	—	681	555	126
Not reported or not computed	888	779	109	212	210	2	677	569	108
Median	67	66	73	85	86	...	63	60	74
Other properties	1 673	1 226	448	259	243	16	1 414	982	432
PROPERTY CHARACTERISTICS									
Location by Size of Place									
Inside SMSA's	10 270	8 453	1 818	2 063	1 997	66	8 208	6 456	1 752
1,000,000 or more	1 188	925	263	109	102	7	1 079	823	256
250,000 to 999,999	2 055	1 732	323	380	377	3	1 675	1 355	320
50,000 to 249,999	3 850	3 161	689	681	675	6	3 169	2 485	683
10,000 to 49,999	2 534	2 068	466	815	767	48	1 719	1 301	418
Less than 10,000 and rural	643	567	76	78	76	2	565	491	75
Outside SMSA's	651	634	17	150	150	—	502	485	17
10,000 or more	448	431	17	116	116	—	332	315	17
2,500 to 9,999	34	34	—	34	34	—	—	—	—
Less than 2,500 and rural	170	170	—	—	—	—	170	170	—
Number of Housing Units									
50 to 74 housing units	4 524	3 790	734	724	687	37	3 800	3 103	697
75 to 99 housing units	2 205	1 877	328	497	486	11	1 708	1 391	317
100 to 149 housing units	2 190	1 835	354	573	572	2	1 616	1 263	353
150 to 199 housing units	961	772	190	244	240	4	717	532	185
200 to 299 housing units	719	556	163	137	129	9	581	427	154
300 to 499 housing units	256	205	52	28	26	2	229	179	50
500 to 999 housing units	58	47	11	9	7	2	49	40	9
1,000 or more housing units	8	5	3	—	—	—	8	5	3
Number of Buildings									
1 building	3 551	2 960	591	585	573	12	2 966	2 387	579
2 to 4 buildings	1 798	1 550	248	241	239	2	1 557	1 311	246
5 or more buildings	3 771	3 156	615	1 032	980	53	2 739	2 176	562
Not reported	1 803	1 421	381	354	354	—	1 448	1 067	381
Manner of Acquisition									
By purchase	10 797	8 970	1 827	2 209	2 144	66	8 587	6 826	1 761
Placed one new mortgage	7 826	7 232	594	1 952	1 909	43	5 874	5 322	551
Placed two or more new mortgages	612	223	388	3	—	3	608	223	385
Assumed mortgage(s) already on property	1 426	1 145	281	229	223	6	1 197	922	275
Assumed mortgage already on property and placed new mortgage	840	283	557	22	8	13	819	275	544
All cash	70	70	—	3	3	—	67	67	—
Borrowed other than with mortgage	23	17	6	—	—	—	23	17	6
Inheritance or gift	41	41	—	—	—	—	41	41	—
Other	19	15	5	—	—	—	19	15	5
Not reported	65	62	3	3	3	—	62	59	3
Source of Downpayment¹									
Properties purchased 1975 to 1981 (part)	6 392	4 992	1 400	855	828	27	5 537	4 164	1 373
Cash	5 620	4 260	1 361	704	680	23	4 917	3 579	1 337
Sale of stock for this project	140	105	34	42	42	—	97	63	34
Sale of previously owned stock, shares or other securities	38	24	14	2	2	—	37	23	14
Sale of land or other real estate	1 030	693	337	45	42	3	985	651	334
Owner's cash, bank deposits, share accounts, or bonds	3 637	2 970	667	536	522	14	3 102	2 448	654
Borrowing other than mortgage on this property	370	243	127	49	49	—	321	193	127
Other cash source or source not reported	405	225	181	30	23	7	375	202	174
Noncash	424	314	109	71	68	3	352	246	106
Land used for structure(s) on this property	99	83	16	20	20	—	79	64	16
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	5	5	—	2	2	—	3	3	—
Other noncash source or no downpayment	320	226	94	50	47	3	270	179	91
Not reported	872	764	108	107	103	4	765	661	104
Other properties	4 530	4 095	435	1 358	1 319	39	3 172	2 776	396
Land and Building Acquisition									
During same 12-month period	8 941	7 262	1 678	1 749	1 691	58	7 192	5 571	1 621
Acquired land previously	1 633	1 526	107	398	390	8	1 235	1 136	98
Land not owned by building owner	212	183	28	25	25	—	186	158	28
Not reported	137	115	22	40	40	—	96	75	22
Year Property Acquired									
1979 to 1981 (part)	2 399	1 665	734	170	150	21	2 228	1 515	714
1977 and 1978	2 504	2 005	500	364	362	3	2 140	1 643	497
1975 and 1976	1 506	1 335	170	320	316	4	1 186	1 019	167
1970 to 1974	2 825	2 549	277	1 050	1 016	34	1 775	1 533	242
1965 to 1969	921	809	112	119	117	1	802	691	111
1960 to 1964	572	535	37	181	178	3	391	357	34
1959 or earlier	195	190	5	8	8	—	187	182	5
Year Structure Built									
1979 to March 1980	419	376	43	75	75	—	344	301	43
1977 and 1978	1 119	975	144	248	245	3	871	730	140
1975 and 1976	984	888	95	234	226	8	750	663	87
1970 to 1974	3 603	2 918	685	1 049	1 000	49	2 554	1 918	636
1960 to 1969	3 242	2 662	580	406	400	6	2 836	2 262	574
1950 to 1959	479	365	114	41	41	—	438	324	114
1940 to 1949	137	106	30	7	7	—	129	99	30
1939 or earlier	648	528	120	57	57	—	590	470	120
Not reported	292	269	23	95	95	—	196	173	23

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
PROPERTY CHARACTERISTICS—Con.									
Purchase Price Per Housing Unit									
Properties acquired by purchase 1977 to 1981 (part) -----	4 896	3 662	1 234	535	512	23	4 362	3 151	1 211
Less than \$5,000 -----	26	11	15	—	—	—	26	11	15
\$5,000 to \$9,999 -----	157	125	32	6	6	—	151	119	32
\$10,000 to \$14,999 -----	520	399	121	42	42	—	477	357	121
\$15,000 to \$19,999 -----	1 174	866	308	101	92	9	1 073	774	299
\$20,000 to \$24,999 -----	916	700	216	156	152	3	760	548	213
\$25,000 to \$29,999 -----	902	618	284	116	112	4	785	506	279
\$30,000 to \$34,999 -----	367	285	82	50	45	5	317	240	77
\$35,000 to \$39,999 -----	162	110	52	19	17	1	143	92	50
\$40,000 to \$49,999 -----	85	51	34	—	—	—	85	51	34
\$50,000 to \$59,999 -----	12	9	3	—	—	—	12	9	3
\$60,000 to \$79,999 -----	16	7	8	—	—	—	16	7	8
\$80,000 to \$99,999 -----	5	5	—	—	—	—	5	5	—
\$100,000 to \$149,999 -----	35	35	—	—	—	—	35	35	—
\$150,000 or more -----	2	—	2	—	—	—	2	—	2
Not reported -----	520	442	78	46	46	—	474	396	78
Median -----	\$21700	\$21500	\$22400	\$23100	\$23100	...	\$21400	\$21100	\$22400
Other properties -----	6 025	5 425	601	1 678	1 635	43	4 348	3 790	558
Value									
Less than \$200,000 -----	—	—	—	—	—	—	—	—	—
\$200,000 to \$299,999 -----	10	10	—	—	—	—	10	10	—
\$300,000 to \$399,999 -----	60	60	—	—	—	—	60	60	—
\$400,000 to \$499,999 -----	12	12	—	—	—	—	12	12	—
\$500,000 to \$999,999 -----	487	443	44	185	185	—	302	258	44
\$1,000,000 to \$1,499,999 -----	1 075	874	202	107	98	9	968	775	193
\$1,500,000 to \$1,999,999 -----	1 808	1 594	215	411	411	—	1 397	1 182	215
\$2,000,000 to \$2,999,999 -----	2 176	1 800	376	321	311	10	1 855	1 489	366
\$3,000,000 to \$3,999,999 -----	1 276	891	385	140	140	—	1 135	750	385
\$4,000,000 to \$4,999,999 -----	696	570	127	148	145	3	549	425	124
\$5,000,000 or more -----	1 694	1 361	334	378	368	9	1 317	992	324
Not reported -----	1 626	1 473	153	522	487	34	1 105	986	119
Median -----	\$2549100	\$2452400	\$3012000	\$2440800	\$2433600	...	\$2567900	\$2456300	\$3020600
Mean -----	\$3432700	\$3374700	\$3695400	\$3704700	\$3685800	...	\$3372200	\$3287900	\$3676300
Value Per Housing Unit									
Less than \$5,000 -----	29	29	—	—	—	—	29	29	—
\$5,000 to \$9,999 -----	140	125	15	26	26	—	114	99	15
\$10,000 to \$14,999 -----	486	438	48	121	121	—	364	316	48
\$15,000 to \$19,999 -----	1 273	1 087	186	393	384	9	880	703	177
\$20,000 to \$24,999 -----	1 624	1 384	239	174	174	—	1 450	1 210	239
\$25,000 to \$29,999 -----	1 905	1 556	348	320	318	3	1 584	1 239	345
\$30,000 to \$34,999 -----	1 492	1 178	314	207	202	5	1 285	977	309
\$35,000 to \$39,999 -----	748	552	196	119	114	5	629	438	191
\$40,000 to \$49,999 -----	807	619	188	166	158	7	641	461	180
\$50,000 to \$59,999 -----	365	259	106	44	44	—	321	215	106
\$60,000 to \$79,999 -----	227	192	35	59	57	2	168	135	33
\$80,000 to \$99,999 -----	87	81	5	28	28	—	58	53	5
\$100,000 to \$149,999 -----	46	44	2	30	30	—	16	15	2
\$150,000 or more -----	69	69	—	3	3	—	66	66	—
Not reported -----	1 626	1 473	153	522	487	34	1 105	986	119
Median -----	\$27900	\$27400	\$30100	\$27000	\$27000	...	\$28000	\$27500	\$30000
Mean -----	\$31300	\$31200	\$31600	\$30700	\$30600	...	\$31400	\$31400	\$31600
Monthly Rental Receipts Per Housing Unit									
Acquired before 1980 ² -----	9 248	7 861	1 387	1 953	1 903	50	7 295	5 958	1 337
Less than \$60 -----	121	114	7	9	9	—	112	104	7
\$60 to \$79 -----	38	38	—	2	2	—	37	37	—
\$80 to \$99 -----	119	116	3	—	—	—	119	116	3
\$100 to \$119 -----	85	77	8	22	22	—	63	54	8
\$120 to \$149 -----	514	503	12	232	232	—	283	271	12
\$150 to \$199 -----	1 874	1 638	236	809	783	26	1 064	854	210
\$200 to \$249 -----	1 778	1 470	307	260	250	10	1 517	1 220	297
\$250 to \$299 -----	1 834	1 492	342	199	192	7	1 635	1 299	335
\$300 to \$349 -----	1 190	936	255	105	101	4	1 085	834	251
\$350 to \$399 -----	475	393	82	61	61	—	414	332	82
\$400 to \$449 -----	185	165	20	30	30	—	155	135	20
\$450 to \$499 -----	89	75	14	11	11	—	78	64	14
\$500 or more -----	172	158	13	28	26	2	144	132	12
No rental receipts -----	—	—	—	—	—	—	—	—	—
Not reported -----	776	688	88	184	182	2	592	506	86
Median -----	\$242	\$237	\$261	\$188	\$188	...	\$255	\$253	\$263
Mean -----	\$301	\$294	\$339	\$243	\$242	...	\$316	\$310	\$340
Other properties -----	1 673	1 226	448	259	243	16	1 414	982	432
Purchase Price as Percent of Value									
Acquired by purchase -----	10 797	8 970	1 827	2 209	2 144	66	8 587	6 826	1 761
Purchased 1977 to 1981 (part) -----	4 896	3 662	1 234	535	512	23	4 362	3 151	1 211
Less than 80 percent -----	2 167	1 505	662	230	223	7	1 937	1 282	656
80 to 89 percent -----	804	545	260	91	90	2	713	455	258
90 to 94 percent -----	362	300	62	21	21	—	340	278	62
95 to 99 percent -----	186	130	56	31	20	11	155	109	46
100 percent or more -----	546	455	91	68	64	4	478	391	87
Not reported -----	831	729	102	93	93	—	738	636	102
Median -----	80—	80—	80—	80—	80—	...	80—	80—	80—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2i. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

West Region

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	4 254	3 815	439	1 370	1 332	38	2 883	2 482	401
Less than 60 percent	1 918	1 688	231	378	378	—	1 540	1 310	231
60 to 79 percent	561	488	74	182	179	4	379	309	70
80 to 89 percent	322	305	17	197	197	—	125	108	17
90 to 99 percent	70	66	5	56	56	—	14	10	5
100 percent or more	266	266	—	113	113	—	153	153	—
Not reported	1 116	1 003	113	445	410	34	671	592	79
Median	60—	60—	60—	69	69	...	60—	60—	60—
Purchased 1969 or earlier	1 646	1 493	154	304	300	5	1 342	1 193	149
Less than 40 percent	598	519	79	56	51	5	542	467	74
40 to 59 percent	403	371	32	77	77	—	325	294	32
60 to 79 percent	102	95	7	21	21	—	80	74	7
80 to 99 percent	12	12	—	2	2	—	11	11	—
100 percent or more	12	12	—	3	3	—	9	9	—
Not reported	521	484	36	146	146	—	375	338	36
Median	40—	40—	...	46	47	...	40—	40—	...
Not acquired by purchase	125	117	8	3	3	—	122	114	8

Rental Receipts as Percent of Value

Acquired before 1980²	9 248	7 861	1 387	1 953	1 903	50	7 295	5 958	1 337
Less than 5 percent	429	382	46	194	194	—	234	188	46
5 to 9 percent	2 318	1 912	406	510	500	10	1 808	1 411	397
10 to 14 percent	3 595	2 960	635	518	516	3	3 077	2 445	632
15 to 19 percent	667	592	76	107	107	—	560	485	76
20 to 24 percent	180	167	12	22	21	2	157	147	11
25 to 29 percent	62	52	9	3	3	—	59	49	9
30 to 39 percent	46	44	2	2	2	—	44	43	2
40 percent or more	36	34	2	7	7	—	29	27	2
Not reported or not computed	1 917	1 717	200	589	553	36	1 328	1 164	164
Median	11	11	11	10	10	...	12	12	11
Other properties	1 673	1 226	448	259	243	16	1 414	982	432

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²	9 248	7 861	1 387	1 953	1 903	50	7 295	5 958	1 337
Less than 1.0 percent	2 300	2 148	152	701	697	4	1 599	1 451	148
1.0 to 2.9 percent	1 503	1 275	228	385	378	7	1 118	897	221
3.0 to 4.9 percent	1 565	1 259	305	246	241	5	1 319	1 018	301
5.0 to 6.9 percent	651	528	123	99	99	—	552	429	123
7.0 to 8.9 percent	410	346	63	32	28	4	378	319	59
9.0 to 10.9 percent	372	263	109	32	29	3	340	234	106
11.0 to 12.9 percent	97	78	19	7	7	—	90	71	19
13.0 to 14.9 percent	162	128	35	20	20	—	142	107	35
15.0 percent or more	901	777	124	167	167	—	734	610	124
Not reported or not computed	1 288	1 059	229	264	237	27	1 024	822	201
Median	3.2	3.0	4.3	1.7	1.7	...	3.6	3.4	4.3
Other properties	1 673	1 226	448	259	243	16	1 414	982	432

OWNER CHARACTERISTICS

Type of Owner

Individual	2 883	2 331	552	196	196	—	2 687	2 135	552
Partnership	6 314	5 289	1 025	1 512	1 481	31	4 802	3 808	994
Real estate corporation	492	383	109	50	50	—	442	333	109
Real estate investment trust	91	84	8	12	12	—	79	71	8
Financial institution	18	18	—	—	—	—	18	18	—
Housing cooperative organization	252	244	7	135	133	2	117	111	5
Church or church-related institution	188	184	5	127	124	3	62	60	2
Other	608	487	121	150	120	30	458	367	91
Not reported	77	68	8	31	31	—	45	37	8

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1j. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More	Total properties	Nonmortgaged properties	Mortgaged properties	Inside SMSA's, Places of 1,000,000 or More	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	12 126	1 648	10 478	PROPERTY CHARACTERISTICS—Con.			
PROPERTY CHARACTERISTICS				Purchase Price Per Housing Unit—Con.			
Location by Size of Place				Properties acquired by purchase 1977 to 1981 (part)—Con.			
Inside SMSA's	12 126	1 648	10 478	\$35,000 to \$39,999	152	—	152
1,000,000 or more	12 126	1 648	10 478	\$40,000 to \$49,999	111	7	104
250,000 to 999,999	—	—	—	\$50,000 to \$59,999	33	2	32
50,000 to 249,999	—	—	—	\$60,000 to \$79,999	21	—	21
10,000 to 49,999	—	—	—	\$80,000 to \$99,999	20	1	18
Less than 10,000 and rural	—	—	—	\$100,000 to \$149,999	44	—	44
Outside SMSA's	—	—	—	\$150,000 or more	3	—	3
10,000 or more	—	—	—	Not reported	672	35	637
2,500 to 9,999	—	—	—	Median	\$12100	5000—	\$12600
Less than 2,500 and rural	—	—	—	Other properties	8 356	1 417	6 939
Number of Housing Units				Value			
50 to 74 housing units	5 257	956	4 301	Less than \$200,000	571	202	369
75 to 99 housing units	2 250	270	1 981	\$200,000 to \$299,999	617	200	416
100 to 149 housing units	2 003	236	1 767	\$300,000 to \$399,999	449	83	366
150 to 199 housing units	825	70	755	\$400,000 to \$499,999	359	29	330
200 to 299 housing units	906	65	841	\$500,000 to \$999,999	1 625	170	1 455
300 to 499 housing units	650	38	612	\$1,000,000 to \$1,499,999	1 129	195	934
500 to 999 housing units	171	9	162	\$1,500,000 to \$1,999,999	533	14	519
1,000 or more housing units	64	5	60	\$2,000,000 to \$2,999,999	961	81	880
Number of Buildings				\$3,000,000 to \$3,999,999	591	47	545
1 building	8 356	1 356	7 000	\$4,000,000 to \$4,999,999	293	8	285
2 to 4 buildings	1 306	123	1 183	\$5,000,000 or more	1 503	113	1 390
5 or more buildings	1 171	111	1 060	Not reported	3 495	506	2 989
Not reported	1 294	59	1 235	Median	\$1308000	\$668600	\$1432600
Manner of Acquisition				Mean	\$3528200	\$2117200	\$3743300
By purchase	11 214	1 143	10 071	Value Per Housing Unit			
Placed one new mortgage	6 298	434	5 864	Less than \$5,000	1 359	426	934
Placed two or more new mortgages	478	48	429	\$5,000 to \$9,999	1 789	224	1 565
Assumed mortgage(s) already on property	2 719	254	2 465	\$10,000 to \$14,999	1 359	143	1 215
Assumed mortgage already on property and placed new mortgage	1 159	69	1 091	\$15,000 to \$19,999	1 061	124	937
All cash	382	269	113	\$20,000 to \$24,999	702	28	674
Borrowed other than with mortgage	179	70	109	\$25,000 to \$29,999	569	34	535
Inheritance or gift	248	127	121	\$30,000 to \$34,999	372	19	353
Other	180	154	26	\$35,000 to \$39,999	406	50	355
Not reported	485	224	261	\$40,000 to \$49,999	348	20	328
Source of Downpayment¹				\$50,000 to \$59,999	288	21	267
Properties purchased 1975 to 1981 (part)	4 700	279	4 421	\$60,000 to \$79,999	131	16	116
Cash	3 896	254	3 641	\$80,000 to \$99,999	70	3	67
Sale of stock for this project	129	3	126	\$100,000 to \$149,999	60	3	57
Sale of previously owned stock, shares or other securities	74	1	73	\$150,000 or more	117	30	87
Sale of land or other real estate	409	43	365	Not reported	3 495	506	2 989
Owner's cash, bank deposits, share accounts, or bonds	2 540	157	2 382	Median	\$14300	\$8200	\$15200
Borrowing other than mortgage on this property	570	23	547	Mean	\$23900	\$17200	\$24900
Other cash source or source not reported	174	26	148	Monthly Rental Receipts Per Housing Unit			
Noncash	175	—	175	Acquired before 1980 ²	9 238	1 373	7 865
Land used for structure(s) on this property	50	—	50	Less than \$60	157	45	112
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	8	—	8	\$60 to \$79	29	6	22
Other noncash source or no downpayment	118	—	118	\$80 to \$99	138	83	55
Not reported	998	34	964	\$100 to \$119	154	69	85
Other properties	7 426	1 369	6 057	\$120 to \$149	429	112	318
Land and Building Acquisition				\$150 to \$199	1 482	239	1 243
During same 12-month period	10 514	1 492	9 021	\$200 to \$249	1 767	193	1 574
Acquired land previously	909	101	809	\$250 to \$299	1 367	39	1 328
Land not owned by building owner	223	10	213	\$300 to \$349	824	73	751
Not reported	480	45	435	\$350 to \$399	371	22	349
Year Property Acquired				\$400 to \$449	209	17	192
1979 to 1981 (part)	2 290	171	2 119	\$450 to \$499	162	25	137
1977 and 1978	1 624	200	1 424	\$500 or more	527	101	426
1975 and 1976	966	73	893	No rental receipts	44	40	4
1970 to 1974	1 978	122	1 826	Not reported	1 578	310	1 268
1965 to 1969	1 321	259	1 093	Median	\$240	\$191	\$246
1960 to 1964	1 365	129	1 237	Mean	\$382	\$285	\$397
1959 or earlier	2 582	695	1 887	Other properties	2 889	276	2 613
Year Structure Built				Purchase Price as Percent of Value			
1979 to March 1980	112	2	110	Acquired by purchase	11 214	1 143	10 071
1977 and 1978	301	12	289	Purchased 1977 to 1981 (part)	3 770	231	3 539
1975 and 1976	261	16	245	Less than 80 percent	1 143	100	1 043
1970 to 1974	892	32	860	80 to 89 percent	537	27	510
1960 to 1969	2 455	145	2 310	90 to 94 percent	237	2	235
1950 to 1959	1 473	136	1 338	95 to 99 percent	132	—	132
1940 to 1949	940	197	743	100 percent or more	865	61	804
1939 or earlier	4 945	1 048	3 897	Not reported	855	41	815
Not reported	748	61	687	Median	86	80—	86
Purchase Price Per Housing Unit				Purchased 1970 to 1976	2 791	148	2 643
Properties acquired by purchase 1977 to 1981 (part)	3 770	231	3 539	Less than 60 percent	655	16	638
Less than \$5,000	606	117	489	60 to 79 percent	567	52	515
\$5,000 to \$9,999	722	13	709	80 to 89 percent	234	—	234
\$10,000 to \$14,999	523	43	480	90 to 99 percent	103	2	102
\$15,000 to \$19,999	399	1	398	100 percent or more	287	57	229
\$20,000 to \$24,999	241	10	230	Not reported	946	21	925
\$25,000 to \$29,999	114	1	113	Median	69	—	69
\$30,000 to \$34,999	109	—	109	Purchased 1969 or earlier	4 653	764	3 889
				Less than 40 percent	517	113	404
				40 to 59 percent	631	99	532
				60 to 79 percent	661	89	571
				80 to 99 percent	317	58	259
				100 percent or more	511	123	388
				Not reported	2 016	282	1 734
				Median	65	67	65
				Not acquired by purchase	912	505	407

¹Detail does not add to total because owners reported more than one source.

²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1j. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

	Total properties	Nonmortgaged properties	Mortgaged properties
Acquired before 1980¹	9 238	1 373	7 865
Less than 5 percent	175	50	125
5 to 9 percent	516	47	469
10 to 14 percent	1 118	69	1 049
15 to 19 percent	823	63	760
20 to 24 percent	777	100	677
25 to 29 percent	558	63	496
30 to 39 percent	790	95	696
40 percent or more	1 278	343	935
Not reported or not computed	3 201	544	2 658
Median	22	32	21
Other properties	2 889	276	2 613

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980¹	9 238	1 373	7 865
Less than 1.0 percent	2 825	328	2 497
1.0 to 2.9 percent	1 341	117	1 225
3.0 to 4.9 percent	848	109	739
5.0 to 6.9 percent	416	51	365
7.0 to 8.9 percent	303	45	258
9.0 to 10.9 percent	456	67	389
11.0 to 12.9 percent	152	15	137
13.0 to 14.9 percent	165	16	149
15.0 percent or more	456	152	303
Not reported or not computed	2 277	474	1 803
Median	2.0	3.1	1.9
Other properties	2 889	276	2 613

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	10 609	1 554	9 055
Less than \$100	867	293	573
\$100 to \$199	1 219	239	979
\$200 to \$299	1 622	225	1 397
\$300 to \$399	1 310	118	1 192
\$400 to \$499	953	74	879
\$500 to \$599	679	94	585
\$600 to \$699	535	29	506
\$700 to \$799	587	19	568
\$800 to \$899	536	56	480
\$900 to \$999	336	26	310
\$1,000 to \$1,499	731	51	681
\$1,500 or more	637	20	617
Not reported	598	311	287
Median	\$399	\$239	\$428
Acquired 1980 and 1981 (part)	1 517	94	1 423

Real Estate Tax Per \$1,000 Value

Acquired before 1980	10 609	1 554	9 055
Less than \$10	1 245	134	1 111
\$10 to \$14	665	61	604
\$15 to \$19	465	25	440
\$20 to \$24	304	70	234

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

Acquired before 1980—Con.			
\$25 to \$29	339	69	270
\$30 to \$39	598	89	509
\$40 to \$49	650	58	593
\$50 to \$59	687	174	513
\$60 or more	2 048	265	1 783
Not reported or not computed	3 607	609	2 998
Median	\$38	\$44	\$37
Acquired 1980 and 1981 (part)	1 517	94	1 423

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980¹	9 238	1 373	7 865
Less than 5 percent	640	110	530
5 to 9 percent	1 656	184	1 472
10 to 14 percent	1 515	286	1 229
15 to 19 percent	1 410	160	1 251
20 to 24 percent	1 084	55	1 029
25 to 29 percent	531	22	509
30 to 34 percent	172	—	172
35 to 39 percent	46	4	42
40 percent or more	410	112	299
Not reported or not computed	1 774	442	1 332
Median	15	13	15
Other properties	2 889	276	2 613

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980¹	9 238	1 373	7 865
Less than 20 percent	108	94	14
20 to 29 percent	227	142	85
30 to 39 percent	427	242	185
40 to 49 percent	742	151	591
50 to 59 percent	1 141	71	1 070
60 to 69 percent	1 537	72	1 465
70 to 79 percent	1 215	25	1 190
80 to 89 percent	836	13	823
90 to 99 percent	416	5	412
100 to 109 percent	196	47	148
110 percent or more	603	102	501
Not reported or not computed	1 790	409	1 381
Median	67	40	69
Other properties	2 889	276	2 613

OWNER CHARACTERISTICS

Type of Owner

Individual	2 257	305	1 952
Partnership	5 436	366	5 070
Real estate corporation	2 554	503	2 051
Real estate investment trust	155	63	92
Financial institution	108	39	69
Housing cooperative organization	742	56	685
Church or church-related institution	93	56	38
Other	480	236	244
Not reported	301	24	277

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 1,000,000 or More

50-or-more-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage ----- 8 694
2 mortgages ----- 1 554
3 or more mortgages ----- 230

Form of Debt of First Mortgage

Mortgage or deed of trust ----- 9 910
Contract to purchase ----- 108
Wrap-around mortgage ----- 460

Origin of First Mortgage

Mortgage made at time property acquired ----- 4 157
Mortgage assumed at time property acquired ----- 2 194
Mortgage placed later than acquisition of property ----- 4 128
Refinanced mortgage:
Same lender ----- 2 550
Different lender ----- 1 411
Mortgage placed on property owned free and clear of debt ----- 166

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property ----- 4 128
Renew or extend loan that had fallen due, without increasing the outstanding balance ----- 1 706
Secure better terms ----- 558
Provide funds for additions, improvements, or repairs to this property ----- 432
Provide funds for investment in other real estate ----- 239
Provide funds for other types of investments ----- 79
Provide funds for educational or medical expenses -----
Other reasons ----- 139
Not reported ----- 974

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property ----- 608
Provide funds for additions, improvements or repairs to this property ----- 220
Provide funds for investment in other real estate ----- 40
Provide funds for other types of investments ----- 12
Provide funds for educational or medical expenses -----
Other reasons ----- 124
Not reported ----- 213

Year First Mortgage Made or Assumed

1979 to 1981 (part) ----- 3 393
1977 and 1978 ----- 2 141
1975 and 1976 ----- 1 255
1970 to 1974 ----- 2 348
1965 to 1969 ----- 646
1960 to 1964 ----- 501
1959 or earlier ----- 196

First Mortgage Loan

Less than \$200,000 ----- 1 672
\$200,000 to \$299,999 ----- 1 190
\$300,000 to \$399,999 ----- 702
\$400,000 to \$499,999 ----- 729
\$500,000 to \$999,999 ----- 2 218
\$1,000,000 to \$1,499,999 ----- 1 022
\$1,500,000 to \$1,999,999 ----- 629
\$2,000,000 to \$2,999,999 ----- 758
\$3,000,000 to \$3,999,999 ----- 515
\$4,000,000 to \$4,999,999 ----- 289
\$5,000,000 or more ----- 755
Median ----- \$713300
Mean ----- \$2101200

First Mortgage Outstanding Debt

Less than \$200,000 ----- 2 355
\$200,000 to \$299,999 ----- 1 094
\$300,000 to \$399,999 ----- 711
\$400,000 to \$499,999 ----- 776
\$500,000 to \$999,999 ----- 2 008
\$1,000,000 to \$1,499,999 ----- 1 008
\$1,500,000 to \$1,999,999 ----- 528
\$2,000,000 to \$2,999,999 ----- 721
\$3,000,000 to \$3,999,999 ----- 393
\$4,000,000 to \$4,999,999 ----- 229
\$5,000,000 or more ----- 657
Median ----- \$575500
Mean ----- \$1625800

Total Mortgage Outstanding Debt

Less than \$200,000 ----- 2 007
\$200,000 to \$299,999 ----- 1 107
\$300,000 to \$399,999 ----- 732
\$400,000 to \$499,999 ----- 844
\$500,000 to \$999,999 ----- 2 072
\$1,000,000 to \$1,499,999 ----- 1 052
\$1,500,000 to \$1,999,999 ----- 582
\$2,000,000 to \$2,999,999 ----- 718

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
10 478	8 694	1 784	991	910	81	9 487	7 784	1 704
MORTGAGE CHARACTERISTICS								
Number of Mortgages								
1 mortgage -----	8 694	—	910	910	—	7 784	7 784	—
2 mortgages -----	1 554	1 554	75	—	75	1 479	—	1 479
3 or more mortgages -----	230	230	6	—	6	224	—	224
Form of Debt of First Mortgage								
Mortgage or deed of trust -----	9 910	8 145	991	910	81	8 919	7 235	1 684
Contract to purchase -----	108	92	—	—	—	108	92	16
Wrap-around mortgage -----	460	457	—	—	—	460	457	3
Origin of First Mortgage								
Mortgage made at time property acquired -----	4 157	3 739	740	715	25	3 416	3 024	392
Mortgage assumed at time property acquired -----	2 194	1 201	96	81	15	2 097	1 119	978
Mortgage placed later than acquisition of property -----	4 128	3 754	154	113	41	3 974	3 641	333
Refinanced mortgage:								
Same lender -----	2 550	2 301	69	56	14	2 481	2 245	236
Different lender -----	1 411	1 304	78	53	26	1 333	1 251	82
Mortgage placed on property owned free and clear of debt -----	166	149	6	5	2	160	144	15
Purpose of First Mortgage Placed Later Than Acquisition of Property								
Mortgages placed later than acquisition of property -----	4 128	3 754	154	113	41	3 974	3 641	333
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	1 706	1 615	34	32	2	1 673	1 583	90
Secure better terms -----	558	497	38	22	15	520	474	46
Provide funds for additions, improvements, or repairs to this property -----	432	347	16	13	3	417	334	82
Provide funds for investment in other real estate -----	239	212	6	5	2	233	207	26
Provide funds for other types of investments -----	79	75	—	—	—	79	75	4
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—
Other reasons -----	139	123	28	19	9	111	104	8
Not reported -----	974	886	32	22	10	941	864	78
Other properties -----	6 350	4 940	837	797	40	5 514	4 143	1 371
Purpose of Second Mortgage Placed Later Than Acquisition of Property								
Second mortgages placed later than acquisition of property -----	608	—	53	—	53	555	—	555
Provide funds for additions, improvements or repairs to this property -----	220	—	12	—	12	208	—	208
Provide funds for investment in other real estate -----	40	—	—	—	—	40	—	40
Provide funds for other types of investments -----	12	—	—	—	—	12	—	12
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—
Other reasons -----	124	—	26	—	26	98	—	98
Not reported -----	213	—	16	—	16	197	—	197
Other properties -----	1 176	—	27	—	27	1 149	—	1 149
Year First Mortgage Made or Assumed								
1979 to 1981 (part) -----	3 393	2 593	130	118	12	3 263	2 475	788
1977 and 1978 -----	2 141	1 692	142	106	36	1 999	1 587	412
1975 and 1976 -----	1 255	1 037	69	57	12	1 186	980	206
1970 to 1974 -----	2 348	2 141	219	200	19	2 129	1 942	188
1965 to 1969 -----	646	597	142	142	—	504	455	49
1960 to 1964 -----	501	440	131	131	—	370	310	60
1959 or earlier -----	196	193	159	158	1	37	35	2
First Mortgage Loan								
Less than \$200,000 -----	1 672	1 183	7	3	5	1 664	1 181	484
\$200,000 to \$299,999 -----	1 190	954	12	12	—	1 178	942	236
\$300,000 to \$399,999 -----	702	555	—	—	—	702	555	147
\$400,000 to \$499,999 -----	729	576	7	6	2	721	570	151
\$500,000 to \$999,999 -----	2 218	1 885	85	84	1	2 133	1 801	332
\$1,000,000 to \$1,499,999 -----	1 022	908	150	145	5	872	763	109
\$1,500,000 to \$1,999,999 -----	629	577	112	106	6	517	471	45
\$2,000,000 to \$2,999,999 -----	758	695	177	167	10	581	528	53
\$3,000,000 to \$3,999,999 -----	515	445	180	170	10	335	275	59
\$4,000,000 to \$4,999,999 -----	289	260	49	45	3	240	214	26
\$5,000,000 or more -----	755	656	211	172	39	543	484	60
Median -----	\$713300	\$786200	\$2686100	\$2595500	...	\$612000	\$679000	\$389500
Mean -----	\$2101200	\$2252800	\$3749900	\$3570200	...	\$1929000	\$2098700	\$1153400
First Mortgage Outstanding Debt								
Less than \$200,000 -----	2 355	1 742	25	21	5	2 330	1 721	608
\$200,000 to \$299,999 -----	1 094	884	11	11	—	1 083	873	210
\$300,000 to \$399,999 -----	711	564	15	15	—	696	549	147
\$400,000 to \$499,999 -----	776	656	27	25	2	749	630	119
\$500,000 to \$999,999 -----	2 008	1 700	116	115	1	1 892	1 585	307
\$1,000,000 to \$1,499,999 -----	1 008	906	182	180	9	822	726	97
\$1,500,000 to \$1,999,999 -----	528	471	129	120	9	398	351	47
\$2,000,000 to \$2,999,999 -----	721	636	157	142	15	565	494	71
\$3,000,000 to \$3,999,999 -----	393	370	106	103	3	287	268	19
\$4,000,000 to \$4,999,999 -----	229	198	38	35	3	191	163	28
\$5,000,000 or more -----	657	567	182	144	38	475	423	52
Median -----	\$575500	\$647300	\$1946900	\$1867500	...	\$484800	\$537200	\$322900
Mean -----	\$1625800	\$1712100	\$3202100	\$3005000	...	\$1461200	\$1561000	\$1005200
Total Mortgage Outstanding Debt								
Less than \$200,000 -----	2 007	1 742	25	21	5	1 982	1 721	261
\$200,000 to \$299,999 -----	1 107	884	11	11	—	1 096	873	223
\$300,000 to \$399,999 -----	732	564	15	15	—	717	549	168
\$400,000 to \$499,999 -----	844	656	25	25	—	819	630	189
\$500,000 to \$999,999 -----	2 072	1 700	115	115	—	1 957	1 585	372
\$1,000,000 to \$1,499,999 -----	1 052	906	184	180	4	869	726	143
\$1,500,000 to \$1,999,999 -----	582	471	120	120	—	462	351	110
\$2,000,000 to \$2,999,999 -----	718	636	151	142	9	567	494	73

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	430	370	59	116	103	13	314	268	46
\$4,000,000 to \$4,999,999	237	198	39	42	35	8	195	163	31
\$5,000,000 or more	697	567	130	186	144	42	510	423	88
Median	\$632300	\$647300	\$563700	\$2001500	\$1867500	...	\$533100	\$537200	\$515600
Mean	\$1719600	\$1712100	\$1756300	\$3455200	\$3005000	...	\$1538400	\$1561000	\$1435300

Current Interest Rate on First Mortgage

Less than 5.0 percent	459	437	23	278	268	10	182	169	13
5.0 percent	37	33	4	2	—	2	36	33	3
5.1 to 5.9 percent	526	496	29	256	251	5	270	245	25
6.0 percent	451	399	141	5	5	—	446	304	141
6.1 to 6.9 percent	278	199	79	1	1	—	277	198	79
7.0 percent	371	342	29	120	120	—	251	222	29
7.1 to 7.4 percent	152	118	34	58	30	28	94	88	6
7.5 to 7.9 percent	1 097	898	199	129	126	3	968	772	197
8.0 percent	643	529	113	4	4	—	639	526	113
8.1 to 8.4 percent	382	325	56	22	8	14	360	318	42
8.5 to 8.9 percent	1 267	1 024	243	56	40	16	1 211	983	228
9.0 percent	690	574	116	28	28	—	662	546	116
9.1 to 9.9 percent	1 777	1 462	314	16	16	—	1 761	1 447	314
10.0 percent	410	369	41	—	—	—	410	369	41
10.1 to 11.9 percent	907	737	170	8	8	—	898	729	170
12.0 percent	195	151	43	5	—	5	190	151	39
12.1 to 13.9 percent	318	255	64	3	3	—	315	252	64
14.0 percent or more	519	434	85	2	2	—	518	433	85
Median	8.8	8.8	8.9	5.8	5.7	...	9.0	9.0	8.9

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	1 991	1 632	359	—	—	—	1 991	1 632	359
Rate higher now than when mortgage made	746	560	186	—	—	—	746	560	186
Rate lower now than when mortgage made	43	41	2	—	—	—	43	41	2
Rate unchanged or same now as when mortgage made	1 100	941	159	—	—	—	1 100	941	159
Not reported	102	90	12	—	—	—	102	90	12
No, interest rate cannot be changed	8 254	6 862	1 393	991	910	81	7 264	5 952	1 312
Not reported	232	200	33	—	—	—	232	200	33

Reason for Change in First Mortgage Rate

Interest rate can be changed	1 991	1 632	359	—	—	—	1 991	1 632	359
Rate renegotiated periodically	231	185	46	—	—	—	231	185	46
Rate changes tied to market index	363	248	115	—	—	—	363	248	115
When mortgage is assumed	581	477	105	—	—	—	581	477	105
When payments become delinquent	365	287	78	—	—	—	365	287	78
Other reason	505	461	44	—	—	—	505	461	44
Not reported	128	124	4	—	—	—	128	124	4
Interest rate cannot be changed	8 254	6 862	1 393	991	910	81	7 264	5 952	1 312

Term of First Mortgage

Less than 8 years	1 913	1 547	366	28	24	5	1 885	1 523	362
8 to 12 years	3 302	2 727	575	2	2	—	3 301	2 726	575
13 to 17 years	1 020	855	164	7	7	—	1 012	848	164
18 to 22 years	1 097	845	252	7	7	—	1 090	838	252
23 to 27 years	881	754	127	4	4	—	877	750	127
28 to 32 years	682	508	174	12	12	—	670	496	174
33 to 37 years	100	85	15	50	48	2	51	37	14
38 or more years	1 288	1 194	94	880	805	75	408	389	19
No stated term	194	178	17	—	—	—	194	178	17
Median	12.9	13.0	12.5	38+	38+	...	12.2	12.2	12.2

Unexpired Term of First Mortgage

Less than 4 years	2 340	2 095	244	25	25	—	2 314	2 070	244
4 to 7 years	1 695	1 532	163	3	3	—	1 692	1 529	163
8 to 12 years	1 251	1 153	98	43	43	—	1 208	1 110	98
13 to 17 years	755	712	42	91	90	1	664	623	41
18 to 22 years	567	544	24	167	167	—	400	376	24
23 to 27 years	522	442	80	115	115	—	407	328	80
28 to 32 years	437	369	67	174	154	19	263	215	48
33 or more years	483	428	55	277	232	45	206	196	9
No stated term or not computed	2 429	1 418	1 011	96	81	15	2 333	1 336	997
Median	8.0	8.0	7.5	28.1	26.8	...	7.0	7.0	6.7

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	861	797	64	160	156	5	700	641	59
Payments increase yearly for first five years of mortgage	6	6	—	—	—	—	6	6	—
Payments increase yearly for first ten years of mortgage	11	7	5	—	—	—	11	7	5
Payments change in some other way	744	695	49	153	148	5	592	547	45
Not reported	99	90	10	8	8	—	92	82	10
No, monthly payments cannot change	9 192	7 526	1 665	793	719	75	8 399	6 808	1 591
Not reported	426	370	55	37	36	2	389	335	54

Holder of First Mortgage

Commercial bank or trust company	357	327	30	70	69	2	286	258	28
Mutual savings bank	5 405	4 428	977	296	280	16	5 109	4 148	961
Savings and loan association	1 353	1 026	328	46	43	3	1 308	983	325
Life insurance company	1 029	808	221	44	44	—	986	764	221
Mortgage company	201	195	6	15	15	—	186	180	6
Federal agency	297	287	10	162	155	7	134	132	3
Federally secured pool	71	71	—	22	22	—	49	49	—
Federal National Mortgage Association	100	100	—	97	97	—	4	4	—
Real estate or construction company	333	289	44	—	—	—	333	289	44
Individual or individual's estate	387	324	63	—	—	—	387	324	63
Other	945	839	106	239	185	53	706	654	52

†Detail does not add to total because lenders reported more than one reason

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

Property in Northeast Region	7 638	6 366	1 272
Lender in Northeast	7 336	6 072	1 263
Lender in North Central	48	41	7
Lender in South	225	223	2
Lender in West	3	3	—
Lender outside United States	8	8	—
Not reported	18	18	—
Property in North Central Region	624	543	81
Lender in Northeast	113	71	42
Lender in North Central	356	322	33
Lender in South	122	121	1
Lender in West	10	10	—
Lender outside United States	23	18	5
Not reported	—	—	—
Property in South Region	1 029	860	169
Lender in Northeast	409	331	77
Lender in North Central	80	61	19
Lender in South	448	393	54
Lender in West	46	35	12
Lender outside United States	43	37	6
Not reported	3	3	—
Property in West Region	1 188	925	263
Lender in Northeast	79	49	30
Lender in North Central	15	5	11
Lender in South	126	114	12
Lender in West	958	752	206
Lender outside United States	—	—	—
Not reported	10	6	5

Servicing of First Mortgage

Holder	8 889	7 370	1 519
Agent	1 589	1 324	265

Holder's Acquisition of First Mortgage

Originated by holder	8 243	6 847	1 396
Purchased from present servicer	545	483	62
Purchased from someone else	1 371	1 110	261
Not reported	320	254	66

Mortgage Assumption

Lender's permission needed for assumption	3 877	3 189	688
Lender's permission not needed for assumption	5 097	4 189	908
Not reported	1 504	1 316	188

Prepayment Penalties

Yes	5 714	4 693	1 020
No	3 697	3 076	621
Not reported	1 068	925	143

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	6 349	4 939	1 411
Less than 40 percent	621	261	361
40 to 49 percent	385	169	215
50 to 59 percent	433	262	170
60 to 69 percent	465	321	144
70 to 79 percent	842	655	187
80 to 89 percent	914	816	98
90 to 94 percent	468	459	9
95 to 99 percent	266	245	21
100 percent or more	483	437	46
Not reported	1 473	1 313	159
Median	76	82	53
Other properties	4 129	3 755	374

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	6 349	4 939	1 411
Less than 40 percent	296	261	35
40 to 49 percent	213	169	44
50 to 59 percent	360	262	98
60 to 69 percent	465	321	144
70 to 79 percent	862	655	206
80 to 89 percent	1 136	816	320
90 to 94 percent	604	459	145
95 to 99 percent	311	245	65
100 percent or more	631	437	194
Not reported	1 473	1 313	159
Median	82	82	83
Other properties	4 129	3 755	374

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	1 187	811	376
20 to 29 percent	982	746	236
30 to 39 percent	1 179	825	353
40 to 49 percent	1 058	817	241
50 to 59 percent	1 051	881	169
60 to 69 percent	739	657	82
70 to 79 percent	589	553	36
80 to 89 percent	293	282	11
90 to 99 percent	208	204	4
100 percent or more	203	199	4
Not reported	2 989	2 719	270
Median	44	47	34

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
7 638	6 366	1 272	714	643	71	6 923	5 722	1 201
7 336	6 072	1 263	577	507	70	6 759	5 565	1 194
48	41	7	31	29	2	17	11	5
225	223	2	102	102	—	123	121	2
3	3	—	2	2	—	2	2	—
8	8	—	—	—	—	8	8	—
18	18	—	3	3	—	15	15	—
624	543	81	115	115	—	509	428	81
113	71	42	9	9	—	103	62	42
356	322	33	15	15	—	341	307	33
122	121	1	89	89	—	33	32	1
10	10	—	1	1	—	9	9	—
23	18	5	—	—	—	23	18	5
—	—	—	—	—	—	—	—	—
1 029	860	169	53	50	3	976	810	166
409	331	77	25	24	1	383	307	76
80	61	19	—	—	—	80	61	19
448	393	54	28	26	1	420	367	53
46	35	12	—	—	—	46	35	12
43	37	6	—	—	—	43	37	6
3	3	—	—	—	—	3	3	—
1 188	925	263	109	102	7	1 079	823	256
79	49	30	6	6	—	74	43	30
15	5	11	—	—	—	15	5	11
126	114	12	71	64	7	54	50	4
958	752	206	32	32	—	926	720	206
—	—	—	—	—	—	—	—	—
10	6	5	—	—	—	10	6	5
8 889	7 370	1 519	666	601	65	8 224	6 769	1 454
1 589	1 324	265	325	309	16	1 264	1 014	249
8 243	6 847	1 396	374	356	19	7 869	6 491	1 377
545	483	62	52	50	1	493	432	61
1 371	1 110	261	510	449	61	861	661	200
320	254	66	55	55	—	265	199	66
3 877	3 189	688	187	169	18	3 690	3 020	670
5 097	4 189	908	706	648	58	4 391	3 541	850
1 504	1 316	188	97	93	5	1 406	1 223	184
5 714	4 693	1 020	549	526	24	5 164	4 167	997
3 697	3 076	621	370	314	56	3 327	2 762	565
1 068	925	143	71	70	2	996	855	142
6 349	4 939	1 411	837	797	40	5 513	4 142	1 371
621	261	361	12	6	6	609	255	355
385	169	215	5	—	5	380	169	211
433	262	170	8	6	1	425	256	169
465	321	144	20	18	3	445	303	141
842	655	187	25	23	2	817	632	185
914	816	98	173	161	12	741	655	86
468	459	9	108	108	—	360	351	9
266	245	21	118	115	3	196	175	21
483	437	46	118	115	—	366	322	43
1 473	1 313	159	299	290	9	1 174	1 023	151
76	82	53	91	92	...	74	79	53
4 129	3 755	374	154	113	41	3 975	3 642	333
6 349	4 939	1 411	837	797	40	5 513	4 142	1 371
296	261	35	6	6	—	290	255	35
213	169	44	2	—	2	211	169	42
360	262	98	6	6	—	354	256	98
465	321	144	19	18	2	446	303	143
862	655	206	28	23	4	834	632	202
1 136	816	320	164	161	3	971	655	317
604	459	145	116	108	9	487	351	136
311	245	65	73	70	3	238	175	62
631	437	194	124	115	9	507	322	184
1 473	1 313	159	299	290	9	1 174	1 023	151
82	82	83	92	92	...	80	79	83
4 129	3 755	374	154	113	41	3 975	3 642	333
1 187	811	376	63	56	7	1 124	755	369
982	746	236	66	62	3	916	683	233
1 179	825	353	67	52	15	1 112	774	338
1 058	817	241	67	59	8	991	758	233
1 051	881	169	69	61	7	982	820	162
739	657	82	55	51	5	684	606	78
589	553	36	120	115	5	469	437	32
293	282	11	43	40	3	250	242	8
208	204	4	29	29	—	180	175	4
203	199	4	43	43	—	161	156	4
2 989	2 719	270	370	342	28	2 619	2 377	243
44	47	34	57	59	...	43	46	34

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

Less than 20 percent _____
20 to 29 percent _____
30 to 39 percent _____
40 to 49 percent _____
50 to 59 percent _____
60 to 69 percent _____
70 to 79 percent _____
80 to 89 percent _____
90 to 99 percent _____
100 percent or more _____
Not reported _____
Median _____

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal

Interest and principal _____
Fully amortized _____
Partially amortized _____

Principal only _____
Fully amortized _____
Partially amortized _____

Interest only _____

No regular payments required _____

Items Included in First Mortgage Payment

Regular payments of both interest and principal _____
 Real estate taxes and property insurance _____
 With no other items _____
 With other items _____
 Real estate taxes only _____
 Property insurance only _____
 Other combinations or no other items _____
 No regular payments of interest and principal _____

**Monthly Interest and Principal Payments on First Mortgage
Per Housing Unit**

Regular monthly payments of interest and/or principal

Less than \$60 _____
\$60 to \$79 _____
\$80 to \$99 _____
\$100 to \$149 _____
\$150 to \$199 _____
\$200 to \$249 _____
\$250 to \$299 _____
\$300 to \$399 _____
\$400 to \$499 _____
\$500 to \$599 _____

\$600 to \$699 _____
\$700 to \$799 _____
\$800 or more _____
Median _____
Mean _____

No regular payments required _____

**Monthly Interest and Principal Payments on Total Mortgage
Per Housing Unit**

Regular monthly payments of interest and/or principal

Less than \$60 _____
\$60 to \$79 _____
\$80 to \$99 _____
\$100 to \$149 _____
\$150 to \$199 _____
\$200 to \$249 _____
\$250 to \$299 _____
\$300 to \$399 _____
\$400 to \$499 _____
\$500 to \$599 _____

\$600 to \$699 _____
\$700 to \$799 _____
\$800 or more _____
Median _____
Mean _____

No regular payments required _____

Current Status of First Mortgage Payments

Regular payments of interest and/or principal _____
 Current or ahead of schedule _____
 Delinquent 30 days or more _____
 1 to 3 payments _____
 4 or more payments _____
 Foreclosure in process _____
 Foreclosure not in process _____
 Not reported _____
 Not reported _____
No regular payments required _____

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
852	811	41	58	56	2	795	755	40
920	746	174	64	62	2	856	683	173
992	825	167	57	52	5	935	774	161
1 089	817	272	67	59	8	1 022	758	265
1 079	881	198	63	61	2	1 016	820	196
919	657	262	61	51	10	858	606	252
736	553	183	120	115	5	616	437	178
361	282	79	47	40	6	315	242	73
284	204	80	35	29	6	249	175	74
256	199	57	50	43	8	206	156	49
2 989	2 719	270	370	342	28	2 619	2 377	243
49	47	55	60	59	...	48	46	55
10 471	8 687	1 784	991	910	81	9 481	7 777	1 704
9 886	8 136	1 750	991	910	81	8 895	7 226	1 669
4 203	3 540	663	926	850	76	3 277	2 690	587
5 683	4 596	1 086	64	60	5	5 618	4 536	1 082
15	12	3	-	-	-	15	12	3
9	6	3	-	-	-	9	6	3
6	6	-	-	-	-	6	6	-
570	539	31	-	-	-	570	539	31
7	7	-	-	-	-	7	7	-
9 886	8 136	1 750	991	910	81	8 895	7 226	1 669
2 062	1 822	240	841	779	62	1 220	1 042	178
914	790	123	17	17	-	897	773	123
1 148	1 031	117	824	762	62	324	269	55
3 828	3 071	756	26	22	5	3 802	3 050	752
12	8	5	-	-	-	12	8	5
3 984	3 236	748	123	109	14	3 861	3 127	735
592	557	35	-	-	-	592	557	35
10 471	8 687	1 784	991	910	81	9 481	7 777	1 704
4 967	3 908	1 059	251	225	27	4 716	3 683	1 033
1 734	1 521	213	211	203	8	1 524	1 318	206
1 162	1 005	157	163	154	9	999	851	148
1 410	1 205	205	161	146	15	1 249	1 059	190
558	466	92	78	67	11	480	399	81
227	197	30	50	39	10	177	158	19
155	149	6	41	39	2	114	110	4
114	111	3	33	33	-	81	78	3
105	102	3	3	3	-	102	98	3
9	8	2	-	-	-	9	8	2
11	2	9	-	-	-	11	2	9
6	-	6	-	-	-	6	-	6
13	13	-	-	-	-	13	13	-
\$63	\$66	60-	\$84	\$83	...	\$60	\$63	60-
\$83	\$86	\$69	\$108	\$108	...	\$80	\$83	\$67
7	7	-	-	-	-	7	7	-
10 471	8 687	1 784	991	910	81	9 481	7 777	1 704
4 618	3 908	710	242	225	17	4 376	3 683	693
1 796	1 521	275	205	203	2	1 591	1 318	273
1 229	1 005	224	169	154	15	1 060	851	209
1 436	1 205	231	160	146	14	1 277	1 059	218
588	466	122	72	67	5	516	399	

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

Acquired before 1980	9 055	7 767	1 288
Less than \$100	573	506	67
\$100 to \$199	979	797	182
\$200 to \$299	1 397	1 157	240
\$300 to \$399	1 192	946	246
\$400 to \$499	879	752	127
\$500 to \$599	585	508	77
\$600 to \$699	506	451	55
\$700 to \$799	568	503	65
\$800 to \$899	480	430	50
\$900 to \$999	310	280	30
\$1,000 to \$1,499	681	634	46
\$1,500 or more	617	558	60
Not reported	287	244	43
Median	\$428	\$447	\$354
Acquired 1980 and 1981 (part)	1 423	927	496

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage¹	7 862	6 719	1 144
Less than 20 percent	2 759	2 265	493
20 to 29 percent	1 820	1 543	277
30 to 39 percent	879	737	142
40 to 49 percent	485	429	56
50 to 59 percent	247	222	25
60 to 69 percent	128	115	14
70 to 79 percent	42	39	3
80 to 89 percent	43	38	5
90 to 99 percent	23	23	—
100 percent or more	163	159	4
Not reported or not computed	1 272	1 147	125
Median	23	23	21
Other properties	2 616	1 975	641

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage¹	7 862	6 719	1 144
Less than 20 percent	2 458	2 265	193
20 to 29 percent	1 839	1 543	296
30 to 39 percent	1 020	737	283
40 to 49 percent	517	429	89
50 to 59 percent	280	222	58
60 to 69 percent	141	115	33
70 to 79 percent	71	39	32
80 to 89 percent	50	38	11
90 to 99 percent	28	23	5
100 percent or more	178	159	19
Not reported or not computed	1 272	1 147	125
Median	25	23	31
Other properties	2 616	1 975	641

Real Estate Tax Per \$1,000 Value

Acquired before 1980	9 055	7 767	1 288
Less than \$10	1 111	875	236
\$10 to \$14	604	506	98
\$15 to \$19	440	384	56
\$20 to \$24	234	215	19
\$25 to \$29	270	220	50
\$30 to \$39	509	443	66
\$40 to \$49	593	456	137
\$50 to \$59	513	412	101
\$60 or more	1 783	1 509	274
Not reported or not computed	\$2998	\$2747	\$251
Median	37	37	39
Acquired 1980 and 1981 (part)	1 423	927	496

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	7 865	6 721	1 144
Less than 5 percent	530	430	99
5 to 9 percent	1 472	1 178	294
10 to 14 percent	1 229	1 002	228
15 to 19 percent	1 251	1 079	172
20 to 24 percent	1 029	914	116
25 to 29 percent	509	456	53
30 to 34 percent	172	148	24
35 to 39 percent	42	32	10
40 percent or more	299	286	12
Not reported or not computed	1 332	1 197	135
Median	15	16	12
Other properties	2 613	1 973	641

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	7 865	6 721	1 144
Less than 20 percent	14	12	2
20 to 29 percent	85	85	—
30 to 39 percent	185	176	9
40 to 49 percent	591	539	52
50 to 59 percent	1 070	898	172
60 to 69 percent	1 465	1 306	159
70 to 79 percent	1 190	1 009	182
80 to 89 percent	823	639	184

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
9 055	7 767	1 288	938	863	75	8 117	6 904	1 213
573	506	67	82	77	5	492	429	63
979	797	182	99	69	30	880	728	152
1 397	1 157	240	82	62	20	1 315	1 095	220
1 192	946	246	62	53	9	1 130	893	237
879	752	127	57	51	6	822	702	121
585	508	77	51	51	—	534	458	77
506	451	55	45	45	—	461	405	55
568	503	65	90	90	—	478	413	65
480	430	50	91	88	2	389	342	48
310	280	30	68	68	—	242	212	30
681	634	46	113	113	—	568	521	46
617	558	60	91	88	3	526	470	57
287	244	43	7	7	—	279	237	43
\$428	\$447	\$354	\$673	\$722	...	\$412	\$427	\$363
1 423	927	496	53	47	6	1 370	880	490
7 862	6 719	1 144	728	666	62	7 134	6 052	1 081
2 759	2 265	493	140	131	9	2 619	2 135	484
1 820	1 543	277	165	150	15	1 655	1 394	262
879	737	142	84	69	15	795	668	127
485	429	56	83	76	7	402	353	49
247	222	25	80	75	5	167	147	20
128	115	14	37	36	2	91	79	12
42	39	3	9	7	2	34	32	2
43	38	5	19	17	2	24	21	3
23	23	—	8	8	—	16	16	—
163	159	4	19	18	2	144	141	3
1 272	1 147	125	86	81	6	1 186	1 067	119
23	23	21	32	32	...	22	23	20—
2 616	1 975	641	262	244	18	2 354	1 731	622
7 862	6 719	1 144	728	666	62	7 134	6 052	1 081
2 458	2 265	193	132	131	2	2 326	2 135	192
1 839	1 543	296	163	150	13	1 676	1 394	283
1 020	737	283	86	69	17	934	668	266
517	429	89	79	76	3	439	353	86
280	222	58	78	75	3	203	147	56
141	115	33	42	36	6	106	79	27
71	39	32	10	7	3	61	32	29
50	38	11	17	17	—	32	21	11
28	23	5	9	8	2	19	16	3
178	159	19	26	18	9	152	141	10
1 272	1 147	125	86	81	6	1 186	1 067	119
25	23	31	33	32	...	24	23	30
2 616	1 975	641	262	244	18	2 354	1 731	622
9 055	7 767	1 288	938	863	75	8 117	6 904	1 213
1 111	875	236	118	91	27	993	784	209
604	506	98	102	91	11	502	415	87
440	384	56	50	50	—	390	334	56
234	215	19	27	25	2	207	189	17
270	220	50	43	38	5	227	181	46
509	443	66	45	45	—	464	398	66
593	456	137	34	34	—	559	422	137
513	412	101	27	25	2	486	387	100
1 783	1 509	274	109	109	—	1 675	1 401	274
\$2998	\$2747	\$251	\$384	\$355	\$29	\$2614	\$2392	\$222
37	37	39	21	24	...	39	39	41
1 423	927	496	53	47	6	1 370	880	490
7 865	6 721	1 144	728	666	62	7 136	6 055	1 081
530	430	99	49	39	10	481	392	89
1 472	1 178	294	159	122	37	1 313	1 056	257
1 229	1 002	228	136	131	4	1 093	870	223
1 251	1 079	172	54	54	—	1 196	1 024	172
1 029	914	116	113	113	—	916	801	116
509	456	53	70	70	—	439	386	53
172	148	24	20	17	3	152	131	21
42	32	10	3	3	—	39	29	10
299	286	12	33	32	2	265	254	11
1 332	1 197	135	91	85	6	1 242	1 112	130
15	16	12	14	15	...	15	16	13
2 613	1 973	641	262	244	18	2 351	1 729	622
7 865	6 721	1 144	728	666	62	7 136	6 055	1 081
14	12	2	2	2	—	11	10	2
85	85	—	—	—	—	85	85	—
185	176	9	2	2	—	183	175	9
591	539	52	11	10	2	580	529	50
1 070	898	172	62	55	7	1 008	843	164
1 465	1 306	159	113	113	—	1 352	1 193	159
1 190	1 009	182	110	89	21	1 080	920	160
823	639	184	165	158	7	658	481	177

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980²—Con.		
90 to 99 percent	412	273
100 to 109 percent	148	114
110 percent or more	501	426
Not reported or not computed	1 381	1 244
Median	69	68
Other properties	2 613	1 973

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	10 478	8 694	1 784
1,000,000 or more	10 478	8 694	1 784
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

50 to 74 housing units	4 301	3 491	810
75 to 99 housing units	1 981	1 598	383
100 to 149 housing units	1 767	1 472	295
150 to 199 housing units	755	677	79
200 to 299 housing units	841	737	104
300 to 499 housing units	612	529	83
500 to 999 housing units	162	138	23
1,000 or more housing units	60	52	7

Number of Buildings

1 building	7 000	5 862	1 138
2 to 4 buildings	1 183	948	234
5 or more buildings	1 060	915	146
Not reported	1 235	968	267

Manner of Acquisition

By purchase	10 071	8 335	1 736
Placed one new mortgage	5 864	5 520	344
Placed two or more new mortgages	429	204	225
Assumed mortgage(s) already on property	2 465	2 027	438
Assumed mortgage already on property and placed new mortgage	1 091	385	706
All cash	113	110	3
Borrowed other than with mortgage	109	90	19
Inheritance or gift	121	95	26
Other	26	20	6
Not reported	261	244	17

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)	4 421	3 167	1 254
Cash	3 641	2 505	1 137
Sale of stock for this project	126	99	26
Sale of previously owned stock, shares or other securities	73	28	45
Sale of land or other real estate	365	221	145
Owner's cash, bank deposits, share accounts, or bonds	2 382	1 714	669
Borrowing other than mortgage on this property	547	352	195
Other cash source or source not reported	148	90	57
Noncash	175	159	16
Land used for structure(s) on this property	50	48	2
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	8	8	—
Other noncash source or no downpayment	118	103	14
Not reported	964	742	222
Other properties	6 057	5 527	531

Land and Building Acquisition

During same 12-month period	9 021	7 343	1 678
Acquired land previously	809	765	43
Land not owned by building owner	213	181	32
Not reported	435	405	31

Year Property Acquired

1979 to 1981 (part)	2 119	1 417	702
1977 and 1978	1 424	1 101	323
1975 and 1976	893	659	233
1970 to 1974	1 826	1 561	265
1965 to 1969	1 093	954	139
1960 to 1964	1 237	1 156	81
1959 or earlier	1 887	1 846	41

Year Structure Built

1979 to March 1980	110	93	17
1977 and 1978	289	269	20
1975 and 1976	245	227	18
1970 to 1974	860	715	146
1960 to 1969	2 310	1 951	359
1950 to 1959	1 338	1 183	155
1940 to 1949	743	550	193
1939 or earlier	3 897	3 099	799
Not reported	687	609	78

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
59	58	2	353	215	137	29	29	29
20	15	5	129	99	61	131	131	131
83	70	13	418	356	76	622	622	622
101	96	6	1 280	1 148	131	76	76	76
81	81	...	68	67	—	—	—	—
262	244	18	2 351	1 729	622	—	—	—
991	910	81	9 487	7 784	1 704	—	—	—
991	910	81	9 487	7 784	1 704	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—
131	127	5	4 170	3 364	805	—	—	—
108	108	—	1 873	1 490	383	—	—	—
213	206	8	1 554	1 266	288	—	—	—
124	115	9	631	562	69	—	—	—
243	212	31	598	525	73	—	—	—
134	114	20	479	415	64	—	—	—
35	26	9	127	113	14	—	—	—
3	3	—	57	49	7	—	—	—
528	487	41	6 471	5 375	1 096	—	—	—
159	138	21	1 024	811	213	—	—	—
195	179	16	866	736	130	—	—	—
109	106	3	1 126	862	264	—	—	—
978	901	76	9 093	7 434	1 660	—	—	—
829	779	50	5 035	4 740	294	—	—	—
14	5	9	415	199	216	—	—	—
98	89	9	2 366	1 937	429	—	—	—
34	27	8	1 056	358	698	—	—	—
2	2	—	111	108	3	—	—	—
—	—	—	109	90	19	—	—	—
—	—	—	121	95	26	—	—	—
3	2	2	23	18	5	—	—	—
7	7	3	251	237	14	—	—	—
275	246	29	4 146	2 921	1 225	—	—	—
260	242	18	3 381	2 263	1 119	—	—	—
13	11	2	113	88	25	—	—	—
9	8	1	72	28	43	—	—	—
182	170	12	2 200	1 543	657	—	—	—
48	48	—	499	304	195	—	—	—
6	4	2	142	86	56	—	—	—
12	9	3	163	150	13	—	—	—
5	3	2	45	45	—	—	—	—
2	2	—	6	6	—	—	—	—
6	5	2	111	99	13	—	—	—
40	30	11	923	712	211	—	—	—
715	664	52	5 342	4 863	479	—	—	—
723	659	64	8 298	6 684	1 614	—	—	—
168	161	6	641	604	37	—	—	—
58	52	6	155	129	26	—	—	—
42	38	4	394	367	27	—	—	—
84	75	9	2 035	1 341	694	—	—	—
124	117	6	1 300	984	316	—	—	—
68	54	14	825	606	220	—	—	—
193	193	35	1 598	1 368	230	—	—	—
149	149	12	932	805	126	—	—	—
156	153	3	1 081	1 003	78	—	—	—
169	169	1	1 717	1 677	40	—	—	—
23	23	—	87	70	17	—	—	—
69	66	3	219	202	17	—	—	—
40	38	2	205	189	17	—	—	—
162	122	40	698	592	106	—	—	—
331	308	23	1 979	1 643	336	—	—	—
226	223	3	1 111	960	152	—	—	—
43	43	—	700	507	193	—	—	—
50	46	5	3 847	3 053	794	—	—	—
46	41	6	641	568	73	—	—	—

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) ----	3 539	2 514	1 025	208	193	15	3 331	2 321	1 010
Less than \$5,000	489	352	137	2	2	—	488	351	137
\$5,000 to \$9,999	709	442	267	22	20	2	687	421	266
\$10,000 to \$14,999	480	337	143	12	12	—	468	325	143
\$15,000 to \$19,999	398	264	134	20	18	1	378	246	133
\$20,000 to \$24,999	230	136	94	11	8	3	219	128	91
\$25,000 to \$29,999	113	79	34	5	3	2	108	76	32
\$30,000 to \$34,999	109	62	47	5	2	5	103	61	42
\$35,000 to \$39,999	152	144	8	33	33	—	119	112	8
\$40,000 to \$49,999	104	73	31	37	35	2	67	38	29
\$50,000 to \$59,999	32	23	8	16	16	—	15	7	8
\$60,000 to \$79,999	21	14	7	6	6	—	15	8	7
\$80,000 to \$99,999	18	18	—	—	—	—	18	18	—
\$100,000 to \$149,999	44	44	—	—	—	—	44	44	—
\$150,000 or more	3	3	—	—	—	—	3	3	—
Not reported	637	521	116	39	37	2	598	484	114
Median	\$12600	\$13000	\$11800	\$36100	\$36900	...	\$12000	\$12300	\$11600
Mean	6 939	6 180	759	783	717	66	6 156	5 463	694
Other properties	6 939	6 180	759	783	717	66	6 156	5 463	694

Value

Less than \$200,000	369	292	77	—	—	—	369	292	77
\$200,000 to \$299,999	416	326	90	4	4	—	412	322	90
\$300,000 to \$399,999	366	298	67	9	4	5	357	294	63
\$400,000 to \$499,999	330	254	76	4	4	—	326	250	76
\$500,000 to \$999,999	1 455	1 085	370	49	49	—	1 407	1 037	370
\$1,000,000 to \$1,499,999	934	748	186	29	29	—	905	718	186
\$1,500,000 to \$1,999,999	519	396	123	42	39	3	477	358	120
\$2,000,000 to \$2,999,999	880	708	172	104	102	2	776	606	170
\$3,000,000 to \$3,999,999	545	470	74	70	67	3	474	403	71
\$4,000,000 to \$4,999,999	285	251	34	42	41	2	243	210	32
\$5,000,000 or more	1 390	1 145	245	268	229	39	1 122	916	205
Not reported	2 989	2 719	270	370	342	28	2 619	2 377	243
Median	\$1432600	\$1489300	\$1204800	\$3998900	\$3784100	...	\$1311200	\$1354100	\$1145900
Mean	\$3743300	\$3782200	\$3589900	\$7021500	\$6084700	...	\$3447000	\$3540400	\$3101300

Value Per Housing Unit

Less than \$5,000	934	751	183	10	10	—	924	741	183
\$5,000 to \$9,999	1 565	1 199	366	71	65	6	1 494	1 134	360
\$10,000 to \$14,999	1 215	951	265	56	55	2	1 159	896	263
\$15,000 to \$19,999	937	789	148	88	85	3	849	704	145
\$20,000 to \$24,999	674	554	120	73	71	2	601	483	119
\$25,000 to \$29,999	535	410	125	60	54	6	475	356	119
\$30,000 to \$34,999	353	254	99	55	48	6	298	205	93
\$35,000 to \$39,999	355	308	47	29	26	3	326	282	44
\$40,000 to \$49,999	328	283	45	75	68	8	253	215	37
\$50,000 to \$59,999	267	232	35	59	56	3	208	176	31
\$60,000 to \$79,999	116	72	44	18	10	8	97	62	36
\$80,000 to \$99,999	67	59	8	13	13	—	54	46	8
\$100,000 to \$149,999	57	37	20	9	2	7	48	35	12
\$150,000 or more	87	76	11	4	4	—	83	72	11
Not reported	2 989	2 719	270	370	342	28	2 619	2 377	243
Median	\$15200	\$15600	\$13900	\$26000	\$24900	...	\$14400	\$14600	\$13600
Mean	\$24900	\$25900	\$21100	\$31500	\$30300	...	\$24300	\$25400	\$20200

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	7 865	6 721	1 144	728	666	62	7 136	6 055	1 081
Less than \$60	112	109	3	9	9	—	103	100	3
\$60 to \$79	22	22	—	—	—	—	22	22	—
\$80 to \$99	55	29	26	4	4	—	51	25	26
\$100 to \$119	85	67	18	6	6	—	79	61	18
\$120 to \$149	318	257	61	29	29	—	289	229	61
\$150 to \$199	1 243	1 022	221	52	50	2	1 192	972	220
\$200 to \$249	1 574	1 290	284	106	82	23	1 468	1 208	261
\$250 to \$299	1 328	1 152	176	128	118	9	1 201	1 034	167
\$300 to \$349	751	662	89	149	144	5	602	518	84
\$350 to \$399	349	302	48	27	26	2	322	276	46
\$400 to \$449	192	174	18	41	33	8	151	141	10
\$450 to \$499	137	118	19	32	28	5	105	90	15
\$500 or more	426	369	57	60	56	4	366	313	53
No rental receipts	4	4	—	—	—	—	4	4	—
Not reported	1 268	1 143	125	86	81	6	1 182	1 063	119
Median	\$246	\$250	\$232	\$295	\$297	...	\$242	\$245	\$230
Mean	\$397	\$399	\$387	\$424	\$425	...	\$394	\$396	\$385
Other properties	2 613	1 973	641	262	244	18	2 351	1 729	622

Purchase Price as Percent of Value

Acquired by purchase	10 071	8 335	1 736	978	901	76	9 093	7 434	1 660
Purchased 1977 to 1981 (part)	3 539	2 514	1 025	208	193	15	3 331	2 321	1 010
Less than 80 percent	1 043	716	327	42	41	2	1 000	675	325
80 to 89 percent	510	370	139	65	62	1	445	309	136
90 to 94 percent	235	126	30	14	12	1	221	114	108
95 to 99 percent	132	102	4	4	3	2	128	99	29
100 percent or more	804	544	260	15	11	5	789	533	256
Not reported	815	656	159	67	64	3	747	591	156
Median	86	86	88	...	...	...	87	86	87

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2j. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 1,000,000 or More

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

Purchased 1970 to 1976	2 643	2 183	460
Less than 60 percent	638	488	151
60 to 79 percent	515	407	108
80 to 89 percent	234	190	44
90 to 99 percent	102	83	18
100 percent or more	229	185	44
Not reported	925	830	94
Median	69	69	66
Purchased 1969 or earlier	3 889	3 638	251
Less than 40 percent	404	371	33
40 to 59 percent	532	504	28
60 to 79 percent	571	512	59
80 to 99 percent	259	246	12
100 percent or more	388	371	17
Not reported	1 734	1 633	101
Median	65	65	...
Not acquired by purchase	407	359	49

Rental Receipts as Percent of Value

Acquired before 1980 ¹	7 865	6 721	1 144
Less than 5 percent	125	114	12
5 to 9 percent	469	382	87
10 to 14 percent	1 049	862	187
15 to 19 percent	760	632	129
20 to 24 percent	677	535	142
25 to 29 percent	496	432	64
30 to 39 percent	696	573	122
40 percent or more	935	781	154
Not reported or not computed	2 658	2 410	248
Median	21	22	21
Other properties	2 613	1 973	641

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ¹	7 865	6 721	1 144
Less than 1.0 percent	2 497	2 156	342
1.0 to 2.9 percent	1 225	1 027	197
3.0 to 4.9 percent	739	627	112
5.0 to 6.9 percent	365	325	40
7.0 to 8.9 percent	258	198	60
9.0 to 10.9 percent	389	318	70
11.0 to 12.9 percent	137	97	40
13.0 to 14.9 percent	149	135	13
15.0 percent or more	303	228	75
Not reported or not computed	1 803	1 609	194
Median	1.9	1.8	2.3
Other properties	2 613	1 973	641

OWNER CHARACTERISTICS

Type of Owner

Individual	1 952	1 507	445
Partnership	5 070	4 162	908
Real estate corporation	2 051	1 743	308
Real estate investment trust	92	72	20
Financial institution	69	65	5
Housing cooperative organization	685	626	59
Church or church-related institution	38	33	4
Other	244	227	17
Not reported	277	258	19

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
290	246	45	2 353	1 938	415	290	246	45
46	40	6	593	448	145	46	40	6
30	24	6	486	384	102	30	24	6
47	39	8	187	151	36	47	39	8
24	23	2	77	61	17	24	23	2
19	19	5	205	166	39	19	19	5
101	101	19	805	729	75	101	101	19
82	...	...	67	68	65	82	...	...
479	463	16	3 410	3 175	235	479	463	16
37	34	3	367	337	30	37	34	3
40	40	...	491	463	28	40	40	...
48	46	2	524	466	57	48	46	2
16	14	2	243	232	11	16	14	2
70	70	...	319	301	17	70	70	...
258	258	10	1 466	1 375	91	258	258	10
72	72	...	64	64	...	72	72	...
8	8	5	394	350	44	8	8	5

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1k. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

	Total properties	Nonmortgaged properties	Mortgaged properties
50-or-more-housing-unit properties	8 874	855	8 019
PROPERTY CHARACTERISTICS			
Location by Size of Place			
Inside SMSA's	8 874	855	8 019
1,000,000 or more	-	-	-
250,000 to 999,999	8 874	855	8 019
50,000 to 249,999	-	-	-
10,000 to 49,999	-	-	-
Less than 10,000 and rural	-	-	-
Outside SMSA's	-	-	-
10,000 or more	-	-	-
2,500 to 9,999	-	-	-
Less than 2,500 and rural	-	-	-
Number of Housing Units			
50 to 74 housing units	2 851	423	2 428
75 to 99 housing units	1 436	174	1 262
100 to 149 housing units	1 784	125	1 658
150 to 199 housing units	1 160	51	1 109
200 to 299 housing units	1 024	40	984
300 to 499 housing units	509	41	468
500 to 999 housing units	-	-	102
1,000 or more housing units	9	1	7
Number of Buildings			
1 building	2 775	420	2 355
2 to 4 buildings	1 308	171	1 136
5 or more buildings	3 685	245	3 439
Not reported	1 107	18	1 089
Manner of Acquisition			
By purchase	8 586	676	7 910
Placed one new mortgage	5 988	412	5 576
Placed two or more new mortgages	452	14	437
Assumed mortgage(s) already on property	1 369	128	1 241
Assumed mortgage already on property and placed new mortgage	591	6	585
All cash	133	73	60
Borrowed other than with mortgage	53	42	10
Inheritance or gift	112	40	72
Other	97	86	11
Not reported	80	53	27
Source of Downpayment¹			
Properties purchased 1975 to 1981 (part)	4 390	165	4 226
Cash	3 419	182	3 237
Sale of stock for this project	122	-	122
Sale of previously owned stock, shares or other securities	33	-	33
Sale of land or other real estate	489	6	484
Owner's cash, bank deposits, share accounts, or bonds	2 176	121	2 055
Borrowing other than mortgage on this property	274	36	238
Other cash source or source not reported	325	19	306
Noncash	277	-	277
Land used for structure(s) on this property	38	-	38
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	10	-	10
Other noncash source or no downpayment	229	-	229
Not reported	928	3	925
Other properties	4 484	690	3 794
Land and Building Acquisition			
During same 12-month period	7 294	689	6 605
Acquired land previously	1 285	116	1 168
Land not owned by building owner	196	13	183
Not reported	100	36	64
Year Property Acquired			
1979 to 1981 (part)	2 166	138	2 027
1977 and 1978	1 560	105	1 455
1975 and 1976	768	21	747
1970 to 1974	2 085	69	2 016
1965 to 1969	1 058	70	987
1960 to 1964	534	57	477
1959 or earlier	704	395	309
Year Structure Built			
1979 to March 1980	325	20	306
1977 and 1978	499	-	499
1975 and 1976	349	30	320
1970 to 1974	2 480	74	2 406
1960 to 1969	2 830	102	2 728
1950 to 1959	610	126	484
1940 to 1949	399	134	264
1939 or earlier	1 192	351	841
Not reported	189	18	171
Purchase Price Per Housing Unit			
Properties acquired by purchase 1977 to 1981 (part)	3 639	159	3 480
Less than \$5,000	244	40	204
\$5,000 to \$9,999	270	61	209
\$10,000 to \$14,999	984	7	977
\$15,000 to \$19,999	748	6	741
\$20,000 to \$24,999	495	5	489
\$25,000 to \$29,999	277	-	277
\$30,000 to \$34,999	84	19	65

Inside SMSA's, Places of 250,000 to 999,999

	Total properties	Nonmortgaged properties	Mortgaged properties
PROPERTY CHARACTERISTICS—Con.			
Purchase Price Per Housing Unit—Con.			
Properties acquired by purchase 1977 to 1981 (part)—Con.			
\$35,000 to \$39,999	64	14	50
\$40,000 to \$49,999	56	6	50
\$50,000 to \$59,999	4	-	4
\$60,000 to \$79,999	12	-	12
\$80,000 to \$99,999	4	-	4
\$100,000 to \$149,999	2	-	2
\$150,000 or more	-	-	-
Not reported	397	-	397
Median	\$15800	\$8200	\$16000
Other properties	5 235	696	4 539
Value			
Less than \$200,000	89	55	33
\$200,000 to \$299,999	45	16	28
\$300,000 to \$399,999	57	17	40
\$400,000 to \$499,999	83	18	65
\$500,000 to \$999,999	1 019	150	869
\$1,000,000 to \$1,499,999	995	70	926
\$1,500,000 to \$1,999,999	1 015	27	988
\$2,000,000 to \$2,999,999	1 128	107	1 021
\$3,000,000 to \$3,999,999	869	52	817
\$4,000,000 to \$4,999,999	492	12	480
\$5,000,000 or more	1 330	80	1 350
Not reported	1 654	252	1 401
Median	\$2273400	\$1329500	\$2351900
Mean	\$3376100	\$3925300	\$3326100
Value Per Housing Unit			
Less than \$5,000	225	86	140
\$5,000 to \$9,999	493	88	405
\$10,000 to \$14,999	1 210	165	1 045
\$15,000 to \$19,999	1 610	71	1 539
\$20,000 to \$24,999	1 222	23	1 200
\$25,000 to \$29,999	1 105	39	1 066
\$30,000 to \$34,999	537	69	468
\$35,000 to \$39,999	154	1	153
\$40,000 to \$49,999	313	16	297
\$50,000 to \$59,999	137	21	116
\$60,000 to \$79,999	120	6	114
\$80,000 to \$99,999	42	5	37
\$100,000 to \$149,999	36	5	31
\$150,000 or more	17	9	8
Not reported	1 654	252	1 401
Median	\$20300	\$13900	\$20800
Mean	\$23900	\$29300	\$23500
Monthly Rental Receipts Per Housing Unit			
Acquired before 1980²			
Less than \$60	7 177	671	6 506
\$60 to \$79	135	22	113
\$80 to \$99	50	31	19
\$100 to \$119	57	35	22
\$120 to \$149	146	29	117
\$150 to \$199	443	109	335
\$200 to \$249	1 459	61	1 398
\$250 to \$299	1 988	157	1 831
\$300 to \$349	1 323	40	1 284
\$350 to \$399	548	51	498
\$400 to \$449	206	3	204
\$450 to \$499	60	3	57
\$500 or more	58	1	57
No rental receipts	3	-	-
Not reported	593	119	475
Median	\$225	\$191	\$228
Mean	\$248	\$248	\$288
Other properties	1 697	184	1 513
Purchase Price as Percent of Value			
Acquired by purchase			
Purchased 1977 to 1981 (part)	8 586	676	7 910
Less than 80 percent	3 639	159	3 480
80 to 89 percent	1 422	72	1 350
90 to 94 percent	639	3	636
95 to 99 percent	250	4	246
100 percent or more	127	-	127
Not reported	529	53	476
Median	672	27	646
Mean	81	-	81
Purchased 1970 to 1976	2 779	60	2 719
Less than 60 percent	782	17	765
60 to 79 percent	698	30	668
80 to 89 percent	212	-	212
90 to 99 percent	151	-	151
100 percent or more	166	3	162
Not reported	770	10	761
Median	66	-	66
Purchased 1969 or earlier	2 167	456	1 711
Less than 40 percent	452	162	290
40 to 59 percent	348	35	313
60 to 79 percent	305	21	284
80 to 99 percent	102	10	91
100 percent or more	66	13	53
Not reported	895	215	680
Median	51	40	54
Not acquired by purchase	289	179	110

¹Detail does not add to total because owners reported more than one source.

²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1k. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

Acquired before 1980 ²	7 177	671	6 506
Less than 5 percent	213	20	194
5 to 9 percent	917	57	860
10 to 14 percent	2 209	131	2 078
15 to 19 percent	1 123	80	1 043
20 to 24 percent	398	59	339
25 to 29 percent	219	22	197
30 to 39 percent	94	6	88
40 percent or more	130	10	120
Not reported or not computed	1 873	286	1 587
Median	13	14	13
Other properties	1 697	184	1 513

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	7 177	671	6 506
Less than 1.0 percent	1 510	158	1 351
1.0 to 2.9 percent	1 341	75	1 265
3.0 to 4.9 percent	1 105	53	1 053
5.0 to 6.9 percent	764	31	733
7.0 to 8.9 percent	453	44	408
9.0 to 10.9 percent	443	72	371
11.0 to 12.9 percent	105	19	87
13.0 to 14.9 percent	110	4	106
15.0 percent or more	422	78	343
Not reported or not computed	925	137	789
Median	3.5	4.3	3.5
Other properties	1 697	184	1 513

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	7 613	749	6 864
Less than \$100	862	208	654
\$100 to \$199	2 241	311	1 929
\$200 to \$299	2 116	81	2 034
\$300 to \$399	1 041	65	977
\$400 to \$499	403	11	391
\$500 to \$599	272	3	268
\$600 to \$699	123	5	118
\$700 to \$799	83	—	83
\$800 to \$899	79	1	78
\$900 to \$999	43	5	38
\$1,000 to \$1,499	122	21	100
\$1,500 or more	54	6	48
Not reported	174	31	144
Median	\$229	\$149	\$238
Acquired 1980 and 1981 (part)	1 262	106	1 156

Real Estate Tax Per \$1,000 Value

Acquired before 1980	7 613	749	6 864
Less than \$10	2 366	226	2 140
\$10 to \$14	1 571	91	1 480
\$15 to \$19	749	52	697
\$20 to \$24	531	27	505

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

Acquired before 1980—Con.	143	9	134
\$25 to \$29	203	29	174
\$30 to \$39	33	13	20
\$40 to \$49	45	—	45
\$50 to \$59	76	19	57
\$60 or more	1 895	284	1 611
Not reported or not computed	\$12	\$10	\$12
Median	1 262	106	1 156

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	7 177	671	6 506
Less than 5 percent	829	69	761
5 to 9 percent	3 146	222	2 924
10 to 14 percent	1 410	117	1 293
15 to 19 percent	447	35	413
20 to 24 percent	187	8	179
25 to 29 percent	80	—	80
30 to 34 percent	19	5	14
35 to 39 percent	55	17	38
40 percent or more	305	68	237
Not reported or not computed	699	131	568
Median	9	10	9
Other properties	1 697	184	1 513

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	7 177	671	6 506
Less than 20 percent	149	130	19
20 to 29 percent	331	163	168
30 to 39 percent	301	99	202
40 to 49 percent	839	97	742
50 to 59 percent	1 374	16	1 358
60 to 69 percent	1 331	5	1 326
70 to 79 percent	793	9	785
80 to 89 percent	365	—	365
90 to 99 percent	290	1	289
100 to 109 percent	155	—	155
110 percent or more	568	21	548
Not reported or not computed	679	131	548
Median	62	29	64
Other properties	1 697	184	1 513

OWNER CHARACTERISTICS

Type of Owner

Individual	1 900	243	1 657
Partnership	4 891	207	4 684
Real estate corporation	1 014	192	822
Real estate investment trust	121	33	88
Financial institution	69	52	17
Housing cooperative organization	242	25	217
Church or church-related institution	217	15	203
Other	376	87	290
Not reported	44	1	43

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

50-or-more-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	6 679	6 679	—
2 mortgages	1 233	—	1 233
3 or more mortgages	107	—	107

Form of Debt of First Mortgage

Mortgage or deed of trust	7 141	5 819	1 322
Contract to purchase	173	155	18
Wrap-around mortgage	705	705	—

Origin of First Mortgage

Mortgage made at time property acquired	5 425	4 849	577
Mortgage assumed at time property acquired	1 640	977	663
Mortgage placed later than acquisition of property	955	853	101
Refinanced mortgage:			
Some lender	405	341	64
Different lender	392	368	23
Mortgage placed on property owned free and clear of debt	158	145	13

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	955	853	101
Renew or extend loan that had fallen due, without increasing the outstanding balance	42	31	11
Secure better terms	128	112	16
Provide funds for additions, improvements, or repairs to this property	287	283	4
Provide funds for investment in other real estate	125	93	31
Provide funds for other types of investments	24	21	3
Provide funds for educational or medical expenses	—	—	—
Other reasons	188	171	17
Not reported	160	142	18
Other properties	7 065	5 826	1 239

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	492	—	492
Provide funds for additions, improvements or repairs to this property	99	—	99
Provide funds for investment in other real estate	115	—	115
Provide funds for other types of investments	84	—	84
Provide funds for educational or medical expenses	—	—	—
Other reasons	76	—	76
Not reported	118	—	118
Other properties	848	—	848

Year First Mortgage Made or Assumed

1979 to 1981 (part)	2 231	1 660	572
1977 and 1978	1 680	1 370	310
1975 and 1976	806	741	65
1970 to 1974	1 920	1 684	236
1965 to 1969	938	798	141
1960 to 1964	381	364	17
1959 or earlier	62	62	—

First Mortgage Loan

Less than \$200,000	282	200	82
\$200,000 to \$299,999	240	192	48
\$300,000 to \$399,999	435	281	155
\$400,000 to \$499,999	353	206	146
\$500,000 to \$999,999	2 050	1 698	352
\$1,000,000 to \$1,499,999	1 399	1 222	177
\$1,500,000 to \$1,999,999	903	775	128
\$2,000,000 to \$2,999,999	925	821	103
\$3,000,000 to \$3,999,999	666	606	59
\$4,000,000 to \$4,999,999	339	292	47
\$5,000,000 or more	428	385	42
Median	\$1232200	\$1312200	\$839400
Mean	\$1787500	\$1886100	\$1295800

First Mortgage Outstanding Debt

Less than \$200,000	702	535	167
\$200,000 to \$299,999	415	273	142
\$300,000 to \$399,999	429	366	63
\$400,000 to \$499,999	353	220	132
\$500,000 to \$999,999	1 962	1 630	332
\$1,000,000 to \$1,499,999	1 297	1 144	153
\$1,500,000 to \$1,999,999	763	627	136
\$2,000,000 to \$2,999,999	889	806	83
\$3,000,000 to \$3,999,999	576	508	67
\$4,000,000 to \$4,999,999	280	242	37
\$5,000,000 or more	356	328	28
Median	\$1057800	\$1138000	\$750200
Mean	\$1600300	\$1687200	\$1167300

Total Mortgage Outstanding Debt

Less than \$200,000	617	535	82
\$200,000 to \$299,999	341	273	68
\$300,000 to \$399,999	476	366	110
\$400,000 to \$499,999	305	220	85
\$500,000 to \$999,999	1 989	1 630	359
\$1,000,000 to \$1,499,999	1 277	1 144	133
\$1,500,000 to \$1,999,999	768	627	141
\$2,000,000 to \$2,999,999	961	806	155

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
8 019	6 679	1 340	1 492	1 472	20	6 527	5 207	1 320
MORTGAGE CHARACTERISTICS								
Number of Mortgages								
1 mortgage	6 679	6 679	—	1 472	1 472	—	5 207	5 207
2 mortgages	1 233	—	1 233	20	—	20	1 213	—
3 or more mortgages	107	—	107	—	—	—	107	1 213
Form of Debt of First Mortgage								
Mortgage or deed of trust	7 141	5 819	1 322	1 492	1 472	20	5 649	4 347
Contract to purchase	173	155	18	—	—	—	173	155
Wrap-around mortgage	705	705	—	—	—	—	705	705
Origin of First Mortgage								
Mortgage made at time property acquired	5 425	4 849	577	1 290	1 278	12	4 135	3 571
Mortgage assumed at time property acquired	1 640	977	663	137	130	7	1 503	847
Mortgage placed later than acquisition of property	955	853	101	65	64	2	890	790
Refinanced mortgage:								
Some lender	405	341	64	19	18	2	386	323
Different lender	392	368	23	16	16	—	375	352
Mortgage placed on property owned free and clear of debt	158	145	13	30	30	—	129	115
Purpose of First Mortgage Placed Later Than Acquisition of Property								
Mortgages placed later than acquisition of property	955	853	101	65	64	2	890	790
Renew or extend loan that had fallen due, without increasing the outstanding balance	42	31	11	1	1	—	41	29
Secure better terms	128	112	16	1	1	—	127	111
Provide funds for additions, improvements, or repairs to this property	287	283	4	37	37	—	250	245
Provide funds for investment in other real estate	125	93	31	3	3	—	121	90
Provide funds for other types of investments	24	21	3	—	—	—	24	21
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—
Other reasons	188	171	17	4	4	—	184	168
Not reported	160	142	18	18	17	2	142	125
Other properties	7 065	5 826	1 239	1 427	1 408	19	5 638	4 417
Purpose of Second Mortgage Placed Later Than Acquisition of Property								
Second mortgages placed later than acquisition of property	492	—	492	15	—	15	477	—
Provide funds for additions, improvements or repairs to this property	99	—	99	7	—	7	92	—
Provide funds for investment in other real estate	115	—	115	1	—	1	114	—
Provide funds for other types of investments	84	—	84	1	—	1	82	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—
Other reasons	76	—	76	2	—	2	75	—
Not reported	118	—	118	4	—	4	114	—
Other properties	848	—	848	5	—	5	843	—
Year First Mortgage Made or Assumed								
1979 to 1981 (part)	2 231	1 660	572	142	140	1	2 090	1 519
1977 and 1978	1 680	1 370	310	176	176	—	1 504	1 194
1975 and 1976	806	741	65	132	127	5	674	614
1970 to 1974	1 920	1 684	236	703	695	8	1 217	989
1965 to 1969	938	798	141	243	242	1	695	556
1960 to 1964	381	364	17	65	61	5	316	304
1959 or earlier	62	62	—	31	31	—	32	32
First Mortgage Loan								
Less than \$200,000	282	200	82	—	—	—	282	200
\$200,000 to \$299,999	240	192	48	—	—	—	240	192
\$300,000 to \$399,999	435	281	155	29	29	—	406	251
\$400,000 to \$499,999	353	206	146	5	5	—	347	201
\$500,000 to \$999,999	2 050	1 698	352	157	157	—	1 894	1 542
\$1,000,000 to \$1,499,999	1 399	1 222	177	350	349	1	1 049	873
\$1,500,000 to \$1,999,999	903	775	128	252	249	3	651	526
\$2,000,000 to \$2,999,999	925	821	103	245	243	2	680	578
\$3,000,000 to \$3,999,999	666	606	59	182	178	5	483	429
\$4,000,000 to \$4,999,999	339	292	47	118	113	6	221	179
\$5,000,000 or more	428	385	42	154	150	4	274	236
Median	\$1232200	\$1312200	\$839400	\$1906500	\$1893400	...	\$1045000	\$1124700
Mean	\$1787500	\$1886100	\$1295800	\$2743100	\$2722500	...	\$1569000	\$1649700
First Mortgage Outstanding Debt								
Less than \$200,000	702	535	167	41	41	—	661	494
\$200,000 to \$299,999	415	273	142	23	23	—	392	250
\$300,000 to \$399,999	429	366	63	7	7	—	422	359
\$400,000 to \$499,999	353	220	132	10	10	—	343	210
\$500,000 to \$999,999	1 962	1 630	332	213	212	1	1 749	1 418
\$1,000,000 to \$1,499,999	1 297	1 144	153	368	368	—	929	776
\$1,500,000 to \$1,999,999	763	627	136	196	191	4	567	436
\$2,000,000 to \$2,999,999	889	806	83	247	246	1	642	560
\$3,000,000 to \$3,999,999	576	508	67	166	161	5	410	348
\$4,000,000 to \$4,999,999	280	242	37	82	78	4	198	165
\$5,000,000 or more	356	328	28	141	137	4	215	192
Median	\$1057800	\$1138000	\$750200	\$1716300	\$1698200	...	\$913600	\$955000
Mean	\$1600300	\$1687200	\$1167300	\$2497400	\$2480000	...	\$1395200	\$1463100
Total Mortgage Outstanding Debt								
Less than \$200,000	617	535	82	41	41	—	576	494
\$200,000 to \$299,999	341	273	68	23	23	—	318	250
\$300,000 to \$399,999	476	366	110	7	7	—	469	359
\$400,000 to \$499,999	305	220	85	10	10	—	295	210
\$500,000 to \$999,999	1 989	1 630	359	212	212	—	1 777	1 418
\$1,000,000 to \$1,499,999	1 277	1 144	133	369	368	1	908	776
\$1,500,000 to \$1,999,999	768	627	141	193	191	2	575	436
\$2,000,000 to \$2,999,999	961	806	155	248	246	3	713	560

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
\$3,000,000 to \$3,999,999	589	508	81	167	161	6	422	348	75
\$4,000,000 to \$4,999,999	310	242	68	82	78	4	229	165	64
\$5,000,000 or more	387	328	59	141	137	4	246	192	54
Median	\$1110600	\$1138000	\$953700	\$1719500	\$1698200	...	\$951900	\$955000	\$939600
Mean	\$1664700	\$1687200	\$1552200	\$2501200	\$2480000	...	\$1473400	\$1463100	\$1514000
Current Interest Rate on First Mortgage									
Less than 5.0 percent	395	369	26	280	279	1	114	90	24
5.0 percent	5	5	—	—	—	—	5	5	—
5.1 to 5.9 percent	382	349	33	136	128	7	246	221	25
6.0 percent	371	314	57	41	39	1	331	275	56
6.1 to 6.9 percent	360	273	87	13	13	—	346	260	87
7.0 percent	606	572	34	482	480	2	124	93	32
7.1 to 7.4 percent	84	73	11	4	4	—	80	69	11
7.5 to 7.9 percent	629	562	67	215	215	—	415	347	67
8.0 percent	408	335	73	40	40	—	368	295	73
8.1 to 8.4 percent	206	198	8	8	8	—	198	190	8
8.5 to 8.9 percent	899	791	108	221	216	5	678	575	103
9.0 percent	571	439	132	26	24	2	545	415	130
9.1 to 9.9 percent	1 423	1 114	309	10	8	1	1 413	1 105	308
10.0 percent	719	512	208	12	12	—	707	500	208
10.1 to 11.9 percent	494	380	114	3	3	—	491	377	114
12.0 percent	161	122	39	—	—	—	161	122	39
12.1 to 13.9 percent	114	90	25	—	—	—	114	90	25
14.0 percent or more	191	181	10	2	2	—	190	180	10
Median	8.8	8.7	9.1	7.0	7.0	...	9.0	9.0	9.1
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	2 081	1 643	438	—	—	—	2 081	1 643	438
Rate higher now than when mortgage made	484	379	105	—	—	—	484	379	105
Rate lower now than when mortgage made	49	44	5	—	—	—	49	44	5
Rate unchanged or same now as when mortgage made	1 465	1 159	305	—	—	—	1 465	1 159	305
Not reported	84	61	23	—	—	—	84	61	23
No, interest rate cannot be changed	5 764	4 895	868	1 492	1 472	20	4 271	3 423	848
Not reported	174	141	34	—	—	—	174	141	34
Reason for Change in First Mortgage Rate									
Interest rate can be changed ¹	2 081	1 643	438	—	—	—	2 081	1 643	438
Rate renegotiated periodically	77	68	8	—	—	—	77	68	8
Rate changes tied to market index	227	181	47	—	—	—	227	181	47
When mortgage is assumed	1 063	846	218	—	—	—	1 063	846	218
When payments become delinquent	531	409	122	—	—	—	531	409	122
Other reason	476	391	85	—	—	—	476	391	85
Not reported	49	46	3	—	—	—	49	46	3
Interest rate cannot be changed	5 764	4 895	868	1 492	1 472	20	4 271	3 423	848
Term of First Mortgage									
Less than 8 years	552	507	45	1	1	—	551	506	45
8 to 12 years	722	537	185	—	—	—	722	537	185
13 to 17 years	1 021	799	222	10	10	—	1 011	789	222
18 to 22 years	1 087	911	176	9	9	—	1 078	903	176
23 to 27 years	1 537	1 175	362	4	2	1	1 533	1 173	360
28 to 32 years	1 264	984	280	84	82	2	1 264	984	280
33 to 37 years	132	121	11	48	47	1	181	174	7
38 or more years	1 651	1 598	52	1 336	1 320	16	1 651	1 598	52
No stated term	53	46	8	—	—	—	53	46	8
Median	25.0	25.4	23.5	38+	38+	...	22.4	22.1	23.4
Unexpired Term of First Mortgage									
Less than 4 years	531	433	97	13	13	—	518	420	97
4 to 7 years	995	917	78	6	6	—	989	911	78
8 to 12 years	936	811	124	7	7	—	929	804	124
13 to 17 years	846	750	96	24	24	—	822	726	96
18 to 22 years	660	528	132	46	43	3	614	485	129
23 to 27 years	798	725	73	226	223	3	572	502	70
28 to 32 years	950	908	41	625	622	4	324	287	38
33 or more years	598	570	28	408	404	4	190	166	24
No stated term or not computed	1 706	1 036	670	137	130	7	1 569	906	664
Median	17.1	17.4	14.9	30.8	30.9	...	13.3	13.1	14.5
Graduated Interest and Principal Payments on First Mortgage									
Yes, monthly payments can change (other than through change in interest rate)	960	867	93	409	403	7	551	464	87
Payments increase yearly for first five years of mortgage	12	11	2	—	—	—	12	11	2
Payments increase yearly for first ten years of mortgage	7	7	—	1	1	—	6	6	—
Payments change in some other way	824	767	57	368	362	5	456	405	51
Not reported	118	83	35	41	40	1	77	43	34
No, monthly payments cannot change	6 863	5 637	1 225	1 071	1 057	14	5 791	4 580	1 212
Not reported	197	175	22	12	12	—	185	163	22
Holder of First Mortgage									
Commercial bank or trust company	551	438	113	42	41	1	509	397	111
Mutual savings bank	543	484	59	110	106	4	433	378	55
Savings and loan association	1 852	1 464	388	88	85	3	1 764	1 379	385
Life insurance company	2 127	1 614	513	108	101	7	2 019	1 513	506
Mortgage company	141	110	31	42	42	—	99	68	31
Federal agency	557	517	40	321	319	1	237	198	39
Federally insured pool	91	87	4	59	57	1	32	30	2
Federal National Mortgage Association	468	442	26	444	442	1	25	—	25
Real estate or construction company	304	242	62	—	—	—	304	242	62
Individual or individual's estate	573	516	57	—	—	—	573	516	57
Other	812	765	47	280	279	2	532	486	46

¹Detail does not add to total because lenders reported more than one reason

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	461	418	43	139	134	5	322	284	38
Lender in Northeast	331	294	36	37	32	5	294	263	32
Lender in North Central	3	3	—	3	3	—	—	—	—
Lender in South	126	119	6	98	98	—	28	21	6
Lender in West	2	2	—	2	2	—	—	—	—
Lender outside United States	—	—	—	—	—	—	—	—	—
Not reported	—	—	—	—	—	—	—	—	—
Property in North Central Region	1 651	1 451	200	462	460	2	1 189	991	198
Lender in Northeast	336	294	43	89	87	2	247	207	40
Lender in North Central	911	768	143	114	114	—	797	654	143
Lender in South	326	322	5	254	254	—	72	67	5
Lender in West	47	37	10	4	4	—	44	33	10
Lender outside United States	30	30	—	—	—	—	30	30	—
Not reported	—	—	—	—	—	—	—	—	—
Property in South Region	3 852	3 078	774	511	501	10	3 341	2 577	764
Lender in Northeast	1 377	1 140	237	142	137	5	1 235	1 003	232
Lender in North Central	228	183	44	44	44	—	184	139	44
Lender in South	1 981	1 569	411	324	320	4	1 656	1 249	408
Lender in West	110	95	15	—	—	—	110	95	15
Lender outside United States	134	79	55	—	—	—	134	79	55
Not reported	23	12	11	1	—	1	22	12	10
Property in West Region	2 055	1 732	323	380	377	3	1 675	1 355	320
Lender in Northeast	380	306	74	54	54	—	326	252	74
Lender in North Central	135	119	16	66	63	3	69	56	13
Lender in South	260	257	3	180	180	—	80	77	3
Lender in West	1 258	1 043	215	80	80	—	1 178	963	215
Lender outside United States	3	2	1	—	—	—	3	2	1
Not reported	19	5	14	—	—	—	19	5	14

Servicing of First Mortgage

Holder	5 154	4 293	861	776	762	14	4 378	3 531	847
Agent	2 866	2 387	479	716	710	6	2 149	1 676	473

Holder's Acquisition of First Mortgage

Originated by holder	5 154	4 133	1 021	252	240	11	4 903	3 893	1 010
Purchased from present servicer	969	763	206	125	123	1	844	639	205
Purchased from someone else	1 622	1 541	81	1 059	1 052	8	562	490	73
Not reported	275	242	33	57	57	—	218	185	33

Mortgage Assumption

Lender's permission needed for assumption	3 756	3 058	698	286	279	7	3 470	2 779	691
Lender's permission not needed for assumption	3 303	2 853	450	1 047	1 040	7	2 257	1 813	443
Not reported	960	768	192	160	153	7	800	615	186

Prepayment Penalties

Yes	4 063	3 451	612	1 004	993	11	3 059	2 458	601
No	3 499	2 885	614	397	390	7	3 102	2 495	607
Not reported	458	343	114	91	89	3	366	254	112

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	7 061	5 822	1 239	1 427	1 408	19	5 634	4 413	1 220
Less than 40 percent	244	117	128	1	1	—	243	116	128
40 to 49 percent	316	184	133	7	7	—	309	177	133
50 to 59 percent	446	212	233	8	8	—	438	204	233
60 to 69 percent	623	463	160	80	78	2	543	385	158
70 to 79 percent	879	747	132	44	43	1	835	704	131
80 to 89 percent	1 229	940	289	226	218	8	1 003	722	281
90 to 94 percent	761	747	14	261	261	—	500	486	14
95 to 99 percent	462	454	8	155	154	1	307	300	7
100 percent or more	1 047	1 005	43	374	369	5	673	636	37
Not reported	1 054	954	100	270	269	2	783	685	98
Median	84	88	65	94	94	...	81	84	64
Other properties	959	857	101	65	64	2	893	794	100

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	7 061	5 822	1 239	1 427	1 408	19	5 634	4 413	1 220
Less than 40 percent	129	117	13	1	1	—	128	116	13
40 to 49 percent	194	184	11	7	7	—	188	177	11
50 to 59 percent	254	212	42	8	8	—	246	204	42
60 to 69 percent	620	463	157	78	78	—	542	385	157
70 to 79 percent	961	747	214	43	43	—	917	704	214
80 to 89 percent	1 114	940	174	219	218	1	895	722	173
90 to 94 percent	792	747	45	268	261	7	524	486	39
95 to 99 percent	532	454	78	157	154	3	375	300	75
100 percent or more	1 410	1 005	405	376	369	7	1 035	636	399
Not reported	1 054	954	100	270	269	2	783	685	98
Median	88	88	88	94	94	...	85	84	87
Other properties	959	857	101	65	64	2	893	794	100

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	942	685	257	59	59	—	882	626	257
20 to 29 percent	580	470	110	76	73	3	504	397	107
30 to 39 percent	1 022	781	241	100	96	4	923	686	237
40 to 49 percent	1 153	924	230	139	138	2	1 014	786	228
50 to 59 percent	827	730	97	145	143	1	682	587	96
60 to 69 percent	852	731	122	157	156	1	695	574	121
70 to 79 percent	479	358	121	122	121	1	356	237	120
80 to 89 percent	428	421	7	169	168	1	259	253	6
90 to 99 percent	193	180	14	83	82	2	110	98	12
100 percent or more	141	139	2	73	72	1	68	67	1
Not reported	1 401	1 261	140	368	364	4	1 033	897	136
Median	47	48	40	63	63	...	44	46	40

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	725	685	40	59	59	—	666	626	40
20 to 29 percent	662	470	193	76	73	3	587	397	190
30 to 39 percent	919	781	137	100	96	4	819	686	133
40 to 49 percent	1 141	924	218	139	138	2	1 002	786	216
50 to 59 percent	875	730	145	143	143	—	732	587	145
60 to 69 percent	870	731	139	157	156	1	712	574	138
70 to 79 percent	403	358	45	124	121	2	279	237	43
80 to 89 percent	573	421	152	169	168	1	404	253	151
90 to 99 percent	228	180	48	83	82	2	145	98	47
100 percent or more	222	139	83	73	72	1	149	67	82
Not reported	1 401	1 261	140	368	364	4	1 033	897	136
Median	49	48	51	63	63	...	47	46	51

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	7 990	6 651	1 339	1 492	1 472	20	6 498	5 179	1 319
Interest and principal	7 468	6 164	1 304	1 492	1 472	20	5 976	4 692	1 284
Fully amortized	5 517	4 618	898	1 450	1 431	19	4 067	3 187	880
Partially amortized	1 951	1 546	405	42	41	1	1 909	1 505	404
Principal only	3	2	1	—	—	—	3	2	1
Fully amortized	—	—	—	—	—	—	—	—	—
Partially amortized	3	2	1	—	—	—	3	2	1
Interest only	518	484	34	—	—	—	518	484	34
No regular payments required	30	29	1	—	—	—	30	29	1

Items Included in First Mortgage Payment

Regular payments of both interest and principal	7 468	6 164	1 304	1 492	1 472	20	5 976	4 692	1 284
Real estate taxes and property insurance	3 054	2 599	455	1 265	1 252	13	1 789	1 347	442
With no other items	1 473	1 121	352	16	15	1	1 457	1 106	350
With other items	1 582	1 478	104	1 249	1 237	12	333	241	92
Real estate taxes only	1 350	1 048	302	36	36	—	1 314	1 012	302
Property insurance only	7	6	1	1	1	—	6	5	1
Other combinations or no other items	3 057	2 512	545	190	183	7	2 867	2 328	538
No regular payments of interest and principal	551	515	36	—	—	—	551	515	36

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	7 990	6 651	1 339	1 492	1 472	20	6 498	5 179	1 319
Less than \$60	2 032	1 601	430	263	261	2	1 768	1 340	428
\$60 to \$79	1 469	1 126	343	263	262	1	1 206	864	342
\$80 to \$99	1 663	1 382	281	418	409	8	1 245	973	273
\$100 to \$149	1 878	1 673	205	363	356	7	1 515	1 317	198
\$150 to \$199	644	602	42	124	124	—	520	478	42
\$200 to \$249	183	163	21	31	29	2	152	133	19
\$250 to \$299	54	46	8	10	10	—	44	36	8
\$300 to \$399	51	44	7	19	19	—	31	25	7
\$400 to \$499	10	9	1	2	2	—	9	8	1
\$500 to \$599	3	3	—	—	—	—	3	3	—
\$600 to \$699	1	1	—	—	—	—	1	1	—
\$700 to \$799	—	—	—	—	—	—	—	—	—
\$800 or more	2	1	1	—	—	—	2	1	1
Median	\$86	\$89	\$74	\$91	\$90	...	\$84	\$88	\$74
Mean	\$94	\$96	\$84	\$100	\$100	...	\$92	\$95	\$84
No regular payments required	30	29	1	—	—	—	30	29	1

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	7 990	6 651	1 339	1 492	1 472	20	6 498	5 179	1 319
Less than \$60	1 763	1 601	161	262	261	1	1 501	1 340	160
\$60 to \$79	1 357	1 126	231	263	262	1	1 094	864	230
\$80 to \$99	1 614	1 382	231	415	409	5	1 199	973	226
\$100 to \$149	2 150	1 673	476	366	356	9	1 784	1 317	467
\$150 to \$199	730	602	128	125	124	1	605	478	127
\$200 to \$249	202	163	39	31	29	2	171	133	38
\$250 to \$299	80	46	34	10	10	—	70	36	34
\$300 to \$399	61	44	18	19	19	—	42	25	18
\$400 to \$499	27	9	18	2	2	—	26	8	18
\$500 to \$599	3	3	—	—	—	—	3	3	—
\$600 to \$699	1	1	—	—	—	—	1	1	—
\$700 to \$799	—	—	—	—	—	—	—	—	—
\$800 or more	2	1	1	—	—	—	2	1	1
Median	\$91	\$89	\$105	\$91	\$90	...	\$91	\$88	\$105
Mean	\$99	\$96	\$117	\$100	\$100	...	\$99	\$95	\$117
No regular payments required	30	29	1	—	—	—	30	29	1

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	7 990	6 651	1 339	1 492	1 472	20	6 498	5 179	1 319
Current or ahead of schedule	7 407	6 108	1 298	1 389	1 369	20	6 018	4 739	1 278
Delinquent (30 days or more)	285	253	31	54	54	—	230	199	31
1 to 3 payments	103	88	15	11	11	—	92	77	15
4 or more payments	182	165	16	43	43	—	139	122	16
Foreclosure in process	61	72	9	33	33	—	48	39	9
Foreclosure not in process	98	90	8	8	8	—	90	82	8
Not reported	3	3	—	2	2	—	1	1	—
No regular payments required	298	289	9	49	49	—	250	240	9
	30	29	1	—	—	—	30	29	1

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	6 864	5 826	1 038	1 454	1 434	20	5 409	4 391	1 018
Less than \$100	654	586	69	169	167	2	486	418	67
\$100 to \$199	1 929	1 566	363	372	368	4	1 557	1 198	359
\$200 to \$299	2 034	1 703	331	413	404	9	1 621	1 299	322
\$300 to \$399	977	822	155	198	197	1	779	625	153
\$400 to \$499	391	351	41	92	92	—	299	258	41
\$500 to \$599	268	240	29	113	109	3	156	130	26
\$600 to \$699	118	115	4	17	17	—	101	97	4
\$700 to \$799	83	82	1	14	14	—	69	68	1
\$800 to \$899	78	49	28	7	7	—	71	43	28
\$900 to \$999	38	38	—	5	5	—	34	34	—
\$1,000 to \$1,499	100	97	3	19	19	—	82	79	3
\$1,500 or more	48	41	6	36	35	2	11	7	5
Not reported	144	136	8	—	—	—	144	136	8
Median	\$238	\$241	\$225	\$245	\$245	...	\$236	\$239	\$224
Acquired 1980 and 1981 (part)	1 156	854	302	38	38	—	1 118	816	302

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
Less than 20 percent	762	571	192	84	83	1	678	488	191
20 to 29 percent	1 289	1 118	172	210	204	7	1 079	914	165
30 to 39 percent	1 665	1 306	360	199	196	3	1 466	1 110	357
40 to 49 percent	1 008	871	137	230	230	—	778	640	137
50 to 59 percent	570	547	23	234	234	—	336	313	23
60 to 69 percent	317	278	38	108	107	1	208	171	37
70 to 79 percent	102	100	3	43	40	3	59	59	—
80 to 89 percent	52	51	1	10	10	—	17	17	—
90 to 99 percent	27	26	1	15	16	—	16	16	—
100 percent or more	239	220	19	66	66	—	172	153	19
Not reported or not computed	475	403	72	81	78	3	394	325	69
Median	36	37	33	45	45	...	34	35	33
Other properties	1 513	1 191	322	191	190	2	1 322	1 002	320

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
Less than 20 percent	632	571	61	83	83	—	549	488	61
20 to 29 percent	1 226	1 118	109	210	204	7	1 016	914	102
30 to 39 percent	1 549	1 306	243	197	196	1	1 351	1 110	242
40 to 49 percent	1 083	871	212	232	230	1	851	640	211
50 to 59 percent	712	547	166	236	234	2	477	313	164
60 to 69 percent	326	278	48	107	107	—	219	171	48
70 to 79 percent	141	100	41	44	40	4	97	59	38
80 to 89 percent	85	51	35	35	33	1	51	17	33
90 to 99 percent	30	26	5	10	10	—	20	16	5
100 percent or more	247	220	27	66	66	—	181	153	27
Not reported or not computed	475	403	72	81	78	3	394	325	69
Median	37	37	43	45	45	...	36	35	43
Other properties	1 513	1 191	322	191	190	2	1 322	1 002	320

Real Estate Tax Per \$1,000 Value

Acquired before 1980	6 864	5 826	1 038	1 454	1 434	20	5 409	4 391	1 018
Less than \$10	2 140	1 779	361	453	445	8	1 687	1 334	353
\$10 to \$14	1 480	1 167	313	259	257	2	1 221	910	311
\$15 to \$19	697	563	134	119	116	3	579	447	131
\$20 to \$24	505	484	21	127	127	—	378	356	21
\$25 to \$29	134	120	14	30	28	2	104	91	13
\$30 to \$39	174	169	5	21	21	—	154	148	5
\$40 to \$49	20	20	—	2	2	—	18	18	—
\$50 to \$59	45	45	—	12	12	—	33	33	—
\$60 or more	57	25	32	4	4	—	54	22	32
Not reported or not computed	\$1611	\$1453	\$158	\$428	\$422	\$6	\$1183	\$1031	\$152
Median	12	12	11	11	11	...	12	12	11
Acquired 1980 and 1981 (part)	1 156	854	302	38	38	—	1 118	816	302

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
Less than 5 percent	761	649	112	146	144	1	615	505	110
5 to 9 percent	2 924	2 463	462	483	474	9	2 441	1 988	452
10 to 14 percent	1 293	1 013	280	258	257	1	1 035	756	279
15 to 19 percent	413	375	38	140	137	3	273	238	35
20 to 24 percent	179	145	34	63	61	2	116	84	32
25 to 29 percent	80	76	4	24	24	—	55	52	4
30 to 34 percent	14	14	—	7	7	—	7	7	—
35 to 39 percent	38	38	—	3	3	—	35	35	—
40 percent or more	237	222	15	96	96	—	141	126	15
Not reported or not computed	568	494	74	81	78	3	487	416	72
Median	9	9	9	10	10	...	9	8	9
Other properties	1 513	1 191	322	191	190	2	1 322	1 002	320

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
Less than 20 percent	19	9	10	—	—	—	19	9	10
20 to 29 percent	168	165	4	10	10	—	158	154	4
30 to 39 percent	202	147	56	14	14	—	188	133	56
40 to 49 percent	742	650	92	37	37	—	705	613	92
50 to 59 percent	1 358	1 208	150	87	83	4	1 271	1 125	146
60 to 69 percent	1 326	1 174	152	326	323	3	1 001	851	149
70 to 79 percent	785	507	277	177	175	1	608	332	276
80 to 89 percent	365	310	55	133	131	3	231	179	52

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 250,000 to 999,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980²—Con.		
90 to 99 percent	289	239
100 to 109 percent	155	143
110 percent or more	548	462
Not reported or not computed	548	474
Median	64	63
Other properties	1 513	1 191

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's		
1,000,000 or more	8 019	6 679
250,000 to 999,999	8 019	6 679
50,000 to 249,999	—	—
10,000 to 49,999	—	—
Less than 10,000 and rural	—	—
Outside SMSA's		
10,000 or more	—	—
2,500 to 9,999	—	—
Less than 2,500 and rural	—	—

Number of Housing Units

50 to 74 housing units	2 428	1 871
75 to 99 housing units	1 262	1 032
100 to 149 housing units	1 658	1 493
150 to 199 housing units	1 109	959
200 to 299 housing units	984	868
300 to 499 housing units	468	358
500 to 999 housing units	102	90
1,000 or more housing units	7	7

Number of Buildings

1 building	2 355	1 963
2 to 4 buildings	1 136	933
5 or more buildings	3 439	2 932
Not reported	1 089	851

Manner of Acquisition

By purchase		
Placed one new mortgage	7 910	6 572
Placed two or more new mortgages	5 576	5 222
Assumed mortgage(s) already on property	437	152
Assumed mortgage already on property and placed new mortgage	1 241	1 013
All cash	585	118
Borrowed other than with mortgage	60	57
Other	10	10
Inheritance or gift	72	72
Other	11	9
Not reported	27	27

Source of Downpayment³

Properties purchased 1975 to 1981 (part)		
Cash	4 226	3 319
Sale of stock for this project	3 237	2 482
Sale of previously owned stock, shares or other securities	122	74
Sale of land or other real estate	33	32
Owner's cash, bank deposits, share accounts, or bonds	484	284
Borrowing other than mortgage on this property	2 055	1 655
Other cash source or source not reported	238	194
Noncash	306	244
Land used for structure(s) on this property	277	217
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	38	34
Other noncash source or no downpayment	10	7
Not reported	229	176
Other properties	925	785

Land and Building Acquisition

During same 12-month period	6 605	5 347
Acquired land previously	1 168	1 115
Land not owned by building owner	183	164
Not reported	64	52

Year Property Acquired

1979 to 1981 (part)	2 027	1 453
1977 and 1978	1 455	1 207
1975 and 1976	747	662
1970 to 1974	2 016	1 753
1965 to 1969	987	841
1960 to 1964	477	459
1959 or earlier	309	305

Year Structure Built

1979 to March 1980	306	242
1977 and 1978	499	463
1975 and 1976	320	285
1970 to 1974	2 406	2 027
1960 to 1969	2 728	2 209
1950 to 1959	484	382
1940 to 1949	264	243
1939 or earlier	841	681
Not reported	171	148

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
289	239	50	128	128	—	161	111	50
155	143	12	60	60	—	95	83	12
548	462	86	247	242	5	301	220	81
548	474	74	82	79	3	466	395	72
64	63	70	78	78	...	60	59	70
1 513	1 191	322	191	190	2	1 322	1 002	320
PROPERTY CHARACTERISTICS								
Location by Size of Place								
Inside SMSA's								
1,000,000 or more	8 019	6 679	1 492	1 472	20	6 527	5 207	1 320
250,000 to 999,999	8 019	6 679	1 492	1 472	20	6 527	5 207	1 320
50,000 to 249,999	—	—	—	—	—	—	—	—
10,000 to 49,999	—	—	—	—	—	—	—	—
Less than 10,000 and rural	—	—	—	—	—	—	—	—
Outside SMSA's								
10,000 or more	—	—	—	—	—	—	—	—
2,500 to 9,999	—	—	—	—	—	—	—	—
Less than 2,500 and rural	—	—	—	—	—	—	—	—
Number of Housing Units								
50 to 74 housing units	2 428	1 871	265	265	—	2 163	1 606	557
75 to 99 housing units	1 262	1 032	154	154	—	1 108	878	230
100 to 149 housing units	1 658	1 493	428	424	4	1 230	1 069	161
150 to 199 housing units	1 109	959	275	270	5	834	689	145
200 to 299 housing units	984	868	269	264	5	715	605	110
300 to 499 housing units	468	358	80	76	4	389	282	106
500 to 999 housing units	102	90	18	17	1	84	74	10
1,000 or more housing units	7	7	3	3	—	4	4	—
Number of Buildings								
1 building	2 355	1 963	386	377	10	1 969	1 587	382
2 to 4 buildings	1 136	933	135	131	4	1 001	802	199
5 or more buildings	3 439	2 932	782	778	4	2 657	2 154	503
Not reported	1 089	851	188	186	2	900	665	236
Manner of Acquisition								
By purchase								
Placed one new mortgage	7 910	6 572	1 483	1 463	20	6 427	5 109	1 318
Placed two or more new mortgages	5 576	5 222	1 317	1 305	12	4 258	3 917	341
Assumed mortgage(s) already on property	437	152	2	—	2	436	152	283
Assumed mortgage already on property and placed new mortgage	1 241	1 013	140	135	4	1 102	878	224
All cash	585	118	7	4	2	579	114	465
Borrowed other than with mortgage	60	57	18	18	—	42	39	3
Other	10	10	—	—	—	10	10	—
Inheritance or gift	72	72	—	—	—	72	72	—
Other	11	9	6	6	—	5	3	2
Not reported	27	27	3	3	—	24	24	—
Source of Downpayment³								
Properties purchased 1975 to 1981 (part)								
Cash	4 226	3 319	404	399	5	3 822	2 920	901
Sale of stock for this project	3 237	2 482	281	275	5	2 956	2 207	750
Sale of previously owned stock, shares or other securities	122	74	9	9	—	113	65	48
Sale of land or other real estate	33	32	1	1	—	32	30	1
Owner's cash, bank deposits, share accounts, or bonds	484	284	6	6	—	477	277	200
Borrowing other than mortgage on this property	2 055	1 655	210	206	4	1 845	1 449	396
Other cash source or source not reported	238	194	19	18	1	219	177	42
Noncash	306	244	36	36	—	270	208	62
Land used for structure(s) on this property	277	217	61	61	—	217	156	60
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	38	34	15	15	—	23	18	5
Other noncash source or no downpayment	10	7	—	—	—	10	7	2
Not reported	229	176	45	45	—	184	131	53
Other properties	925	785	82	82	—	843	703	140
Land and Building Acquisition	3 794	3 360	1 088	1 073	15	2 706	2 287	419
During same 12-month period								
Acquired land previously	6 605	5 347	1 092	1 077	15	5 513	4 270	1 243
Land not owned by building owner	1 168	1 115	377	375	2	792	740	51
Not reported	183	164	15	13	3	167	152	16
Year Property Acquired	64	52	8	7	2	56	45	10
1979 to 1981 (part)								
1977 and 1978	2 027	1 453	116	115	1	1 911	1 338	573
1975 and 1976	1 455	1 207	193	193	—	1 262	1 014	248
1970 to 1974	747	662	95	91	4	652	571	81
1965 to 1969	2 016	1 753	704	695	9	1 312	1 058	254
1960 to 1964	987	841	246	245	1	741	596	145
1959 or earlier	477	459	97	92	5	381	367	14
Year Structure Built	309	305	41	41	—	268	264	4
1979 to March 1980								
1977 and 1978	306	242	31	31	—	275	212	63
1975 and 1976	499	463	125	125	—	375	338	37
1970 to 1974	320	285	69	69	—	251	216	35
1960 to 1969	2 406	2 027	621	612	9	1 785	1 415	370
1950 to 1959	2 728	2 209	415	405	10	2 313	1 803	509
1940 to 1949	484	382	71	71	—	413	312	102
1939 or earlier	264	243	29	29	—	235	214	22
Not reported	841	681	111	110	1	730	571	159
Other properties	171	148	21	21	—	150	127	23

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ³Detail does not add to total because owners reported more than one source.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) —	3 480	2 657	823	309	308	1	3 171	2 350	821
Less than \$5,000	204	144	60	—	—	—	204	144	60
\$5,000 to \$9,999	209	138	71	2	2	—	207	136	71
\$10,000 to \$14,999	977	645	332	19	19	—	958	626	332
\$15,000 to \$19,999	741	594	147	66	65	1	675	529	146
\$20,000 to \$24,999	489	406	84	66	66	—	423	340	84
\$25,000 to \$29,999	277	218	60	84	84	—	193	133	60
\$30,000 to \$34,999	65	56	9	9	9	—	56	46	9
\$35,000 to \$39,999	50	50	—	8	8	—	42	42	—
\$40,000 to \$49,999	50	37	13	3	3	—	47	34	13
\$50,000 to \$59,999	4	4	—	—	—	—	4	4	—
\$60,000 to \$79,999	12	8	3	3	3	—	9	5	3
\$80,000 to \$99,999	4	4	—	—	—	—	4	4	—
\$100,000 to \$149,999	2	2	—	2	2	—	—	—	—
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	397	353	44	48	48	—	349	305	44
Median	\$16000	\$16900	\$13900	\$23300	\$23400	...	\$15300	\$16100	\$13900
Other properties	4 539	4 022	518	1 183	1 164	19	3 356	2 858	499

Value

Less than \$200,000	33	33	—	—	—	—	33	33	—
\$200,000 to \$299,999	28	7	22	1	1	—	27	6	22
\$300,000 to \$399,999	40	10	30	—	—	—	40	10	30
\$400,000 to \$499,999	65	62	4	—	—	—	65	62	4
\$500,000 to \$999,999	869	662	207	123	123	—	746	539	207
\$1,000,000 to \$1,499,999	926	665	261	56	56	—	870	610	261
\$1,500,000 to \$1,999,999	988	837	151	106	106	—	881	731	151
\$2,000,000 to \$2,999,999	1 021	899	121	213	213	—	808	686	121
\$3,000,000 to \$3,999,999	817	685	132	149	145	4	669	540	129
\$4,000,000 to \$4,999,999	480	422	58	98	95	2	382	326	56
\$5,000,000 or more	1 350	1 136	215	379	369	10	972	767	205
Not reported	1 401	1 261	140	368	364	4	1 033	897	136
Median	\$2351900	\$2481200	\$1755600	\$3424300	\$3379800	...	\$2102800	\$2239900	\$1728900
Mean	\$3326100	\$3412500	\$2935800	\$4579800	\$4515500	...	\$3069600	\$3129000	\$2853200

Value Per Housing Unit

Less than \$5,000	140	118	22	13	13	—	127	105	22
\$5,000 to \$9,999	405	331	74	44	44	—	361	287	74
\$10,000 to \$14,999	1 045	902	143	144	144	—	901	759	143
\$15,000 to \$19,999	1 539	1 084	454	241	239	2	1 297	945	452
\$20,000 to \$24,999	1 200	1 004	195	148	146	1	1 052	858	194
\$25,000 to \$29,999	1 066	935	131	218	215	3	848	720	160
\$30,000 to \$34,999	468	406	63	114	111	3	354	294	60
\$35,000 to \$39,999	153	117	36	43	39	4	110	78	32
\$40,000 to \$49,999	297	249	48	73	73	—	224	176	48
\$50,000 to \$59,999	116	103	13	40	40	—	76	63	13
\$60,000 to \$79,999	114	102	12	32	29	3	82	74	9
\$80,000 to \$99,999	37	27	9	—	—	—	37	27	9
\$100,000 to \$149,999	31	31	—	14	14	—	17	17	—
\$150,000 or more	8	8	—	2	2	—	6	6	—
Not reported	1 401	1 261	140	368	364	4	1 033	897	136
Median	\$20800	\$21400	\$19000	\$24100	\$23900	...	\$20300	\$20900	\$18900
Mean	\$23500	\$23900	\$21400	\$26500	\$26400	...	\$22800	\$23300	\$21200

Monthly Rental Receipts Per Housing Unit

Acquired before 1980?	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
Less than \$60	113	108	5	8	8	—	105	99	5
\$60 to \$79	19	19	—	4	4	—	15	15	—
\$80 to \$99	22	19	3	7	7	—	15	12	3
\$100 to \$119	117	85	33	25	25	—	93	60	33
\$120 to \$149	335	279	56	163	159	4	172	120	52
\$150 to \$199	1 398	1 171	226	384	383	1	1 013	788	225
\$200 to \$249	1 831	1 555	276	320	317	3	1 511	1 238	273
\$250 to \$299	1 284	1 109	174	163	162	1	1 121	948	173
\$300 to \$349	498	379	118	65	59	5	433	320	113
\$350 to \$399	204	179	25	27	27	—	176	152	25
\$400 to \$449	57	54	3	30	30	—	27	24	3
\$450 to \$499	57	50	6	9	8	2	48	43	5
\$500 or more	98	77	21	15	15	—	82	62	21
No rental receipts	—	—	—	—	—	—	—	—	—
Not reported	475	403	72	81	78	3	394	325	69
Median	\$228	\$228	\$227	\$203	\$202	...	\$233	\$234	\$227
Mean	\$286	\$284	\$312	\$273	\$272	...	\$292	\$286	\$312
Other properties	1 513	1 191	322	191	190	2	1 322	1 002	320

Purchase Price as Percent of Value

Acquired by purchase	7 910	6 572	1 338	1 483	1 463	20	6 427	5 109	1 318
Purchased 1977 to 1981 (part)	3 480	2 657	823	309	308	1	3 171	2 350	821
Less than 80 percent	1 350	983	367	74	74	—	1 275	908	367
80 to 89 percent	636	448	188	87	87	—	549	361	188
90 to 94 percent	246	186	60	23	23	—	222	163	60
95 to 99 percent	127	120	7	4	4	—	124	117	7
100 percent or more	476	350	125	48	48	—	427	302	125
Not reported	646	570	76	72	71	1	573	499	75
Median	81	81	80	85	85	...	80	80	80

*Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2k. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 250,000 to 999,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	2 719	2 372	347	799	786	13	1 920	1 586	334
Less than 60 percent	765	670	95	118	116	3	647	555	92
60 to 79 percent	668	550	117	133	132	1	535	419	116
80 to 89 percent	212	185	27	93	91	2	119	94	25
90 to 99 percent	151	142	9	85	85	—	66	57	9
100 percent or more	162	158	4	105	103	2	57	55	—
Not reported	761	665	95	264	259	4	497	406	91
Median	66	67	65	82	82	...	62	62	65
Purchased 1969 or earlier	1 711	1 543	168	375	369	6	1 336	1 173	162
Less than 40 percent	290	260	29	26	23	3	264	237	27
40 to 59 percent	313	277	36	46	44	2	267	233	34
60 to 79 percent	284	223	61	28	28	—	255	194	61
80 to 99 percent	91	86	5	37	37	—	55	49	5
100 percent or more	53	53	—	18	18	—	35	35	—
Not reported	680	644	37	220	218	2	460	425	35
Median	54	54	...	64	66	...	53	52	...
Not acquired by purchase	110	107	2	9	9	—	101	98	2

Rental Receipts as Percent of Value

Acquired before 1980²

Less than 5 percent	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
5 to 9 percent	194	175	19	60	60	—	133	114	19
10 to 14 percent	860	727	133	305	299	6	555	429	127
15 to 19 percent	2 078	1 732	346	328	324	4	1 750	1 409	342
20 to 24 percent	1 043	809	234	167	165	2	876	644	232
25 to 29 percent	339	313	26	27	27	—	312	287	26
30 to 39 percent	197	188	9	59	59	—	138	129	9
40 percent or more	88	86	3	11	11	—	77	74	3
Not reported or not computed	120	71	49	12	12	—	108	59	49
Median	1 587	1 387	200	332	326	6	1 255	1 061	194
Other properties	13	13	14	12	12	...	14	14	14
Other properties	1 513	1 191	322	191	190	2	1 322	1 002	320

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²

Less than 1.0 percent	6 506	5 488	1 018	1 301	1 282	19	5 205	4 206	1 000
1.0 to 2.9 percent	1 351	1 187	164	413	408	4	939	779	160
3.0 to 4.9 percent	1 265	1 128	137	304	298	5	962	830	132
5.0 to 6.9 percent	1 053	890	163	260	257	2	793	632	160
7.0 to 8.9 percent	733	568	165	55	53	1	678	514	164
9.0 to 10.9 percent	408	348	60	29	29	—	379	319	60
11.0 to 12.9 percent	371	299	72	35	33	2	336	266	70
13.0 to 14.9 percent	87	74	13	6	6	—	80	67	13
15.0 percent or more	106	75	30	7	7	—	98	68	30
Not reported or not computed	343	274	69	58	58	—	285	216	69
Median	789	644	144	134	130	4	654	514	140
Other properties	3.5	3.2	4.7	2.1	2.1	...	3.9	3.7	4.7
Other properties	1 513	1 191	322	191	190	2	1 322	1 002	320

OWNER CHARACTERISTICS

Type of Owner

Individual	1 657	1 237	420	100	100	—	1 557	1 137	420
Partnership	4 684	3 959	724	839	827	12	3 844	3 132	712
Real estate corporation	822	694	128	163	163	—	659	531	128
Real estate investment trust	88	80	8	8	8	—	80	72	8
Financial institution	17	14	3	—	—	—	17	14	3
Housing cooperative organization	217	216	1	137	137	—	80	79	1
Church or church-related institution	203	189	14	111	108	3	91	80	11
Other	290	259	30	132	126	5	158	133	25
Not reported	43	31	12	2	2	—	40	28	12

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

50-or-more-housing-unit properties -----

PROPERTY CHARACTERISTICS**Location by Size of Place**

Inside SMSA's -----	12 031	865	11 166
1,000,000 or more -----	—	—	—
250,000 to 999,999 -----	—	—	—
50,000 to 249,999 -----	12 031	865	11 166
10,000 to 49,999 -----	—	—	—
Less than 10,000 and rural -----	—	—	—
Outside SMSA's -----	—	—	—
10,000 or more -----	—	—	—
2,500 to 9,999 -----	—	—	—
Less than 2,500 and rural -----	—	—	—

Number of Housing Units

50 to 74 housing units -----	3 715	377	3 338
75 to 99 housing units -----	1 902	79	1 824
100 to 149 housing units -----	2 909	169	2 740
150 to 199 housing units -----	1 447	108	1 339
200 to 299 housing units -----	1 428	84	1 344
300 to 499 housing units -----	498	35	463
500 to 999 housing units -----	114	13	101
1,000 or more housing units -----	18	—	18

Number of Buildings

1 building -----	3 440	420	3 019
2 to 4 buildings -----	2 288	128	2 160
5 or more buildings -----	4 471	245	4 226
Not reported -----	1 832	71	1 761

Manner of Acquisition

By purchase -----	11 717	661	11 055
Placed one new mortgage -----	7 995	368	7 628
Placed two or more new mortgages -----	695	10	684
Assumed mortgage(s) already on property -----	1 977	45	1 932
Assumed mortgage already on property and placed new mortgage -----	723	3	719
All cash -----	273	199	73
Borrowed other than with mortgage -----	55	36	19
Inheritance or gift -----	86	78	8
Other -----	82	77	5
Not reported -----	146	49	97

Source of Downpayment¹

Properties purchased 1975 to 1981 (part) -----	5 852	149	5 703
Cash -----	4 883	157	4 727
Sale of stock for this project -----	121	—	121
Sale of previously owned stock, shares or other securities -----	73	—	73
Sale of land or other real estate -----	581	7	574
Owner's cash, bank deposits, share accounts, or bonds -----	3 098	76	3 022
Borrowing other than mortgage on this property -----	547	51	496
Other cash source or source not reported -----	464	23	441
Noncash -----	434	6	428
Land used for structure(s) on this property -----	156	3	153
Fees (builder's, contractor's, architect's, lawyer's, engineer's) -----	49	—	49
Other noncash source or no downpayment -----	229	3	226
Not reported -----	1 186	10	1 176
Other properties -----	6 179	716	5 463

Land and Building Acquisition

During same 12-month period -----	9 448	639	8 809
Acquired land previously -----	2 148	203	1 945
Land not owned by building owner -----	195	9	186
Not reported -----	240	14	226

Year Property Acquired

1979 to 1981 (part) -----	2 174	110	2 064
1977 and 1978 -----	2 334	60	2 275
1975 and 1976 -----	1 465	96	1 370
1970 to 1974 -----	3 074	79	2 995
1965 to 1969 -----	1 684	70	1 613
1960 to 1964 -----	573	33	541
1959 or earlier -----	727	417	309

Year Structure Built

1979 to March 1980 -----	276	3	273
1977 and 1978 -----	898	11	886
1975 and 1976 -----	735	30	705
1970 to 1974 -----	3 674	77	3 597
1960 to 1969 -----	4 027	134	3 893
1950 to 1959 -----	782	167	615
1940 to 1949 -----	380	126	254
1939 or earlier -----	782	299	482
Not reported -----	477	17	460

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part) -----	4 441	104	4 337
Less than \$5,000 -----	103	4	98
\$5,000 to \$9,999 -----	346	41	304
\$10,000 to \$14,999 -----	822	14	808
\$15,000 to \$19,999 -----	1 044	9	1 035
\$20,000 to \$24,999 -----	694	28	666
\$25,000 to \$29,999 -----	520	2	518
\$30,000 to \$34,999 -----	160	1	159

Inside SMSA's, Places of 50,000 to 249,999**PROPERTY CHARACTERISTICS—Con.****Purchase Price Per Housing Unit—Con.**Properties acquired by purchase 1977 to 1981 (part)—
Con.

\$35,000 to \$39,999 -----	122	—	122
\$40,000 to \$49,999 -----	57	—	55
\$50,000 to \$59,999 -----	7	—	6
\$60,000 to \$79,999 -----	7	—	7
\$80,000 to \$99,999 -----	1	—	1
\$100,000 to \$149,999 -----	1	—	1
\$150,000 or more -----	2	—	2
Not reported -----	559	3	556
Median -----	\$18200	...	\$18300
Other properties -----	7 590	761	6 829

Value

Less than \$200,000 -----	34	6	28
\$200,000 to \$299,999 -----	73	19	55
\$300,000 to \$399,999 -----	54	6	48
\$400,000 to \$499,999 -----	25	1	24
\$500,000 to \$999,999 -----	917	188	729
\$1,000,000 to \$1,499,999 -----	1 214	82	1 132
\$1,500,000 to \$1,999,999 -----	1 379	88	1 291
\$2,000,000 to \$2,999,999 -----	2 017	107	1 910
\$3,000,000 to \$3,999,999 -----	1 248	53	1 194
\$4,000,000 to \$4,999,999 -----	950	37	913
\$5,000,000 or more -----	1 830	99	1 731
Not reported -----	2 289	177	2 112
Median -----	\$2582500	\$1738900	\$2639300
Mean -----	\$3294800	\$2628400	\$3345400

Value Per Housing Unit

Less than \$5,000 -----	152	30	122
\$5,000 to \$9,999 -----	422	90	332
\$10,000 to \$14,999 -----	1 214	171	1 044
\$15,000 to \$19,999 -----	1 848	118	1 729
\$20,000 to \$24,999 -----	1 987	76	1 911
\$25,000 to \$29,999 -----	1 548	52	1 496
\$30,000 to \$34,999 -----	1 135	75	1 060
\$35,000 to \$39,999 -----	509	47	462
\$40,000 to \$49,999 -----	576	13	563
\$50,000 to \$59,999 -----	156	2	155
\$60,000 to \$79,999 -----	128	5	123
\$80,000 to \$99,999 -----	32	10	23
\$100,000 to \$149,999 -----	7	—	7
\$150,000 or more -----	28	—	28
Not reported -----	2 289	177	2 112
Median -----	\$23100	\$17300	\$23400
Mean -----	\$25000	\$20300	\$25400

Monthly Rental Receipts Per Housing Unit

Acquired before 1980? -----	10 329	698	9 631
Less than \$60 -----	176	25	151
\$60 to \$79 -----	89	8	81
\$80 to \$99 -----	150	43	107
\$100 to \$119 -----	118	46	72
\$120 to \$149 -----	475	58	418
\$150 to \$199 -----	1 888	97	1 791
\$200 to \$249 -----	2 477	104	2 373
\$250 to \$299 -----	2 088	133	1 955
\$300 to \$349 -----	1 014	21	993
\$350 to \$399 -----	526	17	509
\$400 to \$449 -----	177	12	165
\$450 to \$499 -----	98	3	96
\$500 or more -----	102	3	99
No rental receipts -----	11	11	—
Not reported -----	938	116	821
Median -----	\$236	\$204	\$238
Mean -----	\$281	\$241	\$284
Other properties -----	1 702	167	1 535

Purchase Price as Percent of Value

Acquired by purchase -----	11 717	661	11 055
Purchased 1977 to 1981 (part) -----	4 441	104	4 337
Less than 80 percent -----	1 895	50	1 845
80 to 89 percent -----	612	7	605
90 to 94 percent -----	306	1	305
95 to 99 percent -----	224	23	201
100 percent or more -----	484	17	468
Not reported -----	919	6	913
Median -----	80—	...	80—
Purchased 1970 to 1976 -----	4 465	116	4 349
Less than 60 percent -----	1 457	56	1 400
60 to 79 percent -----	945	19	927
80 to 89 percent -----	354	4	350
90 to 99 percent -----	192	22	169
100 percent or more -----	263	9	254
Not reported -----	1 255	6	1 249
Median -----	63	...	63
Purchased 1969 or earlier -----	2 811	442	2 369
Less than 40 percent -----	634	205	428
40 to 59 percent -----	596	25	572
60 to 79 percent -----	283	22	261
80 to 99 percent -----	147	3	144
100 percent or more -----	105	8	97
Not reported -----	1 045	178	867
Median -----	48	40—	51
Not acquired by purchase -----	314	203	111

¹Detail does not add to total because owners reported more than one source.²excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 11. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

Acquired before 1980 ²	10 329	698	9 631
Less than 5 percent	398	37	361
5 to 9 percent	1 512	107	1 404
10 to 14 percent	3 652	140	3 512
15 to 19 percent	1 375	86	1 289
20 to 24 percent	440	38	402
25 to 29 percent	250	8	242
30 to 39 percent	107	30	77
40 percent or more	158	46	112
Not reported or not computed	2 437	205	2 232
Median	13	14	13
Other properties	1 702	167	1 535

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	10 329	698	9 631
Less than 1.0 percent	2 749	153	2 597
1.0 to 2.9 percent	1 640	99	1 541
3.0 to 4.9 percent	1 565	73	1 492
5.0 to 6.9 percent	721	39	683
7.0 to 8.9 percent	470	27	444
9.0 to 10.9 percent	560	41	519
11.0 to 12.9 percent	208	12	196
13.0 to 14.9 percent	187	4	183
15.0 percent or more	789	53	735
Not reported or not computed	1 439	198	1 241
Median	3.1	3.0	3.1
Other properties	1 702	167	1 535

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	10 922	777	10 145
Less than \$100	887	163	724
\$100 to \$199	2 961	172	2 789
\$200 to \$299	2 662	119	2 543
\$300 to \$399	1 383	68	1 315
\$400 to \$499	1 022	73	950
\$500 to \$599	743	47	696
\$600 to \$699	412	68	345
\$700 to \$799	190	9	181
\$800 to \$899	104	2	102
\$900 to \$999	80	—	80
\$1,000 to \$1,499	67	3	64
\$1,500 or more	23	—	23
Not reported	386	53	333
Median	\$253	\$223	\$255
Acquired 1980 and 1981 (part)	1 109	88	1 021

Real Estate Tax Per \$1,000 Value

Acquired before 1980	10 922	777	10 145
Less than \$10	3 700	247	3 453
\$10 to \$14	1 797	64	1 733
\$15 to \$19	922	81	841
\$20 to \$24	683	43	639

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

Acquired before 1980—Con.	320	24	296
\$25 to \$29	452	18	433
\$30 to \$39	197	19	177
\$40 to \$49	109	8	101
\$50 to \$59	151	26	125
\$60 or more	2 592	245	2 346
Not reported or not computed	\$11	\$11	\$11
Median	1 109	88	1 021

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	10 329	698	9 631
Less than 5 percent	1 404	90	1 314
5 to 9 percent	3 793	202	3 591
10 to 14 percent	1 785	102	1 683
15 to 19 percent	1 220	77	1 143
20 to 24 percent	423	44	379
25 to 29 percent	70	7	63
30 to 34 percent	108	8	100
35 to 39 percent	52	—	52
40 percent or more	351	36	315
Not reported or not computed	1 123	132	991
Median	9	10	9
Other properties	1 702	167	1 535

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	10 329	698	9 631
Less than 20 percent	232	190	42
20 to 29 percent	338	162	176
30 to 39 percent	438	83	356
40 to 49 percent	1 017	34	984
50 to 59 percent	1 671	25	1 646
60 to 69 percent	1 681	24	1 657
70 to 79 percent	1 233	10	1 223
80 to 89 percent	771	3	768
90 to 99 percent	504	—	504
100 to 109 percent	390	—	390
110 percent or more	846	34	812
Not reported or not computed	1 206	133	1 073
Median	65	26	66
Other properties	1 702	167	1 535

OWNER CHARACTERISTICS

Type of Owner

Individual	2 466	262	2 204
Partnership	6 651	163	6 488
Real estate corporation	1 234	137	1 097
Real estate investment trust	237	23	214
Financial institution	136	101	36
Housing cooperative organization	292	56	237
Church or church-related institution	233	18	215
Other	636	105	531
Not reported	145	—	145

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2I. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

Inside SMSA's, Places of 50,000 to 249,999

50-or-more-housing-unit mortgaged properties -----

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage -----	9 463	9 463	—
2 mortgages -----	1 444	—	1 444
3 or more mortgages -----	259	—	259

Form of Debt of First Mortgage

Mortgage or deed of trust -----	10 326	8 665	1 661
Contract to purchase -----	325	288	37
Wrap-around mortgage -----	515	510	5

Origin of First Mortgage

Mortgage made at time property acquired -----	7 405	6 612	794
Mortgage assumed of time property acquired -----	2 122	1 327	796
Mortgage placed later than acquisition of property -----	1 639	1 524	114
Refinanced mortgage:			
Same lender -----	826	754	72
Different lender -----	643	606	37
Mortgage placed on property owned free and clear of debt -----	170	164	6

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property -----	1 639	1 524	114
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	169	149	20
Secure better terms -----	262	256	6
Provide funds for additions, improvements, or repairs to this property -----	433	416	17
Provide funds for investment in other real estate -----	283	261	21
Provide funds for other types of investments -----	38	38	—
Provide funds for educational or medical expenses -----	126	100	25
Other reasons -----	328	304	24
Not reported -----	—	—	—

Other properties -----

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property -----	640	—	640
Provide funds for additions, improvements or repairs to this property -----	147	—	147
Provide funds for investment in other real estate -----	152	—	152
Provide funds for other types of investments -----	15	—	15
Provide funds for educational or medical expenses -----	—	—	—
Other reasons -----	159	—	159
Not reported -----	169	—	169

Other properties -----

Year First Mortgage Made or Assumed

1979 to 1981 (part) -----	2 312	1 700	612
1977 and 1978 -----	2 761	2 281	480
1975 and 1976 -----	1 415	1 260	155
1970 to 1974 -----	3 151	2 871	280
1965 to 1969 -----	1 167	1 011	156
1960 to 1964 -----	311	290	21
1959 or earlier -----	49	49	—

First Mortgage Loan

Less than \$200,000 -----	379	326	53
\$200,000 to \$299,999 -----	237	167	70
\$300,000 to \$399,999 -----	439	285	155
\$400,000 to \$499,999 -----	501	331	170
\$500,000 to \$999,999 -----	2 688	2 267	421
\$1,000,000 to \$1,499,999 -----	2 103	1 860	243
\$1,500,000 to \$1,999,999 -----	1 644	1 413	231
\$2,000,000 to \$2,999,999 -----	1 320	1 168	152
\$3,000,000 to \$3,999,999 -----	926	805	121
\$4,000,000 to \$4,999,999 -----	401	360	42
\$5,000,000 or more -----	529	483	46
Median -----	\$1318500	\$1364700	\$979800
Mean -----	\$1803500	\$1867000	\$1450700

First Mortgage Outstanding Debt

Less than \$200,000 -----	723	598	124
\$200,000 to \$299,999 -----	577	433	144
\$300,000 to \$399,999 -----	433	275	157
\$400,000 to \$499,999 -----	657	557	100
\$500,000 to \$999,999 -----	2 585	2 176	409
\$1,000,000 to \$1,499,999 -----	1 982	1 760	222
\$1,500,000 to \$1,999,999 -----	1 364	1 150	215
\$2,000,000 to \$2,999,999 -----	1 242	1 081	161
\$3,000,000 to \$3,999,999 -----	814	708	106
\$4,000,000 to \$4,999,999 -----	342	320	22
\$5,000,000 or more -----	446	405	41
Median -----	\$1153600	\$1196700	\$897800
Mean -----	\$1629600	\$1685500	\$1318900

Total Mortgage Outstanding Debt

Less than \$200,000 -----	645	598	46
\$200,000 to \$299,999 -----	526	433	93
\$300,000 to \$399,999 -----	359	275	84
\$400,000 to \$499,999 -----	644	557	87
\$500,000 to \$999,999 -----	2 559	2 176	384
\$1,000,000 to \$1,499,999 -----	2 015	1 760	254
\$1,500,000 to \$1,999,999 -----	1 415	1 150	265
\$2,000,000 to \$2,999,999 -----	1 338	1 081	257

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
11 166	9 463	1 704	2 225	2 201	24	8 941	7 262	1 679
MORTGAGE CHARACTERISTICS								
Number of Mortgages								
1 mortgage -----	9 463	9 463	—	2 201	—	7 262	7 262	—
2 mortgages -----	1 444	—	1 444	22	—	1 423	—	1 423
3 or more mortgages -----	259	—	259	3	—	256	—	256
Form of Debt of First Mortgage								
Mortgage or deed of trust -----	10 326	8 665	1 661	2 225	2 201	24	8 101	6 464
Contract to purchase -----	325	288	37	—	—	—	325	288
Wrap-around mortgage -----	515	510	5	—	—	—	515	510
Origin of First Mortgage								
Mortgage made at time property acquired -----	7 405	6 612	794	1 888	1 877	11	5 517	4 735
Mortgage assumed of time property acquired -----	2 122	1 327	796	220	211	9	1 903	1 116
Mortgage placed later than acquisition of property -----	1 639	1 524	114	117	114	4	1 521	1 411
Refinanced mortgage:								
Same lender -----	826	754	72	38	38	—	788	716
Different lender -----	643	606	37	49	48	1	593	558
Mortgage placed on property owned free and clear of debt -----	170	164	6	30	28	2	140	136
Purpose of First Mortgage Placed Later Than Acquisition of Property								
Mortgages placed later than acquisition of property -----	1 639	1 524	114	117	114	4	1 521	1 411
Renew or extend loan that had fallen due, without increasing the outstanding balance -----	169	149	20	1	1	—	168	148
Secure better terms -----	262	256	6	7	7	—	255	249
Provide funds for additions, improvements, or repairs to this property -----	433	416	17	52	52	—	381	364
Provide funds for investment in other real estate -----	283	261	21	5	5	—	278	256
Provide funds for other types of investments -----	38	38	—	—	—	—	38	38
Provide funds for educational or medical expenses -----	126	100	25	9	9	—	117	91
Other reasons -----	328	304	24	43	40	4	285	265
Not reported -----	—	—	—	—	—	—	—	—
Other properties -----	9 528	7 939	1 589	2 108	2 087	20	7 420	5 851
Purpose of Second Mortgage Placed Later Than Acquisition of Property								
Second mortgages placed later than acquisition of property -----	640	—	640	17	—	17	623	—
Provide funds for additions, improvements or repairs to this property -----	147	—	147	8	—	8	139	—
Provide funds for investment in other real estate -----	152	—	152	—	—	—	152	—
Provide funds for other types of investments -----	15	—	15	—	—	—	15	—
Provide funds for educational or medical expenses -----	—	—	—	—	—	—	—	—
Other reasons -----	159	—	159	4	—	4	155	—
Not reported -----	169	—	169	5	—	5	163	—
Other properties -----	1 063	—	1 063	7	—	7	1 056	—
Year First Mortgage Made or Assumed								
1979 to 1981 (part) -----	2 312	1 700	612	179	174	5	2 134	1 526
1977 and 1978 -----	2 761	2 281	480	441	434	8	2 319	1 848
1975 and 1976 -----	1 415	1 260	155	207	204	3	1 208	1 056
1970 to 1974 -----	3 151	2 871	280	1 036	1 028	8	2 115	1 843
1965 to 1969 -----	1 167	1 011	156	267	267	—	900	744
1960 to 1964 -----	311	290	21	52	50	1	260	240
1959 or earlier -----	49	49	—	44	44	—	4	—
First Mortgage Loan								
Less than \$200,000 -----	379	326	53	54	54	—	325	272
\$200,000 to \$299,999 -----	237	167	70	—	—	—	237	167
\$300,000 to \$399,999 -----	439	285	155	5	5	—	434	280
\$400,000 to \$499,999 -----	501	331	170	—	—	—	501	331
\$500,000 to \$999,999 -----	2 688	2 267	421	193	193	—	2 495	2 074
\$1,000,000 to \$1,499,999 -----	2 103	1 860	243	442	438	4	1 661	1 422
\$1,500,000 to \$1,999,999 -----	1 644	1 413	231	511	504	6	1 133	908
\$2,000,000 to \$2,999,999 -----	1 320	1 168	152	357	355	3	963	814
\$3,000,000 to \$3,999,999 -----	926	805	121	359	356	4	566	449
\$4,000,000 to \$4,999,999 -----	401	360	42	146	143	3	255	217
\$5,000,000 or more -----	529	483	46	159	154	5	370	329
Median -----	\$1318500	\$1364700	\$979800	\$1910700	\$1907500	...	\$1144000	\$1178500
Mean -----	\$1803500	\$1867000	\$1450700	\$2447100	\$2433400	...	\$1643300	\$1695300
First Mortgage Outstanding Debt								
Less than \$200,000 -----	723	598	124	70	70	—	653	529
\$200,000 to \$299,999 -----	577	433	144	23	23	—	554	410
\$300,000 to \$399,999 -----	433	275	157	1	1	—	432	274
\$400,000 to \$499,999 -----	657	557	100	62	62	—	595	495
\$500,000 to \$999,999 -----	2 585	2 176	409	178	175	3	2 407	2 000
\$1,000,000 to \$1,499,999 -----	1 982	1 760	222	470	469	1	1 513	1 291
\$1,500,000 to \$1,999,999 -----	1 364	1 150	215	478	472	6	886	677
\$2,000,000 to \$2,999,999 -----	1 242	1 081	161	345	342	3	897	739
\$3,000,000 to \$3,999,999 -----	814	708	106	334	328	5	481	380
\$4,000,000 to \$4,999,999 -----	342	320	22	126	124	1	216	195
\$5,000,000 or more -----	446	405	41	139	134	5	307	271
Median -----	\$1153600	\$1196700	\$897800	\$1823300	\$1818800	...	\$964600	\$980700
Mean -----	\$1629600	\$1685500	\$1318900	\$2254200	\$2240200	...	\$1474100	\$1517300
Total Mortgage Outstanding Debt								
Less than \$200,000 -----	645	598	46	70	70	—	575	529
\$200,000 to \$299,999 -----	526	433	93	23	23	—	503	410
\$300,000 to \$399,999 -----	359	275	84	1	1	—	358	274
\$400,000 to \$499,999 -----	644	557	87	62	62	—	582	495
\$500,000 to \$999,999 -----	2 559	2 176	384	175	175	—	2 384	2 000
\$1,000,000 to \$1,499,999 -----	2 015	1 760	254	469	469	—	1 546	1 291
\$1,500,000 to \$1,999,999 -----	1 415	1 150	265	480	472	8	935	677
\$2,000,000 to \$2,999,999 -----	1 338	1 081	257	346	342	4	992	739

Table 21. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

\$3,000,000 to \$3,999,999	818	708	110
\$4,000,000 to \$4,999,999	384	320	64
\$5,000,000 or more	463	405	58
Median	\$1210900	\$1196700	\$1308600
Mean	\$1693200	\$1685500	\$1736000

Current Interest Rate on First Mortgage

Less than 5.0 percent	470	455	15
5.0 percent	2	2	—
5.1 to 5.9 percent	307	259	48
6.0 percent	544	416	128
6.1 to 6.9 percent	461	379	82
7.0 percent	945	907	38
7.1 to 7.4 percent	159	122	36
7.5 to 7.9 percent	998	931	67
8.0 percent	538	485	53
8.1 to 8.4 percent	547	434	113
8.5 to 8.9 percent	1 711	1 533	178
9.0 percent	696	566	130
9.1 to 9.9 percent	2 055	1 653	402
10.0 percent	418	321	98
10.1 to 11.9 percent	732	558	174
12.0 percent	73	31	42
12.1 to 13.9 percent	235	177	58
14.0 percent or more	276	235	41
Median	8.7	8.6	9.0

Variable Interest Rate on First Mortgage

Yes, interest rate can be changed	3 068	2 443	625
Rate higher now than when mortgage made	996	729	266
Rate lower now than when mortgage made	57	46	11
Rate unchanged or same now as when mortgage made	1 908	1 574	335
Not reported	107	94	14
No, interest rate cannot be changed	7 950	6 904	1 046
Not reported	148	116	32

Reason for Change in First Mortgage Rate

Interest rate can be changed	3 068	2 443	625
Rate renegotiated periodically	97	79	18
Rate changes tied to market index	390	263	126
When mortgage is assumed	1 569	1 189	380
When payments become delinquent	486	385	101
Other reason	809	741	68
Not reported	64	54	9
Interest rate cannot be changed	7 950	6 904	1 046

Term of First Mortgage

Less than 8 years	565	453	113
8 to 12 years	1 002	883	118
13 to 17 years	1 194	951	243
18 to 22 years	1 416	1 155	261
23 to 27 years	2 468	1 882	586
28 to 32 years	1 697	1 395	302
33 to 37 years	163	139	24
38 or more years	2 543	2 508	35
No stated term	117	96	21
Median	25.7	26.3	23.9

Unexpired Term of First Mortgage

Less than 4 years	585	522	63
4 to 7 years	1 021	891	130
8 to 12 years	1 308	1 123	185
13 to 17 years	1 435	1 244	191
18 to 22 years	1 092	967	125
23 to 27 years	1 077	948	130
28 to 32 years	1 192	1 144	48
33 or more years	1 201	1 183	18
No stated term or not computed	2 254	1 440	814
Median	18.5	19.2	14.8

Graduated Interest and Principal Payments on First Mortgage

Yes, monthly payments can change (other than through change in interest rate)	1 636	1 490	146
Payments increase yearly for first five years of mortgage	15	13	2
Payments increase yearly for first ten years of mortgage	18	18	—
Payments change in some other way	1 397	1 271	126
Not reported	206	188	19
No, monthly payments cannot change	9 251	7 746	1 504
Not reported	279	226	53

Holder of First Mortgage

Commercial bank or trust company	658	583	75
Mutual savings bank	1 208	1 006	202
Savings and loan association	3 254	2 574	680
Life insurance company	2 365	1 801	565
Mortgage company	266	228	37
Federal agency	651	634	17
Federally secured pool	97	89	8
Federal National Mortgage Association	792	785	7
Real estate or construction company	311	298	13
Individual or individual's estate	499	458	42
Other	1 065	1 007	58

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
334	328	5	485	380	105	1021900	\$980700	\$1284700
127	124	3	257	195	62	1551900	\$1517300	\$1701600
139	134	5	324	271	53			
\$1826300	\$1818800	...						
\$2260700	\$2240200	...						
271	271	—	199	184	15			
2	2	—	—	—	—			
103	100	3	204	158	45			
86	86	—	458	330	128			
7	7	—	454	372	82			
697	692	5	247	215	33			
6	6	—	153	117	36			
541	540	2	456	391	65			
49	47	1	490	438	52			
8	8	—	539	426	113			
421	415	6	1 290	1 118	172			
14	14	—	682	552	130			
14	8	5	2 041	1 644	397			
—	—	—	418	321	98			
2	2	—	731	557	174			
—	—	—	73	31	42			
3	1	2	232	176	56			
3	3	—	273	231	41			
7.0	7.0	...	9.0	8.9	9.0			
—	—	—	3 068	2 443	625			
—	—	—	996	729	266			
—	—	—	57	46	11			
—	—	—	1 908	1 574	335			
—	—	—	107	94	14			
2 225	2 201	24	5 725	4 703	1 022			
—	—	—	148	116	32			
—	—	—	3 068	2 443	625			
—	—	—	97	79	18			
—	—	—	390	263	126			
—	—	—	1 569	1 189	380			
—	—	—	486	385	101			
—	—	—	809	741	68			
—	—	—	64	54	9			
2 225	2 201	24	5 725	4 703	1 022			
—	—	—	565	453	113			
—	—	—	1 002	883	118			
—	—	—	1 194	951	243			
64	62	3	1 352	1 093	258			
9	9	—	2 459	1 873	586			
75	66	8	1 623	1 329	294			
108	106	1	56	33	23			
1 970	1 957	12	573	551	22			
—	—	—	117	96	21			
38+	38+	...	23.6	23.5	23.8			
7	7	—	578	515	63			
3	3	—	1 019	889	130			
20	20	—	1 288	1 103	185			
17	17	—	1 418	1 227	191			
55	53	1	1 038	914	124			
209	206	2	869	741	127			
804	797	7	388	347	41			
891	887	5	310	297	13			
220	211	9	2 034	1 229	805			
32.3	32.3	...	15.0	15.1	14.6			
753	743	10	883	747	136			
5	5	—	10	8	2			
16	16	—	2	2	—			
652	644	8	745	627	118			
79	78	1	127	110	17			
1 435	1 421	15	7 815	6 326	1 490			
37	37	—	242	189	53			
94	94	—	564	489	75			
119	116	3	1 040	840	200			
68	65	3	3 135	2 458	677			
65	64	3	2 297	1 735	562			
321	320	1	201	165	36			
72	66	5	330	314	16			
79	78	7	26	23	3			
19	19	—	—	—	—			
—	—	—	292	279	13			
—	—	—	499	458	42			
508	505	3	558	502	55			

¹Detail does not add to total because lenders reported more than one reason

Table 21. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	2 222	1 966	256	550	543	8	1 672	1 423	249
Lender in Northeast	1 875	1 633	242	261	259	1	1 614	1 374	240
Lender in North Central	52	47	5	47	47	—	5	—	5
Lender in South	282	273	9	243	236	6	39	36	3
Lender in West	—	—	—	—	—	—	—	—	—
Lender outside United States	5	5	—	—	—	—	5	5	—
Not reported	8	8	—	—	—	—	8	8	—
Property in North Central Region	1 641	1 466	175	493	491	2	1 148	976	173
Lender in Northeast	285	208	78	33	33	—	252	174	78
Lender in North Central	783	700	83	117	116	1	667	585	82
Lender in South	494	488	6	316	315	1	178	173	5
Lender in West	71	63	8	27	27	—	44	36	8
Lender outside United States	8	8	—	—	—	—	8	8	—
Not reported	—	—	—	—	—	—	—	—	—
Property in South Region	3 453	2 870	583	501	492	9	2 952	2 378	574
Lender in Northeast	1 355	1 066	289	97	93	4	1 258	973	285
Lender in North Central	210	180	30	50	50	—	160	130	30
Lender in South	1 757	1 500	258	338	333	5	1 420	1 166	253
Lender in West	77	75	3	16	16	—	61	59	3
Lender outside United States	22	22	—	—	—	—	22	22	—
Not reported	32	28	4	—	—	—	32	28	4
Property in West Region	3 850	3 161	689	681	675	6	3 169	2 485	683
Lender in Northeast	403	302	101	42	42	—	361	260	101
Lender in North Central	197	145	52	75	75	—	123	71	52
Lender in South	504	493	10	392	389	3	112	104	8
Lender in West	2 711	2 187	523	171	168	3	2 540	2 020	520
Lender outside United States	33	30	3	—	—	—	33	30	3
Not reported	3	3	—	2	2	—	2	2	—

Servicing of First Mortgage

Holder	7 861	6 628	1 233	1 146	1 134	12	6 715	5 494	1 221
Agent	3 305	2 835	470	1 079	1 067	12	2 226	1 768	458

Holder's Acquisition of First Mortgage

Originated by holder	7 225	5 997	1 228	347	335	12	6 878	5 662	1 216
Purchased from present servicer	1 037	790	247	131	130	1	906	660	246
Purchased from someone else	2 523	2 338	185	1 684	1 673	11	839	665	174
Not reported	381	338	43	63	63	—	318	275	43

Mortgage Assumption

Lender's permission needed for assumption	5 353	4 335	1 018	470	461	9	4 883	3 875	1 009
Lender's permission not needed for assumption	4 386	3 887	499	1 595	1 584	11	2 791	2 303	488
Not reported	1 427	1 241	187	161	156	5	1 266	1 084	182

Prepayment Penalties

Yes	6 422	5 492	930	1 667	1 651	16	4 756	3 842	914
No	4 197	3 528	669	506	499	6	3 692	3 029	663
Not reported	546	442	104	53	51	2	494	391	102

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	9 528	7 939	1 589	2 108	2 087	20	7 420	5 851	1 569
Less than 40 percent	393	125	268	3	3	—	390	122	268
40 to 49 percent	331	206	125	63	59	4	268	147	121
50 to 59 percent	362	202	160	11	7	4	351	195	156
60 to 69 percent	743	470	272	30	27	3	713	444	269
70 to 79 percent	1 298	1 035	264	78	76	2	1 221	959	262
80 to 89 percent	1 763	1 566	198	503	501	2	1 261	1 065	196
90 to 94 percent	874	795	79	173	173	—	701	622	79
95 to 99 percent	767	748	19	343	340	3	424	408	16
100 percent or more	1 419	1 371	48	618	617	1	801	754	47
Not reported	1 578	1 422	156	286	284	3	1 291	1 138	154
Median	85	88	66	96	96	...	81	85	66
Other properties	1 639	1 524	114	117	114	4	1 521	1 411	110

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	9 528	7 939	1 589	2 108	2 087	20	7 420	5 851	1 569
Less than 40 percent	140	125	15	3	3	—	137	122	15
40 to 49 percent	219	206	13	59	59	—	160	147	13
50 to 59 percent	248	202	46	7	7	—	241	195	46
60 to 69 percent	702	470	231	31	27	5	671	444	227
70 to 79 percent	1 314	1 035	279	77	76	1	1 237	959	278
80 to 89 percent	1 921	1 566	355	508	501	7	1 413	1 065	348
90 to 94 percent	932	795	138	175	173	2	758	622	136
95 to 99 percent	830	748	82	342	340	1	489	408	81
100 percent or more	1 644	1 371	273	620	617	3	1 024	754	270
Not reported	1 578	1 422	156	286	284	3	1 291	1 138	154
Median	87	88	84	96	96	...	84	85	84
Other properties	1 639	1 524	114	117	114	4	1 521	1 411	110

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	1 127	865	261	97	97	—	1 030	769	261
20 to 29 percent	1 114	800	314	103	103	—	1 011	697	314
30 to 39 percent	1 247	968	280	141	136	5	1 106	832	274
40 to 49 percent	1 565	1 269	296	156	153	3	1 409	1 116	293
50 to 59 percent	1 334	1 065	269	263	255	8	1 072	811	261
60 to 69 percent	889	823	66	224	219	5	665	604	61
70 to 79 percent	858	807	52	276	276	—	582	531	52
80 to 89 percent	393	379	14	153	152	2	240	227	12
90 to 99 percent	315	313	2	207	206	1	108	107	1
100 percent or more	212	212	—	126	126	—	86	86	—
Not reported	2 112	1 962	150	480	479	1	1 632	1 483	149
Median	47	49	37	65	65	...	44	45	37

Table 21. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

Less than 20 percent	932	865	67
20 to 29 percent	979	800	178
30 to 39 percent	1 160	968	192
40 to 49 percent	1 478	1 269	209
50 to 59 percent	1 500	1 065	434
60 to 69 percent	1 053	823	231
70 to 79 percent	963	807	157
80 to 89 percent	419	379	39
90 to 99 percent	339	313	27
100 percent or more	232	212	20
Not reported	2 112	1 962	150
Median	50	49	53

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	11 155	9 457	1 697
Interest and principal	10 715	9 128	1 587
Fully amortized	8 091	6 933	1 159
Partially amortized	2 624	2 195	428
Principal only	4	4	—
Fully amortized	2	2	—
Partially amortized	2	2	—
Interest only	436	325	110
No regular payments required	12	5	6

Items Included in First Mortgage Payment

Regular payments of both interest and principal	10 715	9 128	1 587
Real estate taxes and property insurance	3 645	3 296	349
With no other items	1 293	1 056	236
With other items	2 352	2 240	112
Real estate taxes only	2 083	1 708	375
Property insurance only	50	44	6
Other combinations or no other items	4 938	4 080	858
No regular payments of interest and principal	451	335	116

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	11 155	9 457	1 697
Less than \$60	2 439	1 982	457
\$60 to \$79	1 870	1 510	360
\$80 to \$99	2 056	1 781	275
\$100 to \$149	3 398	2 956	442
\$150 to \$199	895	768	127
\$200 to \$249	329	306	23
\$250 to \$299	114	109	5
\$300 to \$399	37	33	4
\$400 to \$499	9	6	4
\$500 to \$599	6	5	1
\$600 to \$699	—	—	—
\$700 to \$799	1	1	—
\$800 or more	—	—	—
Median	\$92	\$94	\$82
Mean	\$99	\$100	\$91
No regular payments required	12	5	6

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	11 155	9 457	1 697
Less than \$60	2 159	1 982	177
\$60 to \$79	1 750	1 510	240
\$80 to \$99	2 096	1 781	315
\$100 to \$149	3 459	2 956	503
\$150 to \$199	1 046	768	277
\$200 to \$249	442	306	137
\$250 to \$299	128	109	18
\$300 to \$399	42	33	9
\$400 to \$499	15	6	9
\$500 to \$599	6	5	1
\$600 to \$699	—	—	—
\$700 to \$799	12	1	—
\$800 or more	—	—	—
Median	\$96	\$94	\$112
Mean	\$104	\$100	\$128
No regular payments required	12	5	6

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	11 155	9 457	1 697
Current or ahead of schedule	10 420	8 812	1 608
Delinquent (30 days or more)	503	449	54
1 to 3 payments	272	220	52
4 or more payments	231	229	2
Foreclosure in process	44	44	—
Foreclosure not in process	160	157	2
Not reported	28	28	—
No regular payments required	232	197	35
	12	5	6

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
97	97	—	836	769	67	875	697	178
103	103	—	1 023	832	191	1 323	1 116	207
137	136	1	1 245	811	434	1 483	1 227	256
155	153	1	1 684	1 341	343	1 963	1 684	279
255	255	—	2 265	1 841	424	2 632	2 227	405
233	219	14	2 134	1 767	367	2 401	2 077	324
280	276	4	2 077	1 767	310	2 387	2 077	310
153	152	2	1 632	1 483	149	1 881	1 632	249
206	206	—	1 405	1 227	178	1 583	1 405	178
127	126	1	1 055	933	122	1 177	1 055	122
480	479	1	5 477	4 832	645	6 309	5 665	644
65	65	—	47	45	2	53	51	2

Table 2I. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999**MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.****Real Estate Tax Per Housing Unit**

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Acquired before 1980	10 145	8 808	1 337	2 151	2 128	23	7 995	6 680	1 314
Less than \$100	724	656	68	296	291	4	429	364	64
\$100 to \$199	2 789	2 467	322	529	525	4	2 260	1 942	318
\$200 to \$299	2 543	2 171	373	466	459	7	2 078	1 711	366
\$300 to \$399	1 315	1 142	172	364	362	2	951	780	170
\$400 to \$499	950	796	154	208	205	3	742	591	151
\$500 to \$599	696	570	126	129	126	3	567	444	123
\$600 to \$699	345	299	46	38	38	—	306	260	46
\$700 to \$799	181	162	19	49	49	—	132	113	19
\$800 to \$899	102	101	2	24	24	—	78	77	2
\$900 to \$999	80	67	13	22	22	—	58	45	13
\$1,000 to \$1,499	64	61	3	10	10	—	54	51	3
\$1,500 or more	23	23	—	4	4	—	19	19	—
Not reported	333	294	39	11	11	—	321	282	39
Median	\$255	\$252	\$269	\$253	\$253	...	\$255	\$252	\$270
Acquired 1980 and 1981 (part)	1 021	655	366	75	73	2	946	582	365

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	9 625	8 328	1 297	1 946	1 925	21	7 679	6 403	1 276
Less than 20 percent	843	697	146	141	141	—	702	556	146
20 to 29 percent	1 927	1 583	343	247	242	5	1 680	1 341	338
30 to 39 percent	2 018	1 710	308	193	189	4	1 826	1 521	304
40 to 49 percent	1 722	1 474	248	347	342	4	1 376	1 132	244
50 to 59 percent	974	913	61	398	395	2	576	517	59
60 to 69 percent	475	431	44	188	186	2	287	245	42
70 to 79 percent	395	380	15	202	202	—	193	178	15
80 to 89 percent	82	80	1	32	31	1	49	49	—
90 to 99 percent	42	39	3	22	20	1	20	19	1
100 percent or more	328	321	7	94	93	1	234	228	6
Not reported or not computed	821	700	122	84	84	—	737	616	122
Median	38	39	33	50	50	...	36	37	33
Other properties	1 541	1 135	406	279	275	3	1 262	859	403

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage²	9 625	8 328	1 297	1 946	1 925	21	7 679	6 403	1 276
Less than 20 percent	702	697	5	141	141	—	561	556	5
20 to 29 percent	1 809	1 583	226	243	242	1	1 566	1 341	224
30 to 39 percent	1 991	1 710	280	189	189	—	1 802	1 521	280
40 to 49 percent	1 684	1 474	210	353	342	11	1 331	1 132	199
50 to 59 percent	1 134	913	222	398	395	2	737	517	220
60 to 69 percent	540	431	109	188	186	2	353	245	108
70 to 79 percent	443	380	63	202	202	—	241	178	63
80 to 89 percent	105	80	25	32	31	1	73	49	24
90 to 99 percent	64	39	25	23	20	3	41	19	22
100 percent or more	331	321	10	94	93	1	237	228	9
Not reported or not computed	821	700	122	84	84	—	737	616	122
Median	39	39	44	50	50	...	37	37	43
Other properties	1 541	1 135	406	279	275	3	1 262	859	403

Real Estate Tax Per \$1,000 Value

Acquired before 1980	10 145	8 808	1 337	2 151	2 128	23	7 995	6 680	1 314
Less than \$10	3 453	3 004	449	762	755	7	2 691	2 249	442
\$10 to \$14	1 733	1 464	269	319	315	4	1 414	1 149	265
\$15 to \$19	841	620	221	154	146	8	687	474	213
\$20 to \$24	639	537	103	148	147	1	491	390	102
\$25 to \$29	296	275	21	66	66	—	229	208	21
\$30 to \$39	433	381	53	49	49	—	384	331	53
\$40 to \$49	177	144	34	62	62	—	115	82	34
\$50 to \$59	101	101	—	25	25	—	76	76	—
\$60 or more	125	101	25	9	9	—	117	92	25
Not reported or not computed	\$2346	\$2183	\$163	\$556	\$554	\$3	\$1790	\$1630	\$160
Median	11	11	13	11	11	...	11	11	13
Acquired 1980 and 1981 (part)	1 021	655	366	75	73	2	946	582	365

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980²	9 631	8 333	1 297	1 946	1 925	21	7 684	6 408	1 276
Less than 5 percent	1 314	1 170	144	238	237	1	1 076	933	143
5 to 9 percent	3 591	3 118	473	656	645	11	2 935	2 473	463
10 to 14 percent	1 683	1 367	316	379	375	4	1 304	992	312
15 to 19 percent	1 143	1 041	102	330	328	2	813	713	100
20 to 24 percent	379	274	105	89	89	—	290	185	105
25 to 29 percent	63	58	5	16	16	—	47	42	5
30 to 34 percent	100	95	5	2	2	—	98	93	5
35 to 39 percent	52	52	—	—	—	—	52	52	—
40 percent or more	315	301	14	153	149	4	162	152	11
Not reported or not computed	991	858	133	84	84	—	907	774	133
Median	9	9	10	10	11	...	9	9	10
Other properties	1 535	1 129	406	279	275	3	1 257	854	403

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980²	9 631	8 333	1 297	1 946	1 925	21	7 684	6 408	1 276
Less than 20 percent	42	42	—	22	22	—	20	20	—
20 to 29 percent	176	175	2	12	12	—	164	163	2
30 to 39 percent	356	303	53	13	13	—	343	290	53
40 to 49 percent	984	892	92	75	75	—	909	817	92
50 to 59 percent	1 646	1 394	252	136	131	5	1 509	1 263	247
60 to 69 percent	1 657	1 418	239	246	242	4	1 411	1 176	235
70 to 79 percent	1 223	1 011	212	356	353	3	867	658	209
80 to 89 percent	768	654	114	177	176	1	590	478	113

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 21. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of 50,000 to 249,999

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980¹—Con.

90 to 99 percent	504	395	109
100 to 109 percent	390	354	36
110 percent or more	812	767	46
Not reported or not computed	1 073	929	144
Median	66	66	67
Other properties	1 535	1 129	406

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	11 166	9 463	1 704
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	11 166	9 463	1 704
10,000 to 49,999	—	—	—
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

50 to 74 housing units	3 338	2 756	582
75 to 99 housing units	1 824	1 561	263
100 to 149 housing units	2 740	2 399	341
150 to 199 housing units	1 339	1 129	210
200 to 299 housing units	1 344	1 114	230
300 to 499 housing units	463	406	58
500 to 999 housing units	101	82	19
1,000 or more housing units	18	17	1

Number of Buildings

1 building	3 019	2 615	404
2 to 4 buildings	2 160	1 880	280
5 or more buildings	4 226	3 557	669
Not reported	1 761	1 411	350

Manner of Acquisition

By purchase	11 055	9 356	1 700
Placed one new mortgage	7 628	7 149	479
Placed two or more new mortgages	684	291	394
Assumed mortgage(s) already on property	1 932	1 559	373
Assumed mortgage already on property and placed new mortgage	719	269	451
All cash	73	72	1
Borrowed other than with mortgage	19	16	2
Inheritance or gift	8	6	2
Other	5	4	1
Not reported	97	97	—

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)	5 703	4 509	1 194
Cash	4 727	3 616	1 111
Sale of stock for this project	121	110	11
Sale of previously owned stock, shares or other securities	73	62	12
Sale of land or other real estate	574	408	167
Owner's cash, bank deposits, share accounts, or bonds	3 022	2 411	611
Borrowing other than mortgage on this property	496	332	164
Other cash source or source not reported	441	293	148
Noncash	428	349	79
Land used for structure(s) on this property	153	145	8
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	49	49	—
Other noncash source or no downpayment	226	154	71
Not reported	1 176	989	186
Other properties	5 463	4 954	510

Land and Building Acquisition

During same 12-month period	8 809	7 228	1 582
Acquired land previously	1 945	1 845	100
Land not owned by building owner	186	169	18
Not reported	226	222	4

Year Property Acquired

1979 to 1981 (part)	2 064	1 451	613
1977 and 1978	2 275	1 842	433
1975 and 1976	1 370	1 222	148
1970 to 1974	2 995	2 695	300
1965 to 1969	1 613	1 435	179
1960 to 1964	541	511	29
1959 or earlier	309	308	2

Year Structure Built

1979 to March 1980	273	239	34
1977 and 1978	886	794	92
1975 and 1976	705	618	87
1970 to 1974	3 597	3 049	549
1960 to 1969	3 893	3 285	608
1950 to 1959	615	436	179
1940 to 1949	254	218	36
1939 or earlier	482	389	94
Not reported	460	435	25

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
214	214	—	—	290	181	109	290	181	109
229	226	3	—	161	128	33	161	128	33
333	327	5	—	480	439	41	480	439	41
133	133	—	—	940	796	144	940	796	144
83	83	—	—	63	62	67	63	62	67
...
3	3	—	—	1 257	854	403	1 257	854	403
2 225	2 201	24	—	8 941	7 262	1 679	8 941	7 262	1 679
—	—	—	—	—	—	—	—	—	—
2 225	2 201	24	—	8 941	7 262	1 679	8 941	7 262	1 679
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
366	366	—	—	2 971	2 389	582	2 971	2 389	582
327	325	3	—	1 496	1 236	260	1 496	1 236	260
710	705	5	—	2 030	1 694	336	2 030	1 694	336
430	423	8	—	909	706	202	909	706	202
302	296	6	—	1 042	818	224	1 042	818	224
65	64	2	—	398	342	56	398	342	56
23	21	2	—	78	61	18	78	61	18
1	1	—	—	17	16	1	17	16	1
550	539	11	—	2 469	2 076	393	2 469	2 076	393
391	388	3	—	1 769	1 491	278	1 769	1 491	278
1 027	1 020	7	—	3 198	2 536	662	3 198	2 536	662
257	253	4	—	1 505	1 158	347	1 505	1 158	347
2 223	2 200	23	—	8 833	7 156	1 677	8 833	7 156	1 677
1 897	1 888	9	—	5 730	5 261	469	5 730	5 261	469
25	23	2	—	659	267	392	659	267	392
258	256	2	—	1 674	1 303	371	1 674	1 303	371
13	6	7	—	706	263	444	706	263	444
27	27	—	—	46	45	1	46	45	1
2	—	2	—	16	16	—	16	16	—
—	—	—	—	8	6	2	8	6	2
3	1	1	—	3	3	—	3	3	—
—	—	—	—	97	97	—	97	97	—
777	761	15	—	4 926	3 748	1 179	4 926	3 748	1 179
595	580	15	—	4 132	3 036	1 096	4 132	3 036	1 096
55	55	—	—	66	55	11	66	55	11
2	2	—	—	71	59	12	71	59	12
18	15	3	—	556	393	164	556	393	164
418	410	8	—	2 604	2 001	603	2 604	2 001	603
41	39	2	—	454	293	161	454	293	161
61	59	2	—	380	234	146	380	234	146
93	93	—	—	336	256	79	336	256	79
59	59	—	—	95	87	8	95	87	8
22	22	—	—	27	27	—	27	27	—
12	12	—	—	214	142	71	214	142	71
156	156	—	—	1 020	834	186	1 020	834	186
1 449	1 439	9	—	4 015	3 514	500	4 015	3 514	500
1 583	1 563	20	—	7 226	5 665	1 561	7 226	5 665	1 561
596	591	4	—	1 349	1 253	96	1 349	1 253	96
22	22	—	—	164	147	18	164	147	18
24	24	—	—	201	198	4	201	198	4
210	205	5	—	1 854	1 246	609	1 854	1 246	609
348	340	8	—	1 927	1 502	425	1 927	1 502	425
219	216	3	—	1 151	1 005	145	1 151	1 005	145
1 049	1 042	6	—	1 946	1 652	294	1 946	1 652	294
258	256	1	—	1 356	1 178	177	1 356	1 178	177
82	81	1	—	458	430	28	458	430	28
60	60	—	—	249	248	2	249	248	2
116	116	—	—	157	123	34	157	123	34
273	273	—	—	614	521	92	614	521	92
160	157	3	—	545	461	84	545	461	84
1 013	1 002	11	—	2 585	2 047	538	2 585	2 047	538
358	349	8	—	3 535	2 936	599	3 535	2 936	599
69	69	—	—	546	367	179	546	367	179
69	69	—	—	186	150	36	186	150	36
51	49	3	—	431	340	91	431	340	91
118	118	—	—	342	317	25	342	317	25

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ²Detail does not add to total because owners reported more than one source.

Table 21. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) -----	4 337	3 292	1 046	557	545	12	3 780	2 747	1 033
Less than \$5,000 -----	98	97	1	22	22	—	77	76	1
\$5,000 to \$9,999 -----	304	163	141	10	10	—	295	153	141
\$10,000 to \$14,999 -----	808	608	200	60	57	2	748	551	198
\$15,000 to \$19,999 -----	1 035	830	205	94	90	4	941	740	201
\$20,000 to \$24,999 -----	666	509	157	117	117	—	548	391	157
\$25,000 to \$29,999 -----	518	376	142	158	154	4	360	222	137
\$30,000 to \$34,999 -----	159	125	34	40	38	2	119	87	32
\$35,000 to \$39,999 -----	122	76	46	11	11	—	111	65	46
\$40,000 to \$49,999 -----	55	46	9	2	2	—	53	44	9
\$50,000 to \$59,999 -----	6	6	—	—	—	—	6	6	—
\$60,000 to \$79,999 -----	7	2	5	—	—	—	7	2	5
\$80,000 to \$99,999 -----	1	1	—	—	—	—	1	1	—
\$100,000 to \$149,999 -----	—	—	—	—	—	—	—	—	—
\$150,000 or more -----	2	—	2	—	—	—	2	—	2
Not reported -----	556	452	104	44	44	—	512	408	104
Median -----	\$18300	\$18300	\$18100	\$23100	\$23100	...	\$17700	\$17600	\$18100
Other properties -----	6 829	6 171	658	1 668	1 656	12	5 161	4 515	646

Value

Less than \$200,000 -----	28	28	—	—	—	—	28	28	—
\$200,000 to \$299,999 -----	55	48	7	—	—	—	55	48	7
\$300,000 to \$399,999 -----	48	48	—	—	—	—	48	48	—
\$400,000 to \$499,999 -----	24	19	5	4	4	—	20	15	5
\$500,000 to \$999,999 -----	729	544	186	124	124	—	605	419	186
\$1,000,000 to \$1,499,999 -----	1 132	906	226	81	81	—	1 051	825	226
\$1,500,000 to \$1,999,999 -----	1 291	1 135	156	198	198	—	1 093	937	156
\$2,000,000 to \$2,999,999 -----	1 910	1 626	283	344	337	7	1 566	1 289	277
\$3,000,000 to \$3,999,999 -----	1 194	957	238	326	321	5	868	635	233
\$4,000,000 to \$4,999,999 -----	913	730	183	285	284	1	628	447	182
\$5,000,000 or more -----	1 731	1 461	270	384	373	11	1 347	1 087	259
Not reported -----	2 112	1 962	150	480	479	1	1 632	1 483	149
Median -----	\$2639300	\$2629400	\$2696100	\$3375500	\$3365000	...	\$2482000	\$2441500	\$2670300
Mean -----	\$3345400	\$3363000	\$3260300	\$3749000	\$3716000	...	\$3249000	\$3257800	\$3215700

Value Per Housing Unit

Less than \$5,000 -----	122	116	7	11	11	—	111	104	7
\$5,000 to \$9,999 -----	332	251	81	28	28	—	304	223	81
\$10,000 to \$14,999 -----	1 044	833	210	216	216	—	827	617	210
\$15,000 to \$19,999 -----	1 729	1 509	220	347	340	7	1 382	1 170	213
\$20,000 to \$24,999 -----	1 911	1 568	343	314	313	1	1 597	1 255	342
\$25,000 to \$29,999 -----	1 496	1 246	250	298	294	4	1 198	952	246
\$30,000 to \$34,999 -----	1 060	868	192	219	213	6	841	655	185
\$35,000 to \$39,999 -----	462	371	91	136	132	5	325	239	86
\$40,000 to \$49,999 -----	563	478	85	101	101	—	462	377	85
\$50,000 to \$59,999 -----	155	98	57	30	30	—	125	68	57
\$60,000 to \$79,999 -----	123	108	16	36	36	—	88	72	16
\$80,000 to \$99,999 -----	23	23	—	3	3	—	20	20	—
\$100,000 to \$149,999 -----	7	5	2	5	5	—	2	—	2
\$150,000 or more -----	28	28	—	—	—	—	28	28	—
Not reported -----	2 112	1 962	150	480	479	1	1 632	1 483	149
Median -----	\$23400	\$23300	\$23800	\$24300	\$24200	...	\$23200	\$23100	\$23700
Mean -----	\$25400	\$25400	\$25200	\$26100	\$26100	...	\$25200	\$25200	\$25200

Monthly Rental Receipts Per Housing Unit

Acquired before 1980² -----	9 631	8 333	1 297	1 946	1 925	21	7 684	6 408	1 276
Less than \$60 -----	151	148	3	72	71	1	79	77	2
\$60 to \$79 -----	81	81	—	18	18	—	63	63	—
\$80 to \$99 -----	107	107	—	8	8	—	99	99	—
\$100 to \$119 -----	72	69	3	11	11	—	61	58	3
\$120 to \$149 -----	418	389	29	207	205	3	210	184	26
\$150 to \$199 -----	1 791	1 594	197	670	669	1	1 122	925	196
\$200 to \$249 -----	2 373	1 996	377	384	379	5	1 989	1 616	373
\$250 to \$299 -----	1 955	1 635	320	228	224	4	1 727	1 411	316
\$300 to \$349 -----	993	841	153	120	113	7	873	728	145
\$350 to \$399 -----	509	448	61	72	72	—	437	377	61
\$400 to \$449 -----	165	141	24	26	26	—	139	114	24
\$450 to \$499 -----	96	92	4	4	4	—	91	87	4
\$500 or more -----	99	95	4	42	42	—	57	53	4
No rental receipts -----	—	—	—	—	—	—	—	—	—
Not reported -----	821	700	122	84	84	—	737	616	122
Median -----	\$238	\$236	\$247	\$196	\$196	...	\$246	\$246	\$247
Mean -----	\$284	\$278	\$320	\$264	\$264	...	\$289	\$283	\$321
Other properties -----	1 535	1 129	406	279	275	3	1 257	854	403

Purchase Price as Percent of Value

Acquired by purchase -----	11 055	9 356	1 700	2 223	2 200	23	8 833	7 156	1 677
Purchased 1977 to 1981 (part) -----	4 337	3 292	1 046	557	545	12	3 780	2 747	1 033
Less than 80 percent -----	1 845	1 403	441	187	187	—	1 658	1 216	441
80 to 89 percent -----	605	410	195	108	101	7	497	309	188
90 to 94 percent -----	305	228	77	50	49	1	255	180	76
95 to 99 percent -----	201	138	63	38	36	2	164	102	61
100 percent or more -----	468	347	121	95	92	3	372	254	118
Not reported -----	913	765	148	79	79	—	834	686	148
Median -----	80—	80—	80	85	85	...	80—	80—	80

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 21. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—Con.**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of 50,000 to 249,999

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

Purchased 1970 to 1976	4 349	3 901	448
Less than 60 percent	1 400	1 222	179
60 to 79 percent	927	819	108
80 to 89 percent	350	303	47
90 to 99 percent	169	130	39
100 percent or more	254	243	11
Not reported	1 249	1 185	64
Median	63	63	63
Purchased 1969 or earlier	2 369	2 163	206
Less than 40 percent	428	389	39
40 to 59 percent	572	520	52
60 to 79 percent	261	190	71
80 to 99 percent	144	142	2
100 percent or more	97	94	4
Not reported	867	828	39
Median	51	51	57
Not acquired by purchase	111	107	4

Rental Receipts as Percent of Value

Acquired before 1980²

Less than 5 percent	9 631	8 333	1 297
5 to 9 percent	361	350	11
10 to 14 percent	1 404	1 225	180
15 to 19 percent	3 512	2 969	543
20 to 24 percent	1 289	1 062	227
25 to 29 percent	402	346	56
30 to 39 percent	242	169	73
40 percent or more	77	72	5
Not reported or not computed	112	104	8
Median	2 232	2 037	195
Other properties	13	13	13

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980²

Less than 1.0 percent	9 631	8 333	1 297
1.0 to 2.9 percent	2 597	2 423	174
3.0 to 4.9 percent	1 541	1 339	202
5.0 to 6.9 percent	1 492	1 175	317
7.0 to 8.9 percent	683	556	127
9.0 to 10.9 percent	444	381	63
11.0 to 12.9 percent	519	429	90
13.0 to 14.9 percent	196	160	36
15.0 percent or more	183	143	40
Not reported or not computed	735	655	80
Median	1 241	1 074	168
Other properties	3.1	2.8	4.2

OWNER CHARACTERISTICS

Type of Owner

Individual	2 204	1 830	373
Partnership	6 488	5 499	989
Real estate investment trust	1 097	948	149
Financial institution	214	195	18
Housing cooperative organization	36	36	—
Church or church-related institution	237	231	6
Other	215	211	5
Not reported	531	403	128
Median	145	110	35

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
1 267	1 257	9	3 083	2 643	439	3 083	2 643	439
222	222	—	1 178	1 000	179	1 178	1 000	179
264	261	3	663	558	105	663	558	105
152	152	—	198	151	47	198	151	47
35	33	2	134	97	37	134	97	37
165	163	2	89	80	9	89	80	9
428	426	3	820	759	61	820	759	61
75	75	...	60—	60—	62	60—	60—	62
399	397	1	1 970	1 766	205	1 970	1 766	205
27	27	—	401	362	39	401	362	39
126	124	1	446	396	50	446	396	50
33	33	—	228	157	71	228	157	71
36	36	—	108	106	2	108	106	2
28	28	—	69	66	4	69	66	4
149	149	—	718	679	39	718	679	39
56	56	...	50	49	57	50	49	57
3	1	1	108	106	2	108	106	2
1 946	1 925	21	7 684	6 408	1 276	7 684	6 408	1 276
190	188	3	171	162	9	171	162	9
411	410	1	993	815	178	993	815	178
636	625	11	2 876	2 344	532	2 876	2 344	532
212	207	5	1 076	855	222	1 076	855	222
40	40	—	362	307	56	362	307	56
7	7	—	235	163	73	235	163	73
21	21	—	56	51	5	56	51	5
20	20	—	92	84	8	92	84	8
409	408	1	1 823	1 629	194	1 823	1 629	194
11	11	...	13	13	13	13	13	13
279	275	3	1 257	854	403	1 257	854	403
1 946	1 925	21	7 684	6 408	1 276	7 684	6 408	1 276
880	876	4	1 717	1 547	170	1 717	1 547	170
272	269	3	1 269	1 070	199	1 269	1 070	199
188	186	1	1 304	989	316	1 304	989	316
123	115	8	559	441	119	559	441	119
73	70	4	370	311	59	370	311	59
80	80	—	439	348	90	439	348	90
11	11	—	185	149	36	185	149	36
20	20	—	163	123	40	163	123	40
125	124	1	610	531	79	610	531	79
174	174	—	1 068	900	168	1 068	900	168
1.0	1.0—	...	3.5	3.3	4.2	3.5	3.3	4.2
279	275	3	1 257	854	403	1 257	854	403
116	116	—	2 087	1 714	373	2 087	1 714	373
1 457	1 444	13	5 031	4 055	976	5 031	4 055	976
166	163	3	931	785	146	931	785	146
5	5	—	208	190	18	208	190	18
3	3	—	33	33	—	33	33	—
97	95	2	139	135	4	139	135	4
142	141	1	73	70	3	73	70	3
195	190	5	336	213	123	336	213	123
43	43	—	102	67	35	102	67	35

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1m. Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981

(Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of Less Than 50,000 and Rural

50-or-more-housing-unit properties

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	17 427	700	16 727
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	—	—	—
10,000 to 49,999	10 858	420	10 438
Less than 10,000 and rural	6 569	280	6 289

Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

50 to 74 housing units	5 294	228	5 066
75 to 99 housing units	2 810	104	2 705
100 to 149 housing units	3 933	86	3 847
150 to 199 housing units	2 077	85	1 992
200 to 299 housing units	2 085	123	1 963
300 to 499 housing units	979	50	929
500 to 999 housing units	240	24	216
1,000 or more housing units	9	—	9

Number of Buildings

1 building	3 694	163	3 531
2 to 4 buildings	2 487	79	2 408
5 or more buildings	8 928	287	8 640
Not reported	2 319	170	2 148

Manner of Acquisition

By purchase	17 047	489	16 558
Placed one new mortgage	12 200	210	11 991
Placed two or more new mortgages	740	10	730
Assumed mortgage(s) already on property	2 420	61	2 360
Assumed mortgage already on property and placed new mortgage	1 271	7	1 264
All cash	341	140	301
Borrowed other than with mortgage	74	61	14
Inheritance or gift	28	16	12
Other	134	97	37
Not reported	218	98	120

Source of Downpayment¹

Properties purchased 1975 to 1981 (part)	8 787	196	8 592
Cash	7 614	165	7 450
Sale of stock for this project	279	4	275
Sale of previously owned stock, shares or other securities	131	9	122
Sale of land or other real estate	688	6	682
Owner's cash, bank deposits, share accounts, or bonds	5 057	71	4 986
Borrowing other than mortgage on this property	714	40	674
Other cash source or source not reported	746	36	710
Noncash	729	5	725
Land used for structure(s) on this property	323	—	323
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	116	—	116
Other noncash source or no downpayment	290	5	286
Not reported	1 298	41	1 258
Other properties	8 640	504	8 136

Land and Building Acquisition

During same 12-month period	13 221	536	12 684
Acquired land previously	3 427	101	3 325
Land not owned by building owner	320	36	284
Not reported	460	26	434

Year Property Acquired

1979 to 1981 (part)	3 856	99	3 756
1977 and 1978	3 280	91	3 188
1975 and 1976	1 748	80	1 669
1970 to 1974	4 696	113	4 583
1965 to 1969	2 449	99	2 350
1960 to 1964	857	74	783
1959 or earlier	542	144	398

Year Structure Built

1979 to March 1980	845	4	841
1977 and 1978	1 491	28	1 463
1975 and 1976	1 083	15	1 068
1970 to 1974	5 790	202	5 588
1960 to 1969	6 112	173	5 939
1950 to 1959	653	72	581
1940 to 1949	336	86	250
1939 or earlier	411	109	303
Not reported	707	13	694

Purchase Price Per Housing Unit

Properties acquired by purchase 1977 to 1981 (part)	7 074	150	6 925
Less than \$5,000	128	25	103
\$5,000 to \$9,999	246	25	221
\$10,000 to \$14,999	1 162	13	1 149
\$15,000 to \$19,999	1 560	10	1 550
\$20,000 to \$24,999	1 326	16	1 310
\$25,000 to \$29,999	775	8	766
\$30,000 to \$34,999	377	1	376

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit—Con.

Properties acquired by purchase 1977 to 1981 (part)—Con.

\$35,000 to \$39,999	56	2	55
\$40,000 to \$49,999	74	—	74
\$50,000 to \$59,999	28	—	28
\$60,000 to \$79,999	6	—	6
\$80,000 to \$99,999	18	—	18
\$100,000 to \$149,999	3	—	3
\$150,000 or more	18	—	18
Not reported	1 298	49	1 249
Median	\$19300	...	\$19400
Other properties	10 353	550	9 803

Value

Less than \$200,000	22	1	21
\$200,000 to \$299,999	32	15	17
\$300,000 to \$399,999	38	7	31
\$400,000 to \$499,999	82	37	45
\$500,000 to \$999,999	967	33	934
\$1,000,000 to \$1,499,999	2 148	93	2 055
\$1,500,000 to \$1,999,999	1 819	34	1 786
\$2,000,000 to \$2,999,999	3 088	79	3 009
\$3,000,000 to \$3,999,999	1 776	81	1 695
\$4,000,000 to \$4,999,999	1 032	38	995
\$5,000,000 or more	2 800	93	2 707
Not reported	3 623	190	3 433
Median	\$2581100	\$2441300	\$2584700
Mean	\$3414300	\$2927700	\$3432900

Value Per Housing Unit

Less than \$5,000	107	36	71
\$5,000 to \$9,999	366	77	289
\$10,000 to \$14,999	1 607	89	1 519
\$15,000 to \$19,999	2 936	122	2 814
\$20,000 to \$24,999	2 905	73	2 832
\$25,000 to \$29,999	2 579	47	2 532
\$30,000 to \$34,999	1 498	14	1 484
\$35,000 to \$39,999	608	22	586
\$40,000 to \$49,999	590	12	578
\$50,000 to \$59,999	301	14	288
\$60,000 to \$79,999	169	4	165
\$80,000 to \$99,999	90	1	89
\$100,000 to \$149,999	48	—	48
\$150,000 or more	—	—	—
Not reported	3 623	190	3 433
Median	\$23200	\$17200	\$23500
Mean	\$25000	\$19200	\$25200

Monthly Rental Receipts Per Housing Unit

Acquired before 1980 ²	14 791	530	14 261
Less than \$60	281	27	254
\$60 to \$79	99	1	98
\$80 to \$99	46	17	29
\$100 to \$119	143	12	131
\$120 to \$149	476	6	470
\$150 to \$199	2 108	51	2 057
\$200 to \$249	3 465	109	3 356
\$250 to \$299	3 054	80	2 975
\$300 to \$349	1 773	43	1 730
\$350 to \$399	828	13	815
\$400 to \$449	403	6	397
\$450 to \$499	69	—	69
\$500 or more	241	12	230
No rental receipts	30	26	4
Not reported	1 774	126	1 647
Median	\$248	\$234	\$249
Mean	\$248	\$269	\$296
Other properties	2 636	170	2 467

Purchase Price as Percent of Value

Acquired by purchase	17 047	489	16 558
Purchased 1977 to 1981 (part)	7 074	150	6 925
Less than 80 percent	2 266	40	2 226
80 to 89 percent	1 196	1	1 195
90 to 94 percent	533	5	527
95 to 99 percent	330	—	330
100 percent or more	973	50	923
Not reported	1 778	54	1 724
Median	83	...	83
Purchased 1970 to 1976	6 327	126	6 201
Less than 60 percent	1 671	33	1 638
60 to 79 percent	1 399	20	1 379
80 to 89 percent	668	16	652
90 to 99 percent	265	2	263
100 percent or more	197	1	196
Not reported	2 127	54	2 073
Median	66	...	66
Purchased 1969 or earlier	3 646	214	3 432
Less than 40 percent	576	67	509
40 to 59 percent	714	27	687
60 to 79 percent	531	44	486
80 to 99 percent	166	2	164
100 percent or more	102	6	97
Not reported	1 557	68	1 489
Median	53	...	53
Not acquired by purchase	380	211	169

¹Detail does not add to total because owners reported more than one source.²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 1m. **Mortgage Status, Rental and Vacant 50-or-More-Housing-Unit Properties: 1981—Con.**

[Number of properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Rental Receipts as Percent of Value

Acquired before 1980 ²	14 791	530	14 261
Less than 5 percent	438	7	431
5 to 9 percent	1 848	47	1 802
10 to 14 percent	4 625	112	4 513
15 to 19 percent	2 182	79	2 102
20 to 24 percent	795	42	753
25 to 29 percent	330	10	320
30 to 39 percent	152	7	145
40 percent or more	208	23	185
Not reported or not computed	4 213	204	4 010
Median	13	15	13
Other properties	2 636	170	2 467

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980 ²	14 791	530	14 261
Less than 1.0 percent	4 021	106	3 915
1.0 to 2.9 percent	2 564	102	2 462
3.0 to 4.9 percent	1 988	40	1 948
5.0 to 6.9 percent	1 058	36	1 022
7.0 to 8.9 percent	623	25	598
9.0 to 10.9 percent	661	2	658
11.0 to 12.9 percent	238	14	224
13.0 to 14.9 percent	124	2	122
15.0 percent or more	1 018	30	988
Not reported or not computed	2 497	174	2 323
Median	2.7	2.4	2.7
Other properties	2 636	170	2 467

MORTGAGE PAYMENTS AND OTHER EXPENSES

Real Estate Tax Per Housing Unit

Acquired before 1980	15 631	622	15 009
Less than \$100	920	98	822
\$100 to \$199	3 300	59	3 241
\$200 to \$299	3 508	102	3 406
\$300 to \$399	2 164	62	2 103
\$400 to \$499	1 776	32	1 744
\$500 to \$599	1 123	57	1 066
\$600 to \$699	862	18	844
\$700 to \$799	444	3	441
\$800 to \$899	270	6	264
\$900 to \$999	156	—	156
\$1,000 to \$1,499	349	12	337
\$1,500 or more	92	2	90
Not reported	666	172	494
Median	\$293	\$267	\$294
Acquired 1980 and 1981 (part)	1 796	78	1 718

Real Estate Tax Per \$1,000 Value

Acquired before 1980	15 631	622	15 009
Less than \$10	4 094	88	4 006
\$10 to \$14	2 555	118	2 437
\$15 to \$19	1 659	32	1 627
\$20 to \$24	1 089	49	1 040

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per \$1,000 Value—Con.

Acquired before 1980—Con.	811	11	799
\$25 to \$29	738	13	725
\$30 to \$39	299	8	291
\$40 to \$49	184	2	183
\$50 to \$59	178	17	161
\$60 or more	4 024	284	3 740
Not reported or not computed	\$13	\$13	\$13
Median	1 796	78	1 718

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	14 791	530	14 261
Less than 5 percent	1 323	31	1 292
5 to 9 percent	5 004	101	4 903
10 to 14 percent	3 096	116	2 980
15 to 19 percent	1 626	22	1 604
20 to 24 percent	787	33	755
25 to 29 percent	176	6	170
30 to 34 percent	72	5	67
35 to 39 percent	40	—	40
40 percent or more	545	21	524
Not reported or not computed	2 120	195	1 925
Median	10	12	10
Other properties	2 636	170	2 467

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	14 791	530	14 261
Less than 20 percent	155	101	53
20 to 29 percent	298	70	227
30 to 39 percent	537	73	464
40 to 49 percent	1 261	46	1 214
50 to 59 percent	2 104	14	2 089
60 to 69 percent	2 756	4	2 752
70 to 79 percent	2 241	—	2 241
80 to 89 percent	1 270	—	1 270
90 to 99 percent	525	5	520
100 to 109 percent	534	—	534
110 percent or more	1 012	21	991
Not reported or not computed	2 098	195	1 903
Median	67	29	68
Other properties	2 636	170	2 467

OWNER CHARACTERISTICS

Type of Owner

Individual	2 930	174	2 756
Partnership	10 938	171	10 767
Real estate corporation	1 457	124	1 333
Real estate investment trust	270	14	257
Financial institution	116	30	86
Housing cooperative organization	407	63	344
Church or church-related institution	216	3	213
Other	838	109	729
Not reported	255	12	243

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981**

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

50-or-more-housing-unit mortgaged properties

MORTGAGE CHARACTERISTICS

Number of Mortgages

1 mortgage	14 237	14 237	—
2 mortgages	2 165	—	2 165
3 or more mortgages	325	—	325

Form of Debt of First Mortgage

Mortgage or deed of trust	15 851	13 385	2 466
Contract to purchase	284	263	21
Wrap-around mortgage	593	589	4

Origin of First Mortgage

Mortgage made at time property acquired	11 104	10 187	917
Mortgage assumed at time property acquired	3 200	1 858	1 342
Mortgage placed later than acquisition of property	2 423	2 192	231
Refinanced mortgage:			
Same lender	1 122	985	136
Different lender	918	840	78
Mortgage placed on property owned free and clear of debt	383	366	17

Purpose of First Mortgage Placed Later Than Acquisition of Property

Mortgages placed later than acquisition of property	2 423	2 192	231
Renew or extend loan that had fallen due, without increasing the outstanding balance	335	310	26
Secure better terms	498	461	37
Provide funds for additions, improvements, or repairs to this property	564	497	66
Provide funds for investment in other real estate	281	241	39
Provide funds for other types of investments	65	64	2
Provide funds for educational or medical expenses	—	—	—
Other reasons	258	229	29
Not reported	422	389	33

Other properties

Purpose of Second Mortgage Placed Later Than Acquisition of Property

Second mortgages placed later than acquisition of property	875	—	875
Provide funds for additions, improvements or repairs to this property	339	—	339
Provide funds for investment in other real estate	91	—	91
Provide funds for other types of investments	11	—	11
Provide funds for educational or medical expenses	—	—	—
Other reasons	201	—	201
Not reported	233	—	233

Other properties

Year First Mortgage Made or Assumed

1979 to 1981 (part)	4 068	3 097	972
1977 and 1978	3 684	3 099	585
1975 and 1976	2 070	1 787	284
1970 to 1974	4 571	4 061	510
1965 to 1969	1 789	1 672	117
1960 to 1964	486	465	21
1959 or earlier	58	57	2

First Mortgage Loan

Less than \$200,000	89	75	15
\$200,000 to \$299,999	198	150	48
\$300,000 to \$399,999	299	181	118
\$400,000 to \$499,999	530	—	101
\$500,000 to \$999,999	4 857	4 017	841
\$1,000,000 to \$1,499,999	3 561	3 044	517
\$1,500,000 to \$1,999,999	2 220	1 959	261
\$2,000,000 to \$2,999,999	2 468	2 107	361
\$3,000,000 to \$3,999,999	1 080	957	123
\$4,000,000 to \$4,999,999	589	544	45
\$5,000,000 or more	836	774	62
Median	\$1335600	\$1372400	\$1119000
Mean	\$1838800	\$1901100	\$1483000

First Mortgage Outstanding Debt

Less than \$200,000	562	502	60
\$200,000 to \$299,999	481	347	133
\$300,000 to \$399,999	712	591	121
\$400,000 to \$499,999	800	625	175
\$500,000 to \$999,999	4 568	3 773	796
\$1,000,000 to \$1,499,999	3 274	2 851	423
\$1,500,000 to \$1,999,999	1 939	1 636	303
\$2,000,000 to \$2,999,999	2 221	1 900	321
\$3,000,000 to \$3,999,999	940	866	74
\$4,000,000 to \$4,999,999	481	439	42
\$5,000,000 or more	749	707	42
Median	\$1189500	\$1224500	\$975200
Mean	\$1697600	\$1761900	\$1330000

Total Mortgage Outstanding Debt

Less than \$200,000	513	502	11
\$200,000 to \$299,999	358	347	11
\$300,000 to \$399,999	678	591	86
\$400,000 to \$499,999	756	625	131
\$500,000 to \$999,999	4 371	3 773	598
\$1,000,000 to \$1,499,999	3 346	2 851	495
\$1,500,000 to \$1,999,999	1 968	1 636	332
\$2,000,000 to \$2,999,999	2 339	1 900	439

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
16 727	14 237	2 491	3 092	2 998	94	13 635	11 239	2 396
MORTGAGE CHARACTERISTICS								
Number of Mortgages								
1 mortgage	14 237	14 237	—	2 998	2 998	—	11 239	11 239
2 mortgages	2 165	—	2 165	87	—	87	2 078	—
3 or more mortgages	325	—	325	7	—	7	319	—
Form of Debt of First Mortgage								
Mortgage or deed of trust	15 851	13 385	2 466	3 092	2 998	94	12 759	10 387
Contract to purchase	284	263	21	—	—	—	284	263
Wrap-around mortgage	593	589	4	—	—	—	593	589
Origin of First Mortgage								
Mortgage made at time property acquired	11 104	10 187	917	2 570	2 530	39	8 534	7 657
Mortgage assumed at time property acquired	3 200	1 858	1 342	331	278	53	2 869	1 580
Mortgage placed later than acquisition of property	2 423	2 192	231	192	190	2	2 231	2 002
Refinanced mortgage:								
Same lender	1 122	985	136	43	43	—	1 079	942
Different lender	918	840	78	67	66	2	851	775
Mortgage placed on property owned free and clear of debt	383	366	17	81	81	—	302	285
Purpose of First Mortgage Placed Later Than Acquisition of Property								
Mortgages placed later than acquisition of property	2 423	2 192	231	192	190	2	2 231	2 002
Renew or extend loan that had fallen due, without increasing the outstanding balance	335	310	26	24	22	2	311	287
Secure better terms	498	461	37	34	34	—	464	427
Provide funds for additions, improvements, or repairs to this property	564	497	66	80	80	—	484	418
Provide funds for investment in other real estate	281	241	39	2	2	—	278	239
Provide funds for other types of investments	65	64	2	—	—	—	65	64
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—
Other reasons	258	229	29	22	22	—	235	207
Not reported	422	389	33	29	29	—	393	360
Other properties	14 304	12 045	2 259	2 901	2 808	93	11 404	9 237
Purpose of Second Mortgage Placed Later Than Acquisition of Property								
Second mortgages placed later than acquisition of property	875	—	875	12	—	12	863	—
Provide funds for additions, improvements or repairs to this property	339	—	339	5	—	5	335	—
Provide funds for investment in other real estate	91	—	91	—	—	—	91	—
Provide funds for other types of investments	11	—	11	—	—	—	11	—
Provide funds for educational or medical expenses	—	—	—	—	—	—	—	—
Other reasons	201	—	201	5	—	5	196	—
Not reported	233	—	233	2	—	2	230	—
Other properties	1 615	—	1 615	82	—	82	1 533	—
Year First Mortgage Made or Assumed								
1979 to 1981 (part)	4 068	3 097	972	510	461	49	3 558	2 636
1977 and 1978	3 684	3 099	585	679	672	7	3 005	2 427
1975 and 1976	2 070	1 787	284	315	310	5	1 755	1 477
1970 to 1974	4 571	4 061	510	1 203	1 175	29	3 368	2 886
1965 to 1969	1 789	1 672	117	173	172	1	1 616	1 500
1960 to 1964	486	465	21	188	185	3	298	280
1959 or earlier	58	57	2	24	24	—	35	33
First Mortgage Loan								
Less than \$200,000	89	75	15	2	2	—	88	73
\$200,000 to \$299,999	198	150	48	6	6	—	192	144
\$300,000 to \$399,999	299	181	118	5	—	—	294	176
\$400,000 to \$499,999	530	—	101	36	36	—	493	392
\$500,000 to \$999,999	4 857	4 017	841	600	561	38	4 258	3 455
\$1,000,000 to \$1,499,999	3 561	3 044	517	776	753	23	2 786	2 292
\$1,500,000 to \$1,999,999	2 220	1 959	261	556	552	5	1 663	1 407
\$2,000,000 to \$2,999,999	2 468	2 107	361	546	528	18	1 921	1 578
\$3,000,000 to \$3,999,999	1 080	957	123	213	209	4	867	748
\$4,000,000 to \$4,999,999	589	544	45	184	179	5	405	365
\$5,000,000 or more	836	774	62	169	168	1	668	607
Median	\$1335600	\$1372400	\$1119000	\$1609500	\$1623400	...	\$1267900	\$1300700
Mean	\$1838800	\$1901100	\$1483000	\$2106100	\$2123200	...	\$1778200	\$1841800
First Mortgage Outstanding Debt								
Less than \$200,000	562	502	60	45	45	—	516	456
\$200,000 to \$299,999	481	347	133	1	1	—	479	346
\$300,000 to \$399,999	712	591	121	31	31	—	681	560
\$400,000 to \$499,999	800	625	175	120	95	26	680	530
\$500,000 to \$999,999	4 568	3 773	796	579	566	13	3 989	3 206
\$1,000,000 to \$1,499,999	3 274	2 851	423	743	719	24	2 531	2 132
\$1,500,000 to \$1,999,999	1 939	1 636	303	520	515	5	1 419	1 120
\$2,000,000 to \$2,999,999	2 221	1 900	321	554	537	18	1 666	1 363
\$3,000,000 to \$3,999,999	940	866	74	218	214	5	722	652
\$4,000,000 to \$4,999,999	481	439	42	124	120	4	357	319
\$5,000,000 or more	749	707	42	155	155	—	594	553
Median	\$1189500	\$1224500	\$975200	\$1524700	\$1540200	...	\$1093300	\$1122000
Mean	\$1697600	\$1761900	\$1330000	\$1974400	\$1989400	...	\$1634800	\$1701200
Total Mortgage Outstanding Debt								
Less than \$200,000	513	502	11	45	45	—	468	456
\$200,000 to \$299,999	358	347	11	1	1	—	357	346
\$300,000 to \$399,999	678	591	86	31	31	—	646	560
\$400,000 to \$499,999	756	625	131	95	95	—	661	530
\$500,000 to \$999,999	4 371	3 773	598	600	566	33	3 771	3 206
\$1,000,000 to \$1,499,999	3 346	2 851	495	748	719	30	2 598	2 132
\$1,500,000 to \$1,999,999	1 968	1 636	332	517	515	2	1 451	1 120
\$2,000,000 to \$2,999,999	2 339	1 900	439	554	537	17	1 785	1 363

Table 2m. Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—

Con.

(Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Mortgage Outstanding Debt—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Inside SMSA's, Places of Less Than 50,000 and Rural									
Total Mortgage Outstanding Debt—Con.									
\$3,000,000 to \$3,999,999	1 043	866	178	219	214	5	825	652	172
\$4,000,000 to \$4,999,999	533	439	94	123	120	3	410	319	91
\$5,000,000 or more	823	707	115	160	155	5	663	553	110
Median	\$1252300	\$1224500	\$1411900	\$1524900	\$1540200	...	\$1175900	\$1122000	\$1423300
Mean	\$1780900	\$1761900	\$1889700	\$1987100	\$1989400	...	\$1734200	\$1701200	\$1888700
Current Interest Rate on First Mortgage									
Less than 5.0 percent	322	314	8	223	221	1	100	93	7
5.0 percent	28	26	2	—	—	—	28	26	2
5.1 to 5.9 percent	607	554	53	244	241	3	363	313	50
6.0 percent	763	622	142	20	20	—	743	601	142
6.1 to 6.9 percent	853	695	158	28	28	—	825	667	158
7.0 percent	1 516	1 430	86	1 120	1 064	56	396	366	30
7.1 to 7.4 percent	301	264	37	4	4	—	297	260	37
7.5 to 7.9 percent	1 796	1 651	145	886	873	13	910	778	132
8.0 percent	946	789	157	94	81	13	852	708	145
8.1 to 8.4 percent	615	562	53	8	8	—	607	554	53
8.5 to 8.9 percent	2 379	2 100	279	392	383	9	1 987	1 717	270
9.0 percent	1 163	972	191	28	28	—	1 135	944	191
9.1 to 9.9 percent	2 881	2 232	649	33	33	—	2 848	2 199	649
10.0 percent	547	405	142	1	1	—	546	404	142
10.1 to 11.9 percent	1 181	909	272	11	11	—	1 170	898	272
12.0 percent	142	115	27	1	1	—	141	114	27
12.1 to 13.9 percent	311	237	74	—	—	—	311	237	74
14.0 percent or more	377	360	17	—	—	—	377	360	17
Median	8.6	8.6	9.0	7.0	7.0	...	8.9	8.9	9.0
Variable Interest Rate on First Mortgage									
Yes, interest rate can be changed	4 601	3 688	913	—	—	—	4 601	3 688	913
Rate higher now than when mortgage made	1 200	859	340	—	—	—	1 200	859	340
Rate lower now than when mortgage made	91	68	24	—	—	—	91	68	24
Rate unchanged or same now as when mortgage made	3 197	2 687	509	—	—	—	3 197	2 687	509
Not reported	113	73	40	—	—	—	113	73	40
No, interest rate cannot be changed	11 725	10 231	1 494	3 092	2 998	94	8 633	7 233	1 400
Not reported	401	318	84	—	—	—	401	318	84
Reason for Change in First Mortgage Rate									
Interest rate can be changed	4 601	3 688	913	—	—	—	4 601	3 688	913
Rate renegotiated periodically	340	270	69	—	—	—	340	270	69
Rate changes tied to market index	542	396	146	—	—	—	542	396	146
When mortgage is assumed	2 082	1 663	420	—	—	—	2 082	1 663	420
When payments become delinquent	1 260	1 018	242	—	—	—	1 260	1 018	242
Other reason	1 032	894	137	—	—	—	1 032	894	137
Not reported	83	53	31	—	—	—	83	53	31
Interest rate cannot be changed	11 725	10 231	1 494	3 092	2 998	94	8 633	7 233	1 400
Term of First Mortgage									
Less than 8 years	945	811	134	—	—	—	945	811	134
8 to 12 years	1 441	1 221	220	10	10	—	1 431	1 212	220
13 to 17 years	1 926	1 687	238	7	7	—	1 919	1 680	238
18 to 22 years	2 179	1 780	399	5	5	—	2 174	1 775	399
23 to 27 years	3 648	2 729	919	31	31	—	3 617	2 698	919
28 to 32 years	2 297	1 874	422	60	59	2	2 236	1 816	421
33 to 37 years	266	233	33	164	147	16	2 102	85	17
38 or more years	3 960	3 842	118	2 815	2 739	76	1 145	1 103	42
No stated term	66	58	8	—	—	—	66	58	8
Median	25.5	25.9	24.4	38+	38+	...	23.4	23.2	24.1
Unexpired Term of First Mortgage									
Less than 4 years	1 028	939	89	29	29	—	998	910	89
4 to 7 years	1 667	1 519	148	11	11	—	1 655	1 508	148
8 to 12 years	2 083	1 874	209	8	8	—	2 075	1 866	209
13 to 17 years	2 332	2 045	287	26	26	—	2 305	2 019	287
18 to 22 years	1 309	1 167	142	70	67	3	1 239	1 100	139
23 to 27 years	1 233	1 072	162	253	251	1	981	821	160
28 to 32 years	1 564	1 503	62	973	945	29	591	558	33
33 or more years	2 242	2 197	46	1 391	1 382	8	852	814	37
No stated term or not computed	3 270	1 922	1 347	331	278	53	2 939	1 645	1 294
Median	17.2	17.5	15.2	33+	33+	...	14.3	14.3	14.8
Graduated Interest and Principal Payments on First Mortgage									
Yes, monthly payments can change (other than through change in interest rate)	1 805	1 618	186	829	824	5	976	795	181
Payments increase yearly for first five years of mortgage	35	34	2	2	2	—	34	32	2
Payments increase yearly for first ten years of mortgage	12	12	—	6	6	—	6	6	—
Payments change in some other way	1 668	1 497	172	773	768	5	895	728	166
Not reported	89	76	13	48	48	—	41	28	13
No, monthly payments cannot change	14 377	12 181	2 196	2 247	2 158	89	12 130	10 023	2 107
Not reported	546	437	109	16	16	—	530	421	109
Holder of First Mortgage									
Commercial bank or trust company	1 107	882	224	121	120	2	985	763	222
Mutual savings bank	2 538	2 125	413	321	320	2	2 216	1 805	411
Savings and loan association	4 631	3 736	896	207	207	—	4 425	3 529	896
Life insurance company	3 431	2 770	661	241	240	1	3 190	2 530	660
Mortgage company	402	393	9	136	136	—	266	257	9
Federal agency	636	602	34	272	270	1	364	331	33
Federally secured pool	589	503	85	216	170	47	372	334	38
Federal National Mortgage Association	789	784	5	775	774	1	14	10	4
Real estate or construction company	344	308	36	6	6	—	338	301	36
Individual or individual's estate	375	349	26	—	—	—	375	349	26
Other	1 886	1 785	101	796	756	40	1 090	1 029	61

*Detail does not add to total because lenders reported more than one reason

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Location of First Mortgage Holder

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Property in Northeast Region	4 826	4 087	739	450	449	2	4 376	3 638	737
Lender in Northeast	4 400	3 681	719	212	210	2	4 188	3 471	718
Lender in North Central	118	116	2	82	82	—	36	35	2
Lender in South	285	267	18	157	157	—	128	110	18
Lender in West	2	2	—	—	—	—	2	2	—
Lender outside United States	22	22	—	—	—	—	22	22	—
Not reported	—	—	—	—	—	—	—	—	—
Property in North Central Region	3 375	3 075	299	797	767	30	2 577	2 309	269
Lender in Northeast	864	776	88	234	232	2	630	543	86
Lender in North Central	1 934	1 752	182	309	304	4	1 625	1 447	178
Lender in South	479	450	29	213	189	24	266	262	4
Lender in West	42	42	—	40	40	—	1	1	—
Lender outside United States	53	53	—	—	—	—	53	53	—
Not reported	4	4	—	1	1	—	3	3	—
Property in South Region	5 349	4 439	910	952	939	13	4 397	3 500	898
Lender in Northeast	1 785	1 424	361	196	196	—	1 589	1 228	361
Lender in North Central	348	283	65	126	126	—	222	157	65
Lender in South	2 958	2 545	413	623	610	13	2 335	1 935	400
Lender in West	125	99	27	6	6	—	119	93	27
Lender outside United States	81	37	43	—	—	—	81	37	43
Not reported	53	52	1	1	1	—	52	50	1
Property in West Region	3 177	2 635	542	893	843	50	2 285	1 792	493
Lender in Northeast	447	386	62	151	149	1	297	236	60
Lender in North Central	66	53	13	42	33	8	24	20	4
Lender in South	627	604	23	485	472	13	143	132	10
Lender in West	2 005	1 561	445	216	188	27	1 790	1 372	417
Lender outside United States	31	31	—	—	—	—	31	31	—
Not reported	—	—	—	—	—	—	—	—	—

Servicing of First Mortgage

Holder	11 916	10 168	1 748	1 523	1 497	26	10 393	8 671	1 722
Agent	4 811	4 069	743	1 569	1 501	68	3 242	2 568	674

Holder's Acquisition of First Mortgage

Originated by holder	11 370	9 488	1 883	688	659	28	10 682	8 828	1 854
Purchased from present servicer	1 583	1 288	295	285	283	2	1 298	1 004	293
Purchased from someone else	3 223	3 028	196	2 098	2 034	64	1 126	994	132
Not reported	551	434	117	22	22	—	529	412	117

Mortgage Assumption

Lender's permission needed for assumption	8 363	7 180	1 184	789	757	32	7 574	6 423	1 151
Lender's permission not needed for assumption	6 380	5 435	945	2 145	2 084	60	4 235	3 351	884
Not reported	1 984	1 622	363	158	157	2	1 826	1 465	361

Prepayment Penalties

Yes	9 250	8 036	1 214	2 366	2 314	52	6 884	5 722	1 162
No	6 559	5 450	1 109	680	638	43	5 878	4 812	1 066
Not reported	919	751	168	46	46	—	873	705	168

First Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	14 302	12 045	2 257	2 901	2 808	93	11 402	9 237	2 164
Less than 40 percent	518	257	261	55	55	—	463	202	261
40 to 49 percent	372	181	191	5	—	5	367	181	186
50 to 59 percent	708	411	297	27	22	5	681	389	293
60 to 69 percent	1 852	1 528	324	51	48	3	801	480	321
70 to 79 percent	1 727	1 290	437	215	171	43	1 512	1 119	394
80 to 89 percent	2 449	2 245	204	488	485	3	1 961	1 760	201
90 to 94 percent	1 319	1 188	131	397	396	2	922	792	129
95 to 99 percent	989	966	22	341	340	1	648	627	21
100 percent or more	1 962	1 895	68	645	645	—	1 317	1 250	68
Not reported	3 407	3 085	322	676	646	31	2 730	2 439	291
Median	85	88	67	93	94	...	83	86	66
Other properties	2 425	2 192	234	192	190	2	2 234	2 002	232

Total Mortgage Loan as Percent of Purchase Price

Properties acquired by purchase with first mortgage made or assumed at time of purchase	14 302	12 045	2 257	2 901	2 808	93	11 402	9 237	2 164
Less than 40 percent	277	257	20	55	55	—	222	202	20
40 to 49 percent	222	181	41	—	—	—	222	181	41
50 to 59 percent	477	411	66	22	22	—	455	389	66
60 to 69 percent	437	528	110	52	48	3	586	480	106
70 to 79 percent	1 741	1 290	451	174	171	3	1 567	1 119	448
80 to 89 percent	2 792	2 245	547	531	485	47	2 261	1 760	500
90 to 94 percent	1 388	1 188	200	402	396	6	986	792	194
95 to 99 percent	1 134	966	168	340	340	—	794	627	168
100 percent or more	2 227	1 895	332	648	645	3	1 579	1 250	330
Not reported	3 407	3 085	322	676	646	31	2 730	2 439	291
Median	87	88	85	93	94	...	86	86	85
Other properties	2 425	2 192	234	192	190	2	2 234	2 002	232

First Mortgage Outstanding Debt as Percent of Value

Less than 20 percent	1 171	969	202	120	116	4	1 051	853	198
20 to 29 percent	1 349	1 057	292	53	50	3	1 296	1 008	289
30 to 39 percent	1 864	1 387	477	220	220	—	1 644	1 167	477
40 to 49 percent	2 075	1 601	474	236	228	8	1 839	1 373	466
50 to 59 percent	2 135	1 765	369	318	312	6	1 817	1 453	364
60 to 69 percent	1 406	1 317	90	281	275	5	1 126	1 041	84
70 to 79 percent	1 370	1 280	90	420	379	41	950	901	49
80 to 89 percent	1 088	997	91	440	440	—	647	556	91
90 to 99 percent	431	409	22	243	243	—	188	166	22
100 percent or more	405	395	10	104	104	—	301	291	10
Not reported	3 433	3 061	373	657	631	26	2 776	2 430	347
Median	51	53	42	70	69	...	48	50	41

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE CHARACTERISTICS—Con.

Total Outstanding Debt as Percent of Value

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Less than 20 percent	1 019	969	50	120	116	4	899	853	46
20 to 29 percent	1 129	1 057	72	50	50	—	1 079	1 008	72
30 to 39 percent	1 670	1 387	283	220	220	—	1 450	1 167	283
40 to 49 percent	1 913	1 601	313	232	228	3	1 682	1 373	309
50 to 59 percent	2 228	1 765	463	320	312	8	1 908	1 453	455
60 to 69 percent	1 707	1 317	390	277	275	2	1 430	1 041	388
70 to 79 percent	1 569	1 280	289	393	379	14	1 176	901	275
80 to 89 percent	1 110	997	114	477	440	37	633	556	77
90 to 99 percent	438	409	29	243	243	—	194	166	29
100 percent or more	511	395	117	104	104	—	408	291	117
Not reported	3 433	3 061	373	657	631	26	2 776	2 430	347
Median	54	53	57	70	69	...	52	50	57

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment of First Mortgage

Regular payments of interest and/or principal	16 724	14 233	2 491	3 092	2 998	94	13 632	11 235	2 396
Interest and principal	16 171	13 715	2 455	3 092	2 998	94	13 078	10 717	2 361
Fully amortized	11 778	9 989	1 789	3 063	2 970	93	8 716	7 019	1 697
Partially amortized	4 392	3 726	666	29	28	2	4 363	3 698	664
Principal only	8	8	—	—	—	—	8	8	—
Fully amortized	4	4	—	—	—	—	4	4	—
Partially amortized	4	4	—	—	—	—	4	4	—
Interest only	545	510	35	—	—	—	545	510	35
No regular payments required	4	4	—	—	—	—	4	4	—

Items Included in First Mortgage Payment

Regular payments of both interest and principal	16 171	13 715	2 455	3 092	2 998	94	13 078	10 717	2 361
Real estate taxes and property insurance	5 567	5 057	510	2 727	2 636	91	2 840	2 421	419
With no other items	2 306	1 925	381	43	43	—	2 264	1 882	381
With other items	3 261	3 132	129	2 684	2 593	91	577	539	38
Real estate taxes only	4 090	3 274	815	83	83	—	4 007	3 192	815
Property insurance only	64	59	5	18	18	—	46	41	5
Other combinations or no other items	6 450	5 325	1 125	265	262	3	6 185	5 063	1 122
No regular payments of interest and principal	557	521	35	—	—	—	557	521	35

Monthly Interest and Principal Payments on First Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	16 724	14 233	2 491	3 092	2 998	94	13 632	11 235	2 396
Less than \$60	2 738	2 166	572	394	360	34	2 344	1 806	538
\$60 to \$79	2 754	2 276	478	455	439	15	2 299	1 837	462
\$80 to \$99	3 451	2 900	551	705	673	32	2 745	2 227	519
\$100 to \$149	5 329	4 639	690	1 088	1 078	10	4 242	3 561	680
\$150 to \$199	1 782	1 596	186	346	343	3	1 437	1 253	183
\$200 to \$249	422	411	12	99	99	—	323	311	12
\$250 to \$299	111	108	3	5	5	—	106	104	3
\$300 to \$399	47	47	—	—	—	—	46	46	—
\$400 to \$499	60	60	—	—	—	—	60	60	—
\$500 to \$599	12	12	—	—	—	—	12	12	—
\$600 to \$699	5	5	—	—	—	—	5	5	—
\$700 to \$799	10	10	—	—	—	—	10	10	—
\$800 or more	3	3	—	—	—	—	3	3	—
Median	\$97	\$98	\$87	\$100	\$101	...	\$96	\$98	\$88
Mean	\$105	\$107	\$91	\$105	\$106	...	\$105	\$108	\$92
No regular payments required	4	4	—	—	—	—	4	4	—

Monthly Interest and Principal Payments on Total Mortgage Per Housing Unit

Regular monthly payments of interest and/or principal	16 724	14 233	2 491	3 092	2 998	94	13 632	11 235	2 396
Less than \$60	2 260	2 166	93	365	360	5	1 894	1 806	88
\$60 to \$79	2 564	2 276	287	467	439	28	2 096	1 837	259
\$80 to \$99	3 376	2 900	476	675	673	2	2 702	2 227	475
\$100 to \$149	5 561	4 639	921	1 123	1 078	45	4 437	3 561	876
\$150 to \$199	2 085	1 596	489	350	343	8	1 735	1 253	481
\$200 to \$249	549	411	138	105	99	6	444	311	132
\$250 to \$299	157	108	49	5	5	—	152	104	49
\$300 to \$399	79	47	32	1	1	—	78	46	32
\$400 to \$499	62	60	2	—	—	—	62	60	2
\$500 to \$599	12	12	—	—	—	—	12	12	—
\$600 to \$699	7	5	—	—	—	—	7	5	—
\$700 to \$799	10	10	—	—	—	—	10	10	—
\$800 or more	3	3	—	—	—	—	3	3	—
Median	\$101	\$98	\$121	\$102	\$101	...	\$101	\$98	\$121
Mean	\$111	\$107	\$129	\$106	\$106	...	\$112	\$108	\$130
No regular payments required	4	4	—	—	—	—	4	4	—

Current Status of First Mortgage Payments

Regular payments of interest and/or principal	16 724	14 233	2 491	3 092	2 998	94	13 632	11 235	2 396
Current or ahead of schedule	15 909	13 562	2 347	3 011	2 936	75	12 898	10 626	2 272
Delinquent (30 days or more)	454	384	70	72	52	19	382	331	51
1 to 3 payments	282	220	63	65	46	19	217	174	43
4 or more payments	172	164	8	7	7	—	165	158	8
Foreclosure in process	24	24	—	—	—	—	24	24	—
Foreclosure not in process	148	140	8	7	7	—	141	134	8
Not reported	—	—	—	—	—	—	—	—	—
No regular payments required	361	287	74	9	9	—	351	278	74

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Real Estate Tax Per Housing Unit

Acquired before 1980	15 009	12 956	2 053
Less than \$100	822	738	83
\$100 to \$199	3 241	2 741	500
\$200 to \$299	3 406	3 008	398
\$300 to \$399	2 103	1 768	335
\$400 to \$499	1 744	1 475	269
\$500 to \$599	1 066	990	76
\$600 to \$699	844	723	121
\$700 to \$799	441	392	50
\$800 to \$899	264	241	23
\$900 to \$999	156	135	22
\$1,000 to \$1,499	337	266	71
\$1,500 or more	90	76	15
Not reported	494	403	91
Median	\$294	\$293	\$300
Acquired 1980 and 1981 (part)	1 718	1 281	438

Interest and Principal Payments on First Mortgage as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	14 257	12 276	1 981
Less than 20 percent	1 103	881	223
20 to 29 percent	2 521	2 103	418
30 to 39 percent	3 123	2 566	557
40 to 49 percent	2 466	2 218	248
50 to 59 percent	1 809	1 692	118
60 to 69 percent	503	478	26
70 to 79 percent	446	344	102
80 to 89 percent	125	120	5
90 to 99 percent	60	60	—
100 percent or more	449	417	31
Not reported or not computed	1 651	1 397	254
Median	39	40	34
Other properties	2 470	1 960	510

Interest and Principal Payments on Total Mortgages as Percent of Rental Receipts

Acquired before 1980 and regular payments of interest and/or principal on first mortgage ²	14 257	12 276	1 981
Less than 20 percent	943	881	62
20 to 29 percent	2 241	2 103	138
30 to 39 percent	3 051	2 566	484
40 to 49 percent	2 707	2 218	489
50 to 59 percent	1 920	1 692	228
60 to 69 percent	547	478	69
70 to 79 percent	397	344	53
80 to 89 percent	171	120	50
90 to 99 percent	92	60	32
100 percent or more	538	417	121
Not reported or not computed	1 651	1 397	254
Median	40	40	44
Other properties	2 470	1 960	510

Real Estate Tax Per \$1,000 Value

Acquired before 1980	15 009	12 956	2 053
Less than \$10	4 006	3 436	571
\$10 to \$14	2 437	2 062	375
\$15 to \$19	1 627	1 418	209
\$20 to \$24	1 040	883	157
\$25 to \$29	799	665	135
\$30 to \$39	725	637	88
\$40 to \$49	291	249	42
\$50 to \$59	183	163	19
\$60 or more	161	143	19
Not reported or not computed	\$3740	\$3301	\$439
Median	13	13	13
Acquired 1980 and 1981 (part)	1 718	1 281	438

Real Estate Tax as Percent of Rental Receipts

Acquired before 1980 ²	14 261	12 280	1 981
Less than 5 percent	1 292	1 106	186
5 to 9 percent	4 903	4 150	753
10 to 14 percent	2 980	2 643	338
15 to 19 percent	1 604	1 425	180
20 to 24 percent	755	638	117
25 to 29 percent	170	157	13
30 to 34 percent	67	57	11
35 to 39 percent	40	19	21
40 percent or more	524	493	30
Not reported or not computed	1 925	1 593	332
Median	10	10	9
Other properties	2 467	1 957	510

Selected Owner Expenses as Percent of Rental Receipts

Acquired before 1980 ²	14 261	12 280	1 981
Less than 20 percent	53	53	—
20 to 29 percent	227	206	21
30 to 39 percent	464	417	47
40 to 49 percent	1 214	1 111	103
50 to 59 percent	2 089	1 829	260
60 to 69 percent	2 752	2 368	384
70 to 79 percent	2 241	1 777	464
80 to 89 percent	1 270	1 186	84

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
15 009	12 956	2 053	2 925	2 859	66	12 084	10 097	1 987
822	738	83	263	260	3	559	478	80
3 241	2 741	500	812	782	31	2 429	1 960	469
3 406	3 008	398	728	719	9	2 678	2 290	388
2 103	1 768	335	276	276	—	1 826	1 492	335
1 744	1 475	269	368	367	1	1 375	1 108	267
1 066	990	76	209	209	—	857	781	76
844	723	121	106	87	19	738	636	102
441	392	50	27	27	—	415	365	50
264	241	23	41	39	2	223	202	22
156	135	22	18	18	—	139	117	22
337	266	71	24	24	—	313	242	71
90	76	15	11	11	—	80	65	15
494	403	91	42	42	—	452	361	91
\$294	\$293	\$300	\$250	\$251	...	\$308	\$309	\$303
1 718	1 281	438	167	139	29	1 551	1 142	409
14 257	12 276	1 981	2 678	2 614	64	11 579	9 663	1 917
1 103	881	223	80	79	2	1 023	802	221
2 521	2 103	418	249	222	27	2 272	1 881	391
3 123	2 566	557	388	386	2	2 735	2 180	555
2 466	2 218	248	604	599	5	1 861	1 618	243
1 809	1 692	118	557	554	3	1 252	1 138	114
503	478	26	167	167	—	336	311	26
446	344	102	138	137	1	308	207	100
125	120	5	33	33	—	92	87	5
60	60	—	15	15	—	46	46	—
449	417	31	58	58	—	391	359	31
1 651	1 397	254	388	363	24	1 263	1 033	230
39	40	34	47	47	...	37	37	34
2 470	1 960	510	414	384	30	2 056	1 576	480
14 257	12 276	1 981	2 678	2 614	64	11 579	9 663	1 917
943	881	62	80	79	2	862	802	61
2 241	2 103	138	223	222	1	2 018	1 881	137
3 051	2 566	484	414	386	28	2 637	2 180	457
2 707	2 218	489	599	599	—	2 108	1 618	489
1 920	1 692	228	558	554	4	1 362	1 138	224
547	478	69	167	167	—	380	311	69
397	344	53	143	137	6	255	207	47
171	120	50	33	33	—	137	87	50
92	60	32	15	15	—	78	46	32
538	417	121	58	58	—	480	359	121
1 651	1 397	254	388	363	24	1 263	1 033	230
40	40	44	47	47	...	39	37	44
2 470	1 960	510	414	384	30	2 056	1 576	480
15 009	12 956	2 053	2 925	2 859	66	12 084	10 097	1 987
4 006	3 436	571	1 018	1 004	14	2 989	2 432	557
2 437	2 062	375	372	367	5	2 064	1 695	370
1 627	1 418	209	421	421	—	1 206	997	209
1 040	883	157	93	93	—	947	790	157
799	665	135	159	159	—	641	506	135
725	637	88	67	46	21	658	591	67
291	249	42	7	7	—	284	242	42
183	163	19	21	21	—	161	142	19
161	143	19	31	31	—	131	112	19
\$3740	\$3301	\$439	\$735	\$710	\$26	\$3004	\$2591	\$413
13	13	13	11	11	...	14	14	13
1 718	1 281	438	167	139	29	1 551	1 142	409
14 261	12 280	1 981	2 678	2 614	64	11 583	9 666	1 917
1 292	1 106	186	248	221	27	1 044	885	159
4 903	4 150	753	988	979	9	3 915	3 171	744
2 980	2 643	338	519	517	1	2 461	2 125	336
1 604	1 425	180	275	275	—	1 330	1 150	180
755	638	117	147	146	2	607	492	115
170	157	13	19	19	—	151	138	13
67	57	11	3	3	—	64	53	11
40	19	21	4	4	—	36	15	21
524	493	30	68	68	—	455	425	30
1 925	1 593	332	405	381	24	1 520	1 212	308
10	10	9	9	10	...	10	10	9
2 467	1 957	510	414	384	30	2 052	1 573	480
14 261	12 280	1 981	2 678	2 614	64	11 583	9 666	1 917
53	53	—	4	4	—	49	49	—
227	206	21	7	5	2	220	201	19
464	417	47	30	30	—	434	387	47
1 214	1 111	103	47	47	—	1 167	1 064	103
2 089	1 829	260	139	111	27	1 951	1 718	233
2 752	2 368	384	473	473	—	2 279	1 895	384
2 241	1 777	464	508	502	5	1 734	1 275	458
1 270	1 186	84	317	317	—	953	869	84

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**

Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

MORTGAGE PAYMENTS AND OTHER EXPENSES—Con.

Selected Owner Expenses as Percent of Rental Receipts—Con.

Acquired before 1980 ² —Con.		
90 to 99 percent	520	424
100 to 109 percent	534	466
110 percent or more	991	870
Not reported or not computed	1 903	1 573
Median	68	67
Other properties	2 467	1 957

PROPERTY CHARACTERISTICS

Location by Size of Place

Inside SMSA's	16 727	14 237	2 491
1,000,000 or more	—	—	—
250,000 to 999,999	—	—	—
50,000 to 249,999	10 438	8 851	1 587
10,000 to 49,999	6 289	5 385	904
Less than 10,000 and rural	—	—	—
Outside SMSA's	—	—	—
10,000 or more	—	—	—
2,500 to 9,999	—	—	—
Less than 2,500 and rural	—	—	—

Number of Housing Units

50 to 74 housing units	5 066	4 316	750
75 to 99 housing units	2 705	2 340	365
100 to 149 housing units	3 847	3 278	569
150 to 199 housing units	1 992	1 713	279
200 to 299 housing units	1 963	1 606	357
300 to 499 housing units	929	791	138
500 to 999 housing units	216	184	32
1,000 or more housing units	9	9	—

Number of Buildings

1 building	3 531	3 097	434
2 to 4 buildings	2 408	1 994	414
5 or more buildings	8 640	7 388	1 252
Not reported	2 148	1 757	391

Manner of Acquisition

By purchase	16 558	14 074	2 484
Placed one new mortgage	11 991	11 301	690
Placed two or more new mortgages	730	331	399
Assumed mortgage(s) already on property	2 360	1 855	505
Assumed mortgage already on property and placed new mortgage	1 264	381	883
All cash	201	195	6
Borrowed other than with mortgage	14	12	2
Inheritance or gift	12	10	2
Other	37	35	2
Not reported	120	117	3

Source of Downpayment³

Properties purchased 1975 to 1981 (part)	8 592	6 884	1 707
Cash	7 450	5 814	1 635
Sale of stock for this project	275	212	64
Sale of previously owned stock, shares or other securities	122	98	24
Sale of land or other real estate	682	453	228
Owner's cash, bank deposits, share accounts, or bonds	4 986	3 978	1 008
Borrowing other than mortgage on this property	674	540	134
Other cash source or source not reported	710	533	177
Noncash	725	666	58
Land used for structure(s) on this property	323	296	26
Fees (builder's, contractor's, architect's, lawyer's, engineer's)	116	116	41
Other noncash source or no downpayment	286	254	32
Not reported	1 258	1 118	140
Other properties	8 136	7 352	783

Land and Building Acquisition

During same 12-month period	12 684	10 552	2 132
Acquired land previously	3 325	3 042	283
Land not owned by building owner	284	231	53
Not reported	434	411	23

Year Property Acquired

1979 to 1981 (part)	3 756	2 792	964
1977 and 1978	3 188	2 672	516
1975 and 1976	1 669	1 439	229
1970 to 1974	4 583	4 018	565
1965 to 1969	2 350	2 181	169
1960 to 1964	783	754	29
1959 or earlier	398	381	18

Year Structure Built

1979 to March 1980	841	807	34
1977 and 1978	1 463	1 347	116
1975 and 1976	1 068	898	170
1970 to 1974	5 588	4 712	876
1960 to 1969	5 939	4 806	1 133
1950 to 1959	581	534	47
1940 to 1949	250	238	12
1939 or earlier	303	261	13
Not reported	694	633	61

All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
151	151	—	369	273	97	151	151	—
292	288	5	242	178	64	292	288	5
281	280	1	710	590	120	281	280	1
429	405	24	1 474	1 169	305	429	405	24
78	79	—	65	64	70	78	79	—
414	384	30	2 052	1 573	480	414	384	30
3 092	2 998	94	13 635	11 239	2 396	3 092	2 998	94
863	826	37	4 204	3 490	713	863	826	37
480	452	27	2 226	1 888	338	480	452	27
912	911	2	2 934	2 367	567	912	911	2
387	370	17	1 605	1 343	262	387	370	17
323	320	3	1 639	1 286	354	323	320	3
104	100	5	825	691	134	104	100	5
22	19	3	194	165	29	22	19	3
—	—	—	9	9	—	—	—	—
656	644	12	2 875	2 453	422	656	644	12
387	375	13	2 020	1 619	401	387	375	13
1 716	1 648	68	6 924	5 740	1 184	1 716	1 648	68
333	331	2	1 816	1 426	389	333	331	2
3 092	2 998	94	13 466	11 076	2 390	3 092	2 998	94
2 660	2 624	37	9 330	8 677	653	2 660	2 624	37
9	6	3	721	324	396	9	6	3
343	316	28	2 016	1 539	477	343	316	28
40	14	26	1 224	367	857	40	14	26
37	37	—	163	158	6	37	37	—
2	—	2	12	12	—	2	—	2
—	—	—	12	10	2	—	—	—
—	—	—	37	35	2	—	—	—
—	—	—	120	117	3	—	—	—
1 456	1 396	60	7 136	5 488	1 647	1 456	1 396	60
1 316	1 263	52	6 134	4 551	1 583	1 316	1 263	52
49	49	—	226	163	64	49	49	—
20	20	—	102	79	24	20	20	—
131	99	32	551	355	196	131	99	32
959	946	12	4 028	3 032	996	959	946	12
66	63	3	608	477	131	66	63	3
174	87	5	619	446	172	174	87	5
92	92	—	551	496	55	92	92	—
41	41	—	231	204	26	41	41	—
40	37	3	246	217	29	40	37	3
178	171	7	1 080	947	132	178	171	7
1 636	1 602	34	6 499	5 750	749	1 636	1 602	34
2 227	2 142	85	10 457	8 410	2 047	2 227	2 142	85
740	731	9	2 585	2 311	274	740	731	9
30	30	—	254	202	53	30	30	—
95	95	—	339	317	23	95	95	—
499	446	52	3 257	2 346	912	499	446	52
611	607	4	2 577	2 065	512	611	607	4
346	342	4	1 322	1 097	226	346	342	4
1 132	1 132	30	3 421	2 886	535	1 132	1 132	30
208	207	1	2 142	1 974	168	208	207	1
214	212	3	568	542	27	214	212	3
52	52	—	347	329	18	52	52	—
220	220	—	621	587	34	220	220	—
460	457	3	1 003	890	113	460	457	3
261	243	18	807	655	152	261	243	18
1 447	1 378	69	4 141	3 334	807	1 447	1 378	69
535	531	4	5 404	4 275	1 129	535	531	4
46	46	—	535	488	47	46	46	—
44	44	—	206	194	12	44	44	—
13	13	—	290	247	42	13	13	—
66	66	—	628	568	61	66	66	—

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties. ³Detail does not add to total because owners reported more than one source.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
 Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price Per Housing Unit

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Properties acquired by purchase 1977 to 1981 (part) —	6 925	5 446	1 478	1 110	1 053	56	5 815	4 393	1 422
Less than \$5,000	103	91	12	10	10	—	92	81	12
\$5,000 to \$9,999	221	167	53	4	4	—	217	163	53
\$10,000 to \$14,999	1 149	771	378	81	81	—	1 068	690	378
\$15,000 to \$19,999	1 550	1 113	436	228	202	25	1 322	911	411
\$20,000 to \$24,999	1 310	1 095	215	249	226	23	1 061	869	193
\$25,000 to \$29,999	766	626	140	244	244	—	522	382	140
\$30,000 to \$34,999	376	324	52	85	82	3	291	242	49
\$35,000 to \$39,999	55	46	8	33	32	1	22	15	7
\$40,000 to \$49,999	74	46	28	—	—	—	74	46	28
\$50,000 to \$59,999	28	23	5	3	3	—	25	20	5
\$60,000 to \$79,999	6	3	3	1	1	—	5	2	3
\$80,000 to \$99,999	18	16	1	—	—	—	18	16	1
\$100,000 to \$149,999	3	2	1	—	—	—	3	2	1
\$150,000 or more	18	18	—	18	18	—	—	—	—
Not reported	1 249	1 105	144	153	149	4	1 096	955	141
Median	\$19400	\$20100	\$17600	\$23100	\$23400	...	\$18700	\$19300	\$17400
Other properties	9 803	8 790	1 013	1 982	1 944	38	7 820	6 846	975

Value

Less than \$200,000	21	21	—	18	18	—	3	3	—
\$200,000 to \$299,999	17	17	—	—	—	—	17	17	—
\$300,000 to \$399,999	31	28	2	—	—	—	31	28	2
\$400,000 to \$499,999	45	—	—	—	—	—	45	—	—
\$500,000 to \$999,999	934	755	178	216	216	—	717	539	178
\$1,000,000 to \$1,499,999	2 055	1 722	333	134	125	9	1 921	1 597	324
\$1,500,000 to \$1,999,999	1 786	1 545	241	463	443	19	1 323	1 101	222
\$2,000,000 to \$2,999,999	3 009	2 599	410	654	647	7	2 355	1 952	403
\$3,000,000 to \$3,999,999	1 695	1 368	327	253	240	13	1 442	1 128	314
\$4,000,000 to \$4,999,999	995	838	157	170	162	8	825	676	148
\$5,000,000 or more	2 707	2 238	470	527	515	12	2 181	1 723	458
Not reported	3 433	3 061	373	657	631	26	2 776	2 430	347
Median	\$2584700	\$2559800	\$2743100	\$2591000	\$2586700	...	\$2583000	\$2550200	\$2742100
Mean	\$3432900	\$3433200	\$3431700	\$3457300	\$3453200	...	\$3427500	\$3427800	\$3426100

Value Per Housing Unit

Less than \$5,000	71	65	6	19	19	—	52	45	6
\$5,000 to \$9,999	289	252	37	5	1	4	284	251	33
\$10,000 to \$14,999	1 519	1 295	224	243	243	—	1 276	1 052	224
\$15,000 to \$19,999	2 814	2 263	552	490	465	25	2 325	1 798	527
\$20,000 to \$24,999	2 832	2 360	471	513	494	19	2 319	1 866	452
\$25,000 to \$29,999	2 532	2 229	303	582	579	3	1 950	1 650	300
\$30,000 to \$34,999	1 484	1 220	264	210	205	5	1 274	1 014	259
\$35,000 to \$39,999	586	484	101	112	108	4	474	376	98
\$40,000 to \$49,999	578	471	107	128	120	7	451	351	100
\$50,000 to \$59,999	288	262	25	34	34	—	254	228	25
\$60,000 to \$79,999	165	145	20	44	43	1	121	102	19
\$80,000 to \$99,999	89	87	2	30	30	—	59	58	2
\$100,000 to \$149,999	48	44	4	27	27	—	21	17	4
\$150,000 or more	—	—	—	—	—	—	—	—	—
Not reported	3 433	3 061	373	657	631	26	2 776	2 430	347
Median	\$23500	\$23600	\$22500	\$24500	\$24600	...	\$23200	\$23400	\$22600
Mean	\$25200	\$25300	\$24400	\$26900	\$27000	...	\$24800	\$24900	\$24400

Monthly Rental Receipts Per Housing Unit

Acquired before 1980²	14 261	12 280	1 981	2 678	2 614	64	11 583	9 666	1 917
Less than \$60	254	227	27	12	12	—	242	215	27
\$60 to \$79	98	95	3	8	8	—	90	87	3
\$80 to \$99	29	29	—	2	2	—	27	27	—
\$100 to \$119	131	122	9	40	40	—	91	82	9
\$120 to \$149	470	441	29	220	220	—	250	221	29
\$150 to \$199	2 057	1 689	368	711	684	27	1 346	1 005	341
\$200 to \$249	3 356	2 865	491	459	457	1	2 897	2 408	490
\$250 to \$299	2 975	2 621	354	441	434	7	2 533	2 187	347
\$300 to \$349	1 730	1 505	225	245	242	3	1 485	1 263	222
\$350 to \$399	815	651	164	56	56	—	759	595	164
\$400 to \$449	397	363	34	52	52	—	345	311	34
\$450 to \$499	69	60	9	9	9	—	59	51	9
\$500 or more	230	216	14	35	34	2	194	182	12
No rental receipts	4	—	—	—	—	—	4	—	—
Not reported	1 647	1 395	252	388	363	24	1 260	1 032	228
Median	\$249	\$250	\$243	\$217	\$217	...	\$254	\$256	\$244
Mean	\$296	\$293	\$318	\$260	\$257	...	\$304	\$302	\$316
Other properties	2 467	1 957	510	414	384	30	2 052	1 573	480

Purchase Price as Percent of Value

Acquired by purchase	16 558	14 074	2 484	3 092	2 998	94	13 466	11 076	2 390
Purchased 1977 to 1981 (part)	6 925	5 446	1 478	1 110	1 053	56	5 815	4 393	1 422
Less than 80 percent	2 226	1 662	564	285	279	7	1 941	1 384	557
80 to 89 percent	1 195	853	341	181	181	—	1 014	673	341
90 to 94 percent	527	479	48	184	184	—	343	295	48
95 to 99 percent	330	288	42	109	100	9	220	188	33
100 percent or more	923	718	205	144	107	37	779	611	168
Not reported	1 724	1 446	279	207	203	4	1 518	1 243	275
Median	83	84	81	89	88	...	82	83	80

²Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Table 2m. **Mortgage Insurance Status, Rental and Vacant 50-or-More-Housing-Unit Mortgaged Properties: 1981—**
Con.

[Number of mortgaged properties. Data based on sample, see text. For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

Inside SMSA's, Places of Less Than 50,000 and Rural

PROPERTY CHARACTERISTICS—Con.

Purchase Price as Percent of Value—Con.

Acquired by purchase—Con.

	All mortgaged properties			Properties with FHA first mortgage			Properties with conventional first mortgage		
	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage
Purchased 1970 to 1976	6 201	5 410	791	1 508	1 474	34	4 693	3 935	758
Less than 60 percent	1 638	1 364	274	282	282	—	1 357	1 083	274
60 to 79 percent	1 379	1 168	211	369	363	7	1 010	805	204
80 to 89 percent	652	594	58	196	194	2	457	400	56
90 to 99 percent	263	249	14	66	66	—	197	183	14
100 percent or more	196	167	29	73	73	—	123	94	29
Not reported	2 073	1 867	206	523	498	26	1 550	1 370	180
Median	66	67	62	71	71	...	64	65	61
Purchased 1969 or earlier	3 432	3 218	214	474	470	4	2 958	2 748	210
Less than 40 percent	509	468	42	37	34	3	473	434	39
40 to 59 percent	687	654	34	80	80	—	607	574	34
60 to 79 percent	486	456	30	69	69	—	418	388	30
80 to 99 percent	164	154	10	17	17	—	146	136	10
100 percent or more	97	97	—	6	6	—	91	91	—
Not reported	1 489	1 390	99	266	265	1	1 223	1 125	98
Median	53	54	...	57	57	...	53	53	...
Not acquired by purchase	169	162	7	—	—	—	169	162	7

Rental Receipts as Percent of Value

Acquired before 1980?	14 261	12 280	1 981	2 678	2 614	64	11 583	9 666	1 917
Less than 5 percent	431	359	72	109	109	—	322	250	72
5 to 9 percent	1 802	1 629	172	547	536	11	1 255	1 093	162
10 to 14 percent	4 513	3 692	821	850	848	2	3 663	2 843	820
15 to 19 percent	2 102	1 844	258	199	199	—	1 904	1 646	258
20 to 24 percent	753	642	111	66	64	2	687	577	110
25 to 29 percent	320	310	10	31	31	—	289	279	10
30 to 39 percent	145	144	2	5	5	—	141	139	2
40 percent or more	185	158	27	23	23	—	162	135	27
Not reported or not computed	4 010	3 502	508	848	798	50	3 162	2 704	458
Median	13	13	13	12	12	...	14	14	13
Other properties	2 467	1 957	510	414	384	30	2 052	1 573	480

Rental Vacancy Losses as Percent of Potential Receipts

Acquired before 1980?	14 261	12 280	1 981	2 678	2 614	64	11 583	9 666	1 917
Less than 1.0 percent	3 915	3 532	383	900	897	4	3 014	2 635	379
1.0 to 2.9 percent	2 462	2 160	302	545	544	1	1 917	1 617	300
3.0 to 4.9 percent	1 948	1 685	263	378	373	5	1 570	1 311	259
5.0 to 6.9 percent	1 022	897	125	105	105	—	917	792	125
7.0 to 8.9 percent	598	513	85	60	57	3	538	456	82
9.0 to 10.9 percent	658	528	130	70	68	—	588	460	129
11.0 to 12.9 percent	224	206	18	30	30	—	193	176	18
13.0 to 14.9 percent	122	96	26	8	8	—	114	88	26
15.0 percent or more	988	773	216	124	124	—	864	648	216
Not reported or not computed	2 323	1 890	433	457	407	50	1 866	1 483	383
Median	2.7	2.5	3.7	1.8	1.8	...	2.9	2.8	3.7
Other properties	2 467	1 957	510	414	384	30	2 052	1 573	480

OWNER CHARACTERISTICS

Type of Owner									
Individual	2 756	2 321	434	308	305	3	2 448	2 016	431
Partnership	10 767	9 187	1 580	2 196	2 138	58	8 571	7 049	1 522
Real estate corporation	1 333	1 118	215	122	122	—	1 212	997	215
Real estate investment trust	257	232	25	36	36	—	220	195	25
Financial institution	86	84	2	7	7	—	79	77	2
Housing cooperative organization	344	330	14	209	207	2	135	122	13
Church or church-related institution	213	204	9	61	58	4	152	147	5
Other	729	536	193	117	90	27	612	446	166
Not reported	243	224	18	36	36	—	207	188	18

¹Excludes properties with less than half of units in rental market during all of year preceding survey and cooperatively owned properties.

Appendix A.—Area Classifications

UNITED STATES	A-1
STANDARD METROPOLITAN STATISTICAL AREAS	A-1
PLACES	A-1
Incorporated Places	A-1
Census Designated Places	A-1
URBAN AND RURAL RESIDENCE	A-2

UNITED STATES

The 50 States and the District of Columbia are the constituent units of the United States.

STANDARD METROPOLITAN STATISTICAL AREAS

The general concept of a metropolitan area is one of a large population nucleus, together with adjacent communities which have a high degree of economic and social integration with that nucleus. The standard metropolitan statistical area (SMSA) classification is a statistical standard, developed for use by Federal agencies in the production, analysis, and publication of data on metropolitan areas. The SMSA's are designated and defined by the Office of Management and Budget following a set of official published standards developed by the inter-agency Federal Committee on Standard Metropolitan Statistical Areas.

Each SMSA has one or more central counties containing the area's main population concentration: an urbanized area with at least 50,000 inhabitants. An SMSA may also include outlying counties which have close economic and social relationships with the central counties. The outlying counties must have a specified level of commuting to the central counties and must also meet certain standards regarding metropolitan charac-

ter, such as population density, urban population, and population growth. In New England, SMSA's are composed of cities and towns rather than whole counties.

Each SMSA except one (Nassau-Suffolk, N.Y.) has at least one central city. The titles of SMSA's include up to three city names, as well as the name of each State into which the SMSA extends. For the 1980 census, central cities of SMSA's are those named in the titles of the SMSA's, with the exception of Nassau-Suffolk, N.Y., which has no central city and Northeast Pennsylvania, the central cities of which are Scranton, Wilkes-Barre, and Hazleton. Data on central cities of SMSA's include the entire population and housing within the legal city boundaries. In Hawaii, where there are no incorporated places recognized by the Bureau of the Census, census designated places are recognized as central cities.

New standards for designating and defining metropolitan statistical areas were published in the Federal Register on January 3, 1980. The SMSA's recognized for the 1980 census comprise (1) all areas as defined on January 1, 1980, except for one area which was defined provisionally during the 1970's on the basis of population estimates but whose qualification was not confirmed by 1980 census counts; and (2) a group of 36 new areas defined on the basis of 1980 census counts and the new standards that were published on January 3, 1980.

When data on commuting flows become available for 1980 census tabulations, the new standards will be applied to the areas existing on January 1, 1980, and the boundaries, definitions, and titles for all SMSA's will be reviewed.

To aid users who want to become familiar with the SMSA standards and how they are applied, documents are

available from the Office of Management and Budget, Washington, D.C. 20503.

PLACES

Size of place as shown in this report is based on the 1980 census population figures.

Two types of places are recognized in the census reports—incorporated places and census designated places—as defined below.

Incorporated Places—Incorporated places are those which are incorporated under the laws of their respective States as cities, boroughs, towns, and villages, with the following exceptions: boroughs in Alaska and New York, and towns in the six New England States, New York, and Wisconsin. The towns in the New England States, New York, and Wisconsin, and the boroughs in New York are recognized as minor civil divisions (MCD's) for census purposes. The boroughs in Alaska are county equivalents.

Census Designated Places—As in the 1950, 1960, and 1970 censuses, the Census Bureau has delineated boundaries for closely settled population centers without corporate limits. In 1980 each such place is known as a "census designated place" (CDP). In the 1970 and earlier censuses, these places were known as "unincorporated places."

Census designated place boundaries change with changes in the settlement pattern; a place which has the same name as in previous censuses does not necessarily have the same boundaries. Boundary outlines for CDP's appear on the county subdivision map in the HC80-1-A, *General Housing Characteristics* reports for States. Detailed maps of these places are available for purchase from the Census Bureau.

URBAN AND RURAL RESIDENCE

As defined for the 1980 census, urban housing comprises all housing units in urbanized areas and in places of 2,500 or more inhabitants outside urbanized areas. More specifically, urban housing consists of all housing units in (1) places of 2,500

or more inhabitants incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England States, New York, and Wisconsin), but excluding those housing units in the rural portions of extended cities; (2) census designated places of 2,500 or more inhabitants; and (3) other territory, incorporated or unincorporated,

included in urbanized areas. Housing units not classified as urban constitutes rural housing. Information on the historical development of the urban-rural residence definition appears in the 1980 Census of Population report, *Characteristics of the Population, Number of Inhabitants*, PC80-1-A.

Appendix B.—Definitions and Explanations of Subject Characteristics

PROPERTY CLASSIFICATIONS. . .	B-1
Property	B-1
Nonfarm	B-1
Housing Unit	B-1
Residential	B-1
Properties Excluded	B-2
Mortgage Status	B-2
MORTGAGE CHARACTERISTICS. .	B-3
Type of Mortgage	B-3
Mortgage Insurance Status . . .	B-3
Origin of Mortgage	B-3
Purpose of First Mortgage	
Placed Later Than Acquisition of Property	B-4
Purpose of Second Mortgage	
Placed Later Than Acquisition of Property	B-4
Year Mortgage Made or Assumed. .	B-4
Mortgage Loan	B-4
Mortgage Outstanding Debt . . .	B-4
Interest Rate	B-4
Variable Interest Rate	B-4
Reason for Change in Mortgage Rate	B-4
Graduated Interest and Principal Payments	B-5
Term of Mortgage	B-5
Unexpired Term of Mortgage . . .	B-5
Holder of Mortgage	B-5
Location of Mortgage Holder . .	B-6
Servicing of Mortgage	B-6
Holder's Acquisition of Mortgage. .	B-6
Mortgage Assumption	B-6
Prepayment Penalties	B-6
Mortgage Loan as Percent of Purchase Price	B-7
Outstanding Debt as Percent of Value	B-7
MORTGAGE PAYMENTS AND OTHER EXPENSES	B-7
Method of Payment	B-7
Items Included in Mortgage Payments	B-7
Monthly Interest and Principal Payments	B-7
Current Status of Mortgage Payments	B-7
Selected Monthly Owner Costs . .	B-7
Real Estate Taxes	B-7
Interest and Principal Payments as Percent of Income	B-7

Interest and Principal Payments as Percent of Rental Receipts . .	B-7
Selected Owner's Expenses as Percent of Rental Receipts . . .	B-7
PROPERTY CHARACTERISTICS. .	B-8
Location by Size of Place	B-8
Number of Housing Units	B-8
Number of Buildings	B-8
Manner of Acquisition	B-8
Source of Downpayment (Homeowner)	B-8
Source of Downpayment (Rental)	B-9
Land and Building Acquisition . .	B-9
Year Property Acquired	B-9
Year Structure Built	B-9
Rooms	B-9
Purchase Price	B-9
Value	B-9
Rental Receipts	B-10
Purchase Price as Percent of Value	B-10
Purchase Price-Income Ratio . . .	B-10
Rental Vacancy Losses as Percent of Potential Receipts . . .	B-10
OWNER CHARACTERISTICS . . .	B-10
Ownership Status	B-10
Age of Owner	B-10
Race of Owner	B-10
Sex of Owner	B-10
Spanish Origin	B-10
Veteran Status	B-10
Type of Owner	B-10
Persons in Household	B-11
Income	B-11

PROPERTY CLASSIFICATIONS

Property—In the 1981 Residential Finance Survey, a mortgaged property is defined as all of the buildings and land covered by a single first mortgage. Usually, all land and buildings covered by a single first mortgage are adjacent to each other, but in some cases, the buildings and land under a single mortgage are scattered.

If a rental project or development was divided into sections, each securing a separate first mortgage, each section is

considered a separate property. Thus, in the case of mortgaged properties, the number of properties is the same as the number of first mortgages.

If the property was not mortgaged, the property was defined by the owner.

Nonfarm—For purposes of this survey, a property was classified as nonfarm if it had 1 to 4 housing units and was on a place of less than 10 acres or if it had 5 or more units. Properties which were essentially farms were not included. This differs from the 1980 census definition of rural farm and nonfarm units. In the census, occupied housing units are classified as farm units if the place has one acre or more from which at least \$1,000 worth of agricultural products were sold in 1979; thus, rural units which did not meet these qualifications were classified as nonfarm.

Housing Unit—A housing unit is a house, an apartment, a group of rooms, or a single room occupied or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The definition of "housing unit" is the same as that used in the 1980 census.

Residential—A property was considered residential if 50 percent or more of the floor space is used for residential purposes. If the owner indicated that the property consisted primarily of buildings or land which were essentially non-residential in character, the property was considered nonresidential and out of the scope of this survey.

In the 1981 Residential Finance Survey, residential properties were divided

into three categories: homeowner, condominium, and rental and vacant properties.

Homeowner property. A homeowner property is one with one to four housing units, at least one of which is occupied by the owner. All housing units on the property were included in the count, regardless of the number of structures in which they were located. Persons buying property and still owing money were considered owners, whether or not they had legal title to the property.

Condominium property. A condominium involves ownership that enables a person to own an apartment or house in a development of similar units and to hold a common or joint ownership in common areas; i.e., hallways, entrances, elevators, etc. The owner has a deed to the individual unit, and very likely, a mortgage on the unit. In the Residential Finance Survey, condominium properties contain only one housing unit by definition. Data are presented only for condominium units which were owner-occupied.

Rental and vacant property. The term "rental and vacant" applies to properties with five housing units or more (even though one of the units may be occupied by an owner) and to properties with one to four housing units, all of which are either renter-occupied or vacant.

Rental and vacant refers to properties, not housing units. A multiunit property may contain both renter-occupied and vacant housing units. A single-unit property may be either renter-occupied or vacant. The determination of whether the property was to be included in the category "Rental and vacant" was made on the basis of the respondent's reply to the question, "Does the owner live on this property?" If the answer was "No," the property was classified as "Rental and vacant." If the respondent's reply was "Yes" (i.e., the owner lived on the property), but the property contained five housing units or more, the property was also included in this category.

Cooperatively owned properties are also classified as "rental and vacant."

Properties Excluded—This report excludes the following types of properties:

1. Properties with fewer than 5 units on a place of 10 or more acres. Therefore, all properties with 5 or more housing units are included in the survey even though they may be on 10 or more acres; for example, a large garden apartment project.
2. Mobile homes, trailers, or mobile home parks.
3. Publicly owned properties, including low- and middle-income housing properties owned by local housing authorities and other government agencies, investment housing owned by government agencies (e.g., State universities), properties owned by government agencies for the use of their employees, and government-owned housing for armed services personnel. Not included in the category "Publicly owned" are properties acquired by the Federal Housing Administration as a result of mortgage defaults and being held temporarily by that agency pending sale to new owners. Such properties were deemed part of the private housing inventory.
4. Hotels or motels with 50 percent or more of the accommodations reserved for transient use.
5. Properties with more than 50 percent of the floor space used for business or industrial purposes. Also excluded were mortgaged properties in which the mortgage also covered a structure nonresidential in character; for example, a parsonage was excluded if the mortgage also covered a church.
6. Properties under construction at the time of the April 1980 decennial census with no living quarters sufficiently completed to permit inclusion in the census enumeration. Since the 1980 decennial census records were the universe from which the 1981 Residential Finance Survey sample was selected, these properties were automatically excluded from the survey.

7. Properties which did not contain housing units at the time of the Residential Finance Survey due to such events as fire or storm destruction, rehabilitation, conversion to nonresidential use, and properties in which all of the buildings were demolished or scheduled to be demolished.
8. Individual units in condominium projects which were vacant or rented.
9. The rental portion of buildings being converted from rental units to condominium units at the time of the survey.
10. Properties which were for seasonal use only and were vacant at the time of the survey.

Mortgage Status—In this survey, properties were classified as mortgaged or nonmortgaged on the basis of information furnished by the owner and the lender. The homeowner was asked to report all of the various types of debt outstanding on the property. However, only mortgages were included in this survey. If there was any doubt as to whether or not a debt was a mortgage, the lender was asked to confirm.

As used in this report, "mortgage" refers to all forms of debt where the property is pledged as security for repayment of the debt. It includes such debt instruments as deeds of trust, trust deeds, mortgage bonds, and vendor liens. In such arrangements, the borrower generally has the title to the property.

Also included as mortgages are such debt arrangements as contracts to purchase, contracts for deeds, assumption agreements, and land contracts. These differ from mortgages or deeds of trust in that title to the property remains with the lender, who generally is also the seller (i.e., former owner) of the property. The buyer has the right to occupy the property so long as he/she makes the payments on the debt. Title to the property passes to the buyer when he/she has paid the full or a stipulated amount on the loan. For purposes of this survey, the buyer is considered the "owner." When a property being purchased under a land or purchase contract is also covered by an

outstanding first mortgage made by the former owner, data are shown for the underlying mortgage only if the current owner has assumed the obligation for the payments.

In some cases, the owner of the building did not own the land but had a leasehold mortgage on the building only. For purposes of this survey, leasehold mortgages were treated in the same manner as any other mortgage.

To assure that all mortgage-type debts on the property were reported, the owner was asked to report all debts outstanding on the property. In the editing process, however, the following types of debt were classified as nonmortgages: Property improvement loans, such as FHA Title 1 loans not secured by the property; chattel mortgages (e.g., mortgages on furniture or equipment); mechanics and tax liens; and judgment liens arising from a lawsuit against the property owner. Properties having only the latter types of debt and no mortgage debt were classified as nonmortgages.

To obtain confirmation of the mortgage status of the property and additional information about the mortgage, the Form D-1612 questionnaire was mailed to each lender to whom, according to the owner, mortgage payments were made. If the debt was other than a mortgage, this information was to be reported by the lender on the D-1612 questionnaire. Also eliminated on the basis of the lender's replies were mortgage debts that had been paid off or otherwise terminated prior to the survey period.

MORTGAGE CHARACTERISTICS

Type of Mortgage (First and Junior Mortgages)—A mortgage is classified as a first mortgage if it has prior claim over any other mortgage on the property or if it is the only mortgage on the property. All other mortgages (second, third, etc.) are classified as "junior." A second mortgage is a junior mortgage which gives the lender a claim against the property which is second to the claim of the holder of the first mortgage. Any other junior mortgage(s) would be subordinate to the second mortgage.

Mortgages known as wrap-around mortgages, although technically junior mortgages, are considered first mortgages for the purpose of this report. A wrap-

around mortgage is a junior mortgage whose face value encompasses the unpaid balance of the first mortgage (and any earlier junior mortgages) plus the amount of any new funds extended by the wrap-around lender. The interest rate on the wrap-around mortgage is higher than the interest rate on the underlying first mortgage, but usually lower than the current mortgage interest rate on similar properties. When a property is financed under a wrap-around mortgage, data are shown for the wrap-around mortgage only and not for the underlying mortgage or mortgages.

Mortgage Insurance Status—This item refers to the presence or absence of guaranty or insurance on a mortgage. Under a mortgage insurance program, the mortgage holder is assured of full or partial compensation of the unpaid balance if the borrower defaults on the mortgage payments. Mortgages may be insured either by an agency of the Federal government or by a private mortgage insurance company.

FHA-insured mortgages are mortgages made by private lending institutions and insured by the Federal Housing Administration.

VA-guaranteed or insured mortgages (GI loans) are those guaranteed or insured by the Veterans Administration and are made to eligible veterans who served after September 15, 1940, by private lenders for purposes of homeownership. Some of the properties with VA mortgages are owned by nonveterans who have assumed the mortgages.

Insured conventional mortgages are those insured by a private mortgage insurance company. Private mortgage insurance companies will, for a fee, issue insurance on mortgage loans similar to FHA and VA insurance, although usually not insuring as great a percentage of the loan.

All other conventional mortgages are those other than FHA insured, VA guaranteed or insured, or privately insured.

Included in the "All other conventional" mortgage category are housing loans made directly by the

Federal Housing Administration, the Veterans Administration, the Farmers Home Administration, or any other Federal, State, or local government agency as the lender. Direct loans are made by the Veterans Administration in most cases only when the veteran is unable to obtain mortgage funds from private lenders at suitable terms in his/her area. Direct loans by the Federal Housing Administration are relatively rare and usually occur when FHA has to sell a property which it has acquired as a result of borrower default.

The Farmers Home Administration makes direct loans on home and rental and cooperative housing in rural areas for eligible borrowers. These loans may then be sold to investors, with Farmers Home Administration insurance. They are included here because there were too few in the survey to tabulate separately.

The mortgage insurance status question was asked of both the owner and the lender. In a very few cases, neither respondent answered this question. In these cases, the mortgages were classified in the "All other conventional" mortgage category.

Origin of Mortgage—This item indicates whether the first mortgage currently on the property was (1) made by the current owner at the same time the property was acquired; (2) assumed by the current owner at the time of acquisition (i.e., the mortgage was on the property before acquisition by the current owner, who "assumed" the obligation of the unpaid balance of that mortgage); or (3) placed by the current owner after the property was acquired. These categories are defined as follows:

Mortgage made at time property acquired indicates that the present first mortgage is the same as originally made by the present owner when the property was acquired and has not been refinanced, renewed, or extended.

Mortgage assumed at time property acquired indicates that the present first mortgage is the same mortgage that was assumed from the previous owner when the property was acquired and has not been refinanced.

Mortgage placed later than acquisition indicates that the current mortgage is not the mortgage placed on the property at the time the present owner acquired the property. This category includes refinanced and renewed mortgages and mortgages placed on properties owned free and clear of debt at the time the mortgage was placed.

A refinanced mortgage consists of replacing an existing mortgage with a new mortgage. This may be done with the same lender or with a different lender. The principal balance may or may not be changed. Renewing or extending a mortgage means that a lender agrees to extend the terms of a mortgage having an outstanding principal balance for a specified additional period of time. In the tables, renewed mortgages are included with refinanced mortgages.

The category "Mortgages placed on properties owned free and clear of debt" consists of properties that were previously acquired without a mortgage and those properties with mortgages placed at the time of acquisition but since paid off.

Purpose of First Mortgage Placed Later Than Acquisition of Property—Reasons reported for placing a first mortgage after acquisition of the property are as follows:

1. To renew or extend a loan that has fallen due without increasing the outstanding balance; i.e., without the borrower obtaining additional money.
2. To secure better terms, such as a lower interest rate, a longer term of years for repayment, smaller required payments, etc.
3. To provide money for such purposes as additions, improvements or repairs to the property, investment in other real estate, other types of investments, educational expenses such as college education for the children, medical expenses, or other reasons as described by the respondent.

Purpose of Second Mortgage Placed Later Than Acquisition of Property—This item refers only to reasons for placing a *second* mortgage later than acquisition. Reasons include: To provide funds for such pur-

poses as additions, improvements or repairs to the property, investment in other real estate, other types of investments, educational expenses such as college education for the children, medical expenses, or other reasons as described by the respondent.

Year Mortgage Made or Assumed—This refers to the year the current mortgage was made or assumed by the current property owner. If the current mortgage had been refinanced or renewed, the year of the most recent refinancing or renewal is shown.

Characteristics shown in this report for mortgages made or assumed in any given year and in existence at the time these data were collected do not necessarily reflect the characteristics of all mortgages made in that year. Mortgages assumed in a particular year represent mortgages originally made in previous years. Moreover, many mortgages made in previous years had been paid off or otherwise terminated by the time of this survey.

The year the mortgage was made was asked of both the owner and the lender. In the case of an assumed mortgage, if the assumption date was not reported by the lender, the date reported by the owner was used.

Mortgage Loan—The mortgage loan is the amount of the loan at the time it was obtained by the current property owner. If the mortgage was assumed from the previous owner, the mortgage loan is the unpaid balance when assumed. If the owner made a new mortgage, the mortgage loan is the face amount of that mortgage. When the mortgage represented a refinancing or extension of the previous mortgage, the mortgage loan is the amount of the new mortgage. The amount of the mortgage loan was asked of both the owner and the lender. In the case of an assumed mortgage, if the assumption amount was not reported by the lender, the amount reported by the owner was used.

"Total mortgage loan" is the total amount of loan on the property, regardless of the number of mortgages. When there are two mortgages or more, the amount of first and junior loans are combined, although they may have been made at different times.

Mortgage Outstanding Debt—Mortgage outstanding debt is the unpaid principal balance of the mortgage at the time of the survey. In some instances, it also includes overdue or deferred interest. "Total outstanding debt" is the sum of the unpaid balances of all mortgages on the property.

Interest Rate—Interest rate is the annual rate specified in the mortgage or the annual equivalent if not on an annual basis. Where the rate varies during different periods of the life of the mortgage, the rate at the time of interview is shown. No fees or charges, such as the FHA mortgage insurance premiums, are included. When no interest was charged, the property appears in the lowest interval, "Less than 5.0 percent."

Variable Interest Rate—The intent of this item was to identify mortgages whose interest rates could be changed during the life of the mortgage. The lender was asked if the interest rate could change. If the answer was "yes," the lender was asked if the present rate was higher, lower, or the same as when the mortgage was made. Analysis of the extent interest rates can change should take into consideration these data and the data on *Reason for Change in Mortgage Rate*.

Reason for Change in Mortgage Rate—This item is presented for mortgages with a variable interest rate as reported by the lender. More than one reason could be given for this item; therefore, the figures may not add to total. The reasons for change in mortgage rate include the following:

1. *Rate renegotiated periodically.* This category refers to loans for which the interest and monthly payments are renegotiated after a period of years. The interest rate is then adjusted according to current market conditions.
2. *Rate changes tied to market index.* The interest rate for these mortgages is tied to some reference index that reflects changes in market rates of interest. Constraints may be placed on the frequency and amount of the rate increase.

3. *When mortgage is assumed.* This category pertains to mortgages that contain a clause that allows an interest rate change if the mortgage is assumed.

4. *When payments become delinquent.* This refers to mortgages that contain a clause which allows an interest rate change if the borrower becomes delinquent in his/her payments.

5. *Other.* This category includes reasons specified by the lender that could not be included in the categories above.

Graduated Interest and Principal Payments—This item pertains to mortgage plans that allow monthly payments (principal and interest) to change during the term of the mortgage by means other than a change in interest rate. Mortgage plans that allow such changes are often called Graduated Payment Mortgages (GPM's). These mortgages begin with lower payments which rise later in the life of the mortgage. The graduation date and term may or may not be fixed throughout the life of the mortgage.

Data are shown on whether the payments under mortgage plans of this type increase yearly for the first 5 years or increase yearly for the first 10 years. The category "Payments change in some other way" includes terms specified by the lender, if different from the categories above.

The intent of this question was to identify mortgages allowing lower monthly payments (principal and interest) during the early years of the mortgage with higher payments later in the life of the mortgage. The lower payments are accomplished by deferring some or all of the principal and interest due, but do not involve a change in interest rates. The frequency of mortgages with graduated payments may be overstated. There were indications that some lenders misunderstood the intent of this question. Some respondents answered "yes" to this question but qualified it by notes such as "if real estate taxes go up" or "if terms renegotiated."

Term of Mortgage—For most mortgages, the term is the length of time required to pay back the principal in regular periodic payments and is usually stated in the

mortgage document. For an assumed mortgage, the term shown is the original term. No routine edit was made to determine whether mortgages requiring regular periodic payments would be paid off during the specified term.

There were other types of term arrangements reported by lenders. If the lender did not report a specific term, but entered "until paid" or a similar phrase, and regular payments of principal were required, the effective term was computed.

Some mortgages are written with short terms and are either renewable at the option of the lender or contain renewal clauses which require the lender, under most circumstances, to extend the mortgage term. These were reported in different ways by lenders. A few mortgages appeared to have been long since past due. In these cases, particularly with lenders who were individuals, the stated term may have had little meaning.

The classification "no stated term" includes the following types of arrangements:

1. The lender reported that the mortgage had no specific term and that no regular principal payments were required.
2. The lender reported the term of the mortgage as "until paid" and there were no regular principal payments.
3. "On demand" mortgages due at any time on demand of the lender. During the life of such mortgages, interest payments usually are required; principal payments may or may not be required.

Unexpired Term of Mortgage—This item refers to the years remaining before the mortgage is paid in full or the outstanding balance becomes due and payable. The figures were derived by adding the term to the year the mortgage was made and subtracting the survey reference year—1981. The category "No stated term or not computed" includes assumed mortgages.

Holder of Mortgage—This refers to the firm, organization, institution, or person that has the legal right to the interest and principal due on the mortgage.

The mortgage holder is not necessarily the original mortgage lender since the

original lender may have transferred the mortgage to a new holder. Mortgages are frequently originated by one firm (or person) as agent or loan correspondent for another firm or organization which provides the mortgage funds, or mortgages are sold by the originating lenders to firms or organizations which have funds available for investment. The firm to which the mortgage payments are made is not always the mortgage holder, since payments are frequently made through a firm acting as a collecting or servicing agent for the holder.

Information on mortgage holder was obtained from the mortgage holder or the agent of the holder.

1. *Commercial bank or trust company.*

This type of bank offers many financial services; e.g., commercial and industrial loans, personal loans, checking accounts, savings accounts, and residential mortgage loans. If a bank has invested its regular funds in a mortgage for its own account, the mortgage is shown as being held by a "Commercial bank or trust company." If a bank has invested the funds of a trust account (e.g., funds available from an estate being administered by the bank for a customer) or the funds of a conventional mortgage pool(s) not guaranteed by GNMA or FHLMC, in a mortgage, the case is included in the category "Other."

2. *Mutual savings bank.* These institutions are owned by their depositors. At one time this type of bank accepted savings deposits only; however, currently these institutions provide essentially the same financial services as commercial banks. Banks of this type are located principally in the New England States, New York, and Pennsylvania.

3. *Savings and loan association.* This type of institution invests the savings of its depositors in mortgage loans, principally on homes. Included in this category are building and loan associations and homestead associations.

4. *Life insurance company.* A life insurance company may use premiums received from policy holders and earnings received from investments to make loans secured by real estate.

5. *Mortgage company.* This type of firm is engaged primarily in the business of originating and selling mortgages. Mortgages which are shown as being held by mortgage companies in this report represent mortgages recently made and not yet sold and those in which the mortgage company had invested its own funds.

6. *Federal agency.* The principal types of agencies included in this category are:

- a. *Government National Mortgage Association (GNMA)*—This agency purchases mortgages insured by FHA or guaranteed or insured by VA on specified types of housing—mainly housing for low- and moderate-income families, cooperative projects, and other special purpose housing for which regular mortgage market financing is inadequate. GNMA also holds mortgages acquired from the Federal National Mortgage Association (FNMA) as a result of assuming FNMA's management and liquidation functions.
- b. *Federal Housing Administration (FHA)*—This agency becomes the holder of a mortgage as a result of procedures that are followed when a borrower defaults on a FHA-insured mortgage.
- c. *Veteran Administration (VA)*—Mortgages held by this agency include those made by the VA under its direct loan program and mortgages made in connection with the sale of properties acquired by VA from lenders because of borrower defaults on VA-guaranteed loans.

7. *Federally secured pool.* Federally secured pools hold mortgages financed by securities guaranteed by the Government National Mortgage Association (GNMA), the Federal Home Loan Mortgage Corporation (FHLMC) or the Farmers Home Administration (FmHA). Mortgages in a pool are part of a group of mortgages whose principal and interest payments are guaranteed by GNMA, FHLMC or FmHA and which are held in trust for delivery under certain conditions to GNMA, FHLMC or FmHA.

8. *Federal National Mortgage Association (FNMA, also known as "Fanny Mae").* This government-sponsored organization buys and sells FHA-insured, VA-guaranteed, and conventional mortgages to improve distribution of mortgage funds and to encourage construction of housing.

9. *Real estate or construction company.* Neither of these two types of holders is primarily in the mortgage business. Their mortgage activity is usually an adjunct to the buying and selling of real estate or the building of homes. These firms may hold mortgages for short periods of time until they can be sold to investors.

10. *Individual or individual's estate.* Included in this category are mortgages held by individual persons or estates of individuals. Excluded are individual's estates being administered as trust accounts by commercial banks.

11. *Other.* Includes retirement funds, State and local governments or private pension systems, nonprofit organizations, insurance companies not classified as life insurance companies, trust accounts administered by a bank, conventional mortgage pools (those not guaranteed by GNMA, FHLMC, or FmHA), finance companies, and other holders who do not fit into the above categories.

Location of Mortgage Holder—This item relates the location of the first mortgage holder to the location of the mortgaged property. For each region, first mortgages are shown on the basis of whether the holder at the time of the survey was in the same geographic region, in a different geographic region, or outside the United States.

The State location of the principal address of the lender was asked of the lender or its agent. No attempt was made to edit replies in terms of whether or not the respondent answered for headquarter offices, except that Federal agencies, Federally secured pools, and the Federal National Mortgage Association (as holders) were assumed to be in Washington, D.C. (the South region) regardless of the respondent's reply.

Servicing of Mortgage—"Servicing" a mortgage involves collection of the mortgage payments from the borrower, maintaining records of payments, setting up escrow accounts for accumulating the real estate tax and property insurance portions of mortgage payments (when included in the payment), paying the tax and insurance bills, and sending required notices to the borrower.

A mortgage may be serviced by the holder or by an agent for the holder. Insurance companies and banks which invest in mortgages over a wide geographical area generally arrange for servicing of their mortgages by local servicers. These are frequently the local mortgage companies or banks which originated the mortgages. Individuals who invest in mortgages may arrange for the servicing of these mortgages by a bank or mortgage company. The servicing bank or mortgage company charges the holder a fee for performing this service.

Holder's Acquisition of Mortgage—This item indicates how the present holder of the mortgage acquired it. Holders usually acquire mortgages in one of two ways:

1. They can originate the mortgage directly from the borrower with no intermediary agent.
2. They can purchase the mortgage from a previous holder.

Purchased mortgages are further classified as to whether the mortgage was purchased from the present servicer or purchased from someone else. It is common practice for a mortgage company to originate mortgages and then sell them to investors, such as life insurance companies. Many times, the mortgage company will continue to service the mortgages that have been sold to the investor.

Mortgage Assumption—This item refers to the absence or presence of a clause in the mortgage which permits assumption of the mortgage only with the lender's permission.

Prepayment Penalties—A mortgage is classified as having "prepayment penalties" if it contains a clause which requires a fee or percentage of the outstanding loan to be paid if the mortgage is paid in full before the term of the mortgage expires.

Mortgage Loan as Percent of Purchase Price—

This percentage was computed for the first mortgage loan and for all mortgage loans on the property. The percentage is shown only when the first mortgage was made or assumed at the time the property was acquired by purchase or construction. For total mortgage loan the amounts of the first and junior loans were combined, even though they may have been made at different times.

Outstanding Debt as Percent of Value—

The percentage was computed separately for the first mortgage and for all mortgages on the property.

MORTGAGE PAYMENTS AND OTHER EXPENSES

Method of Payment—This refers to the payment arrangements required under the terms of the mortgage. Mortgage payments in this report are classified according to whether or not regular payments are required. Mortgages with "regular payments required" are further classified by the method of payment and whether these payments reflect full or partial amortization.

Interest and principal. This category includes regular payments of both interest and principal even if payments are made for different intervals; e.g., interest paid monthly and principal paid quarterly.

Principal only. A few mortgages were reported on which principal payments only were required. These were primarily short-term mortgages on which all interest was due in a lump sum at the end of the term or mortgages on which no interest was being charged.

Interest only. Included in this category are mortgages on which principal was not being paid at the time of the survey. In some cases this is a temporary situation and payments for principal were required in the past or will be required later.

No regular payment required. A few mortgages were reported on which no regular payments were required for interest or principal. With respect to

small properties, some of these mortgages involved borrowers and lenders who were related. Some mortgages on large rental properties involve unusual financing arrangements. Occasionally the holder of the mortgage and the owner of the property are different firms with the same principals.

Amortized loan. The amount of the loan is paid back in installments, usually including payments to principal and interest, at regular intervals (monthly, quarterly, etc.).

Fully amortized. The principal payments are sufficient to pay off the loan completely within the stated term of the loan.

Partially amortized. The principal payments pay off part, but not all, of the loan by the end of its term. The remainder of the loan then becomes due and is paid off in one lump sum, refinanced with a new loan, or extended by renewal of the loan.

Items Included in Mortgage Payments—Mortgages with regular required payments of both interest and principal are further classified by the other items which the owner is required to pay as part of the mortgage payment. In addition to real estate taxes and property insurance payments, a mortgage payment may also include such items as mortgage insurance premium, mortgage service charge, ground rent, equipment replacement reserve, and life insurance premiums. Payments on FHA-insured mortgages, for example, usually include real estate taxes, property insurance premiums, and FHA mortgage insurance premiums.

Monthly Interest and Principal Payments—This is the amount required to be paid regularly on the mortgage for principal repayment or interest, or both. Therefore, mortgages with no required regular payments are excluded. Principal and interest payments are shown on a monthly basis, regardless of the actual frequency of payment. Data are shown for first mortgage payments and for total mortgage payments.

Current Status of Mortgage Payments—A mortgage is classified "delinquent" when

the required payments are past due 30 days or more. When payments were delinquent, mortgages were classified as to the number of payments past due. Mortgages delinquent by four or more payments are shown by whether or not foreclosure proceedings had begun or were in process at the time of the survey.

Selected Monthly Owner Costs (Homeowner and condominium properties)—This amount is the sum of payments for real estate taxes, special assessments (if any), property insurance, utilities, fuel, water, condominium maintenance fee (where applicable); and, if the property is mortgaged, interest and principal payments on all mortgages, plus any other items included in the mortgage payment. An edit unduplicated the taxes and insurance if reported by both the owner and the lender. Selected owner costs are shown on a monthly basis and annually as a percent of income.

Real Estate Taxes—This is the amount of total real estate taxes paid on the property in the 12-month period preceding the survey. It includes both State and local real estate taxes. The respondent was requested not to include payments for special assessments or for taxes in arrears from prior years.

Real estate taxes are shown on an annual, per housing unit basis. Taxes are also presented on a per \$1,000 of value basis and as a percent of rental receipts or as a percent of household income. The "Not computed" category includes properties for which no taxes were paid.

Interest and Principal Payments as Percent of Income (Homeowner and condominium properties)—This percentage relationship is shown for first mortgage payments and total mortgage payments. The data are restricted to those cases where regular payments of interest and/or principal are made on the first mortgage.

Interest and Principal Payments as Percent of Rental Receipts (Rental and vacant properties)—This percentage was computed for first mortgages and for all mortgages on the property.

Selected Owner's Expenses as Percent of Rental Receipts (Rental and vacant properties)—Owner's expenses include real estate taxes, special assessments (if any),

property insurance, utilities, fuel, water, ground rent (if any); and, if the property is mortgaged, the amount for interest and principal on all mortgages, plus any other items included in the mortgage payment. An edit unduplicated the amounts for taxes and insurance if reported by both the owner and the lender. This item is shown only as a percent of rental receipts.

PROPERTY CHARACTERISTICS

Location by Size of Place—Data on the location of the property are shown by whether inside or outside SMSA and by population size of places within these areas. For a detailed explanation of these areas, see Appendix A, "Area Classifications."

Number of Housing Units—The number of housing units on a property is the count of all units occupied or intended for occupancy as separate living quarters.

Number of Buildings—Only buildings used for residential purposes were included. Not counted were buildings without housing units.

Manner of Acquisition—This item indicates how the current owner acquired the property; i.e., whether by purchase or by means other than purchase, and if purchased how the purchase was financed. In this survey, "purchase" includes transactions where the structure was built for or by the owner.

The owner was asked to report the manner in which he/she financed the acquisition of the property. If the land was acquired prior to acquisition of the building, the method of financing the building was to be reported.

It should be noted that the mortgage arrangements at the time the property was acquired were not necessarily the same as the current mortgage status. For example, a mortgage made at the time of property acquisition by the current owner may not be the same mortgage that is currently on the property, due to refinancing, renewal, etc.

The methods of acquisition are described below:

Placed one new mortgage. This includes cases where the present owner

made one new mortgage when the building was purchased or constructed. Wrap-around mortgages made at the time the property was acquired are included in this category.

Placed two or more new mortgages. In some instances, particularly involving large rental properties, the owner placed two or more mortgages.

Assumed mortgage already on the property. This includes cases where the properties were already mortgaged when acquired by the present owner and the present owner took over the obligations of the existing mortgage or mortgages.

Assumed a mortgage already on the property and placed a new mortgage. This includes cases in which the present owner took over an existing first mortgage and made a new second mortgage. Also included are cases in which the owner assumed first and second mortgages and made a new third mortgage.

All cash, no borrowing. In these cases, the owner paid cash for the property using savings or proceeds from sale of assets, including sale of other real estate.

Borrowed other than with a mortgage. This includes those cases in which the owner acquired the building with borrowed funds (for all or part of the purchase price or cost of construction) and this loan was *not* secured by a mortgage, deed of trust, land contract, etc.

Inheritance or gift. This includes transfer of husband-wife ownership to the surviving spouse upon the death of one or the other.

Other. Includes methods of acquisition such as properties acquired through foreclosure, delinquent tax sale, corporate reorganization, or trade for another property.

Purchase price and ratios involving purchase price are not shown for properties acquired other than by purchase; i.e., in a manner in which there either was no money involved, or the

amount of money did not represent the full value at time of acquisition. They are also not shown if the respondent marked "Other" or if the manner of acquisition was not reported.

Source of Downpayment (Homeowner and condominium properties)—This item indicates the major source of cash used for downpayment, outright purchase, or construction of the property. Data are limited to those properties acquired after 1974. A description of the sources is as follows:

Sale of previous home includes only those cases in which the previous home was sold during the 12-month period preceding the acquisition of the present home and the proceeds were used toward the purchase of the present property.

Sale of other real property or other investment includes money from the sale of other real property or real estate other than the previous home or from the sale of other investments such as securities (common and preferred stock, municipal or corporate bonds), dissolved business ventures, etc.

Savings includes cases in which the present owner(s) purchased their property with money drawn from savings, such as bank deposits, share accounts as in the case of credit unions, or savings bonds.

Borrowing other than a mortgage on property includes those cases where the owner(s) borrowed the downpayment.

Gift includes those cases in which the owner(s) used money received as a gift, regardless of the source, and used it as the downpayment on the property. Inherited money was to be reported in the "Other" category if it was used immediately for the downpayment. Generally, inherited funds tend first to be invested or deposited in savings accounts.

Land on which structures was built includes those cases in which the owner's equity in the property is the land on which the structure was built.

The term "structure" refers to residential structures, usually the owner's own home.

Other includes those cases in which the respondent could not classify the source in any of the above categories.

No downpayment required includes those cases where the owner did not use personal funds to finance the purchase; for example, a first and second mortgage combined to cover the total purchase price.

Source of Downpayment (Rental and vacant properties with 50 or more housing units acquired after 1974)—Although similar to the downpayment question asked respondents of homeowner and condominium properties, the instructions to the respondent for rental properties were to "Mark boxes which accounted for one-third or more" of the downpayment. Up to three sources of downpayment for any one property were tabulated. Therefore, the total number of sources is greater than the number of properties. Mortgage lenders as a rule do not lend money to large rental property owners who have not made some investment (equity) in the property, but the investment need not be in cash. The following items are categorized into cash and noncash sources:

Cash

Sale of stock for this project pertains to stocks sold as shares of ownership for the project; i.e., a corporation established solely for the purpose of constructing and/or operating the project.

Sale of previously owned stocks, shares, or other securities include common and preferred stock and municipal or corporate bonds.

Sale of land or other real estate includes real property or real estate sold to obtain the downpayment funds for purchase of this property.

Owner's cash, bank deposits, share accounts, or bonds include money drawn from the owner's personal savings.

Borrowing other than mortgage on this property includes those cases where the owner borrowed the downpayment and the loan was not secured by a mortgage.

Other cash source includes those cases for which the cash source was other than those specified above.

Noncash

Land used for structure(s) on this property are those cases in which the land on which the structure was built was the owner's equity in the property.

Fees (builder's, contractor's, architect's, lawyer's, engineer's) include cases in which such fees are waived in favor of partial ownership in the property.

Other noncash source includes those cases in which the respondent did not indicate the noncash source and properties for which no downpayment or owner equity was required.

Land and Building Acquisition—The owner was asked if he/she:

1. Acquired the entire property (land and building(s)) at same time or within the same 12-month period.
2. Constructed a building on land previously owned.
3. Acquired a building located on land he/she did not own.

Year Property Acquired—This item refers to the calendar year the building and land were acquired by the current owner or to the year the building was constructed by (or for) the owner on land previously acquired. "Acquired" includes purchase or other forms of acquisition, such as inheritance, gift, trade, and foreclosure. In those properties with more than one building acquired in different years, the year refers to the first building bought, built, or otherwise acquired.

A number of items and tables are shown only for properties acquired during a specified time period.

Year Structure Built—"Year structure built" refers to the calendar year in which the building was completed. It refers to original construction and not to any later remodeling, additions, reconstructions, or conversions. For properties with more than one building, the owner was instructed to answer for the first one completed.

Rooms—The intent of this question was to count the number of whole rooms used for living purposes. Included are living rooms, dining rooms, kitchens, bedrooms, finished attic or basement rooms, recreational rooms, permanently enclosed porches which are suitable for year-round use, and lodger's rooms. Excluded are bathrooms, halls, foyers, vestibules, balconies, closets, alcoves, pantries, and strip or pullman kitchens.

Purchase Price—Purchase price includes the total cost to the buyer of land and buildings on the property when acquired. The amount reported by the respondent was the total purchase price, including the downpayment, but excluding closing costs (saleman's commission, notary fees, title search, transfer taxes, etc.).

If the structure was built by (or for) the owner, he/she was asked to report total land and construction costs. The cost of land was not included if the owner of the building did not also own the land. Costs of improvements, conversions, and repairs made after the purchase or construction of the original structure were not to be included in the purchase price.

Purchase price is shown only when the current owner acquired the property by purchase or construction during the period 1977 through 1981.

Value—This is the amount the owner estimated the property would sell for on the current 1981 market, under ordinary conditions and not at a forced sale. Value in the condominium tables refer to the value of the individual unit only. Owners who had difficulty estimating the value of their property were asked to specify the range into which they thought the value fell.

If the owner of the property did not own the land on which the building stood, the land value was to be excluded from market value. This differs from the

1980 census where respondents were instructed to provide an estimate of the combined value of the building and land, even if only the building was owned. In cases where the property included more than one building, the value of the entire property was reported.

Rental Receipts (Rental and vacant properties)—The owner was asked to report total actual receipts from rent during the past year. Receipts from business or office units, as well as residential units, were included. Not included are receipts for extra services such as fees for parking, telephone use, or maid service.

For all items involving rental receipts data, the data are restricted to properties with at least 50 percent of the housing units in the rental market (either rented or available for rent) during the year preceding the survey. Cooperatively owned properties are also excluded from the tabulations.

Rental receipts are shown on a monthly, per housing unit basis. All housing units on the property were used to compute the per-housing-unit figure. Commercial rental receipts were not included in this tabulation.

Rental receipts are used in the ratios "Real estate tax as a percent of rental receipts" and "Interest and principal payments as a percent of rental receipts." Annual rental receipts are shown as a percent of value. In the ratios involving rental receipts, properties with no receipts are in the "Not computed" category.

Purchase Price as Percent of Value—This percentage was computed only for properties acquired by purchase or construction. Data are shown by period of purchase.

Purchase Price-Income Ratio (Homeowner and condominium properties)—This item relates the purchase price of the property to the owner's household income for calendar year 1980. The data are limited to properties purchased during the years 1977 through 1980 and the first half of 1981.

Rental Vacancy Losses as Percent of Potential Receipts (Rental and vacant properties)—The rental property owner was asked to estimate the vacancy loss (that is, the difference between actual receipts

and total potential receipts at 100 percent occupancy) for the past year. Data are restricted to properties in which at least 50 percent of the units were rented or available for rent during the entire year preceding the survey. Cooperatively owned properties are also excluded from the tabulations.

OWNER CHARACTERISTICS

Ownership Status (Homeowner and condominium properties)—This item refers to the number of persons owning the property. Properties owned jointly by husband and wife are classified as having two owners.

Age of Owner (Homeowner and condominium properties)—The respondent was asked to designate the age category shown on the questionnaire which applied to the owner's age. For properties having more than one owner, the data on age were tabulated for the owner listed first on the questionnaire.

Race of Owner (Homeowner and condominium properties)—The occupants of housing units were classified according to the race of the owner of the property into four groups, White; Black; Asian or Pacific Islander; and American Indian, Aleut, or Eskimo. The concept of race as used by the Census Bureau reflects self-identification by respondents; it does not denote clear-cut scientific definitions of biological stock. The data represent essentially self-classification by people according to the race with which they identify themselves. For properties having more than one owner, the data on race were tabulated for the owner listed first on the questionnaire.

Sex of Owner (Homeowner and condominium properties)—This item refers to the sex of the owner listed first on the questionnaire.

Spanish Origin (Homeowner and condominium properties)—Spanish origin as shown in this report refers to the owner of the property listed first on the questionnaire and not to any other household members. The data reflect owners who considered their origin or descent as being Spanish/Hispanic.

Veteran Status (Homeowner and condominium properties)—The respondent was asked to report if any of the owners of the property ever served in the Armed Forces of the United States, and, if so, to indicate the period of service, as shown on the questionnaire.

Service in the U.S. Armed Forces is defined as any active duty for any length of time at home or abroad in the U.S. Army, Navy, Marine Corps, Coast Guard, Air Force, or any reserve branch of these organizations. It excludes employment in the merchant marine or civilian employment in any branch of the Armed Forces, service in the National Guard Unit (except when called to active duty as during World War II and Korean Conflict), short periods of reserve training, or service in the armed forces of a foreign country.

Veterans reporting more than one period of service are classified according to the most recent period.

Type of Owner (Rental and vacant properties)—This item refers to the owner of rental and vacant property. Owners were classified as follows:

Individual includes joint ownership by two or more individuals, including husband and wife and estates of deceased owners. Also included were cases where ownership is held by a group of individuals who have not signed or formed a partnership arrangement.

Partnership refers to legally constituted partnerships only.

Real estate corporations are organized chiefly for the purpose of building, buying, selling, investing in, or managing property.

Real estate investment trust is an organization wherein funds from individuals are pooled for the purpose of buying real estate as an investment.

Financial institution includes banks, insurance companies, and savings and loan associations.

Housing cooperative organizations are usually incorporated and own properties for the benefit of their members who purchase shares in the corporation. The cooperative organization is

the owner of the property. A member of the cooperative has the right to occupy a specific housing unit and pays a proportionate share of the mortgage payment (if any), taxes, insurance, and operating costs.

Church or church-related refers to properties owned by a church-related institution.

Other includes educational institutions, philanthropic organizations, fraternal orders, etc. Also included in this category are properties temporarily owned by the Federal Housing Administration pending sale to new owners.

Persons in Household (Homeowner and condominium properties)—All persons

living in the household were counted in determining the number of persons who occupied the housing unit. These persons include not only occupants related to the owners but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the owners.

Excluded were persons away in the Armed Forces, attending college, or in an institution such as a home for the aged or a mental hospital.

Income (Homeowner and condominium properties)—This is the sum of money received from wages or salary, self-employment, and other sources by all members of the household 15 years or older. The respondent was asked to report an annual figure for the calendar

year 1980. Instructions regarding what was to be included in the income figures are on the Forms D-1609 Condominium and D-1610 Homeowner questionnaires, facsimiles of which are shown on pages E-1 and E-7.

In the ratios involving income, properties whose owners reported no household income (or a loss) are included in the "Not computed" category.

Income data in the 1980 Census of Population were reported for calendar year 1979 by source of income for each member of the household. In the Residential Finance Survey, the questions were considerably less detailed. The respondent was asked to report only total aggregate income from all sources for the household.

Page 100
The first part of the book
is devoted to a general
survey of the subject
and to a description of
the various methods
which have been employed
in the investigation of
the subject. The second
part of the book is
devoted to a detailed
description of the
various methods which
have been employed in
the investigation of the
subject. The third part
of the book is devoted
to a detailed description
of the various methods
which have been employed
in the investigation of
the subject.

Appendix C.—Data Collection and Processing Procedures

DATA COLLECTION
PROCEDURES C-1

 Survey Design and Techniques . . C-1

 Forms C-1

 Timing C-1

 Enumeration C-1

DATA PROCESSING
PROCEDURES C-2

 Clerical Editing and Coding . . . C-2

 Computer Processing C-2

DATA COLLECTION PROCEDURES

Survey Design and Techniques—The 1981 Residential Finance Survey was designed to provide data about the financing of nonfarm, privately owned residential properties.

The program was conducted by mailing questionnaires to a sample of property owners and to the lenders who held mortgages on the sample properties.

A sample of about 62,000 housing units was drawn from the addresses of housing units in the 1980 Census of Population and Housing. These addresses were limited to the counties and independent cities in the 376 sampling areas used for current surveys of the Census Bureau. For more detail, see Appendix D, "Accuracy of the Data."

Forms—Five questionnaires (reproduced in Appendix E) were used to collect data for the 1981 Residential Finance Survey. The homeowner questionnaire (D-1610) was mailed to all units in sample properties with one to four housing units; it provided for the reporting of characteristics of the property and the property owner(s). It also requested the name and address of the owner if he/she did not live on the property. If the property was mortgaged, the respondent was asked to report the person or firm to whom mortgage payments were made. A state-

ment on the form told the respondent that by providing the lender's name and address he/she was granting permission to the Census Bureau to contact that lender. The respondent had the option of not providing this information.

The "owner-seeker" letter (D-1613(L)) was mailed to apartments on properties with five or more housing units in order to determine the name and address of the owner or agent to whom rental payments were made or whether the unit was a condominium. The rental property or condominium questionnaire was then mailed to these owners or their agents. To minimize the reporting burden on the public and survey costs, the mailing of "owner-seeker" letters was limited to a maximum of seven apartments in any one multiunit structure.

The rental property questionnaire (D-1611) was mailed to owners or agents of properties with five or more housing units or those with less than five units when none was owner-occupied as indicated by responses on the D-1610 and D-1613 questionnaires. As with the D-1610 questionnaire, if the property was mortgaged, the respondents was asked to whom mortgage payments were made.

The condominium questionnaire (D-1609) was mailed to respondents in owner-occupied condominiums. Most condominiums were identified prior to the mailing of questionnaires through "owner-seeker" letters (D-1613 (L)). However, some condominiums which were not identified may have received homeowner questionnaires (D-1610). In these cases the information received was transcribed to a D-1609 questionnaire. As with the D-1610, the questionnaire provided for the reporting of characteristics of the property and owner(s), and if the property was mortgaged, the respondent was asked to report to whom mortgage payments were made.

The mortgagee (lender) questionnaire

(D-1612) was mailed to persons or firms to whom mortgage payments were made, as indicated on the homeowner, rental property and condominium questionnaires. It provided for the reporting of information about the mortgage. The form was designed to collect data on both first and junior mortgages.

Timing—The homeowner questionnaires and the "owner-seeker" letters were mailed on April 6, 1981. The rental property and condominium questionnaires were mailed on a flow basis beginning at the end of May 1981. The mortgagee questionnaires were mailed in two cycles, the first in August and the second in October 1981.

Enumeration—The 1981 Residential Finance Survey was essentially a centralized mail-out/mail-back operation conducted by the Data Preparation Division in Jeffersonville, Indiana. The mail enumeration of property owners occurred mainly in the months of April, May, and June 1981, and that of lenders in the fourth quarter of that year.

Field interviewing was limited to cases in which the owner was either not identified or failed to respond to the original mailed questionnaire and followup letters. Followup enumeration was conducted by interviewers from the 12 census regional offices.

Interviewers were trained for followup enumeration of property owners through an extensive home study course and a 1-day classroom training session conducted by supervisory personnel at each of the 12 regional offices.

Followup interviewing of lenders dealt mainly with individuals who held mortgages. Interviewers assigned to this task were trained in a home study course. Lending institutions received letters or phone calls from regional office personnel urging them to complete and return their questionnaires.

DATA PROCESSING PROCEDURES

Clerical Editing and Coding—The questionnaires were received in the Jeffersonville, Indiana, Data Preparation Division. Each questionnaire was screened for completeness, mortgage status, tenure, consistency between expected and actual number of housing units, and determination of whether the property was within the scope of the survey.

After screening, a clerical edit operation was performed to ensure that the proper questionnaire (homeowner, condominium or rental) was completed by the respondent, that the answers referred to the sample address, and that all sampled addresses were associated with the correct property. Questionnaires which failed the clerical edit were referred to professional staff at headquarters—Washington—for resolution. Upon completion of the clerical edit, questionnaires for nonmortgaged properties were prepared for data entry. Mortgaged property questionnaires were matched to the corresponding lender questionnaires and were shipped to headquarters for the mortgage edit. In general, the mortgage edit was performed to ensure that the owner and lender were reporting for the same mortgage and that all relating lender questionnaires were accounted for.

Specifically, mortgage edit comprised the following activities:

1. The reduction of the category of "No reports." In this volume no attempt was made to eliminate the "Not reported" category unless it could be done on the basis of other information about the property. For example, if the owner failed to report the year the

property was acquired, but did report that the mortgage was made at the time of acquisition, and the lender reported the year the mortgage was made, this was assumed also to be the year of acquisition.

It was possible to eliminate the "Not reported" category for most mortgage items for two reasons. First, there were two sources of information (the owner and the lender). Second, if a few facts are known about a mortgage, it is frequently possible to use a mortgage payment calculator and a loan progress chart to compute the missing information.

2. The interpretation of respondents' notes, which were numerous and frequently complex. To cite a few examples:

—Asked the interest rate, the respondent replied "2 points above prime rate at time."

—Asked the type of mortgage (1st, 2nd, etc.), the lender marked the "Other" box and explained "wrap mortgage covering two other mortgages."

—The owner reported three mortgages, with three different holders. One, but only one, holder explains in detail that it is in fact only one mortgage, with three persons entitled to the income.

3. Proration. This occurred when an owner reported his/her project as a single property, but the lender's response indicated more than one property was involved. (By definition, a property is what is covered by a single first mortgage.) It was necessary to prorate the owner's data on various property items (e.g., number of units, value,

expenses). Proration was usually done on the basis of the face amounts of the mortgages and/or the number of housing units on the property.

4. Consistency checks. The editors had a number of such checks to make; e.g.:
 - A junior mortgage cannot be placed before a first mortgage.
 - Outstanding debt cannot exceed face amount (except under some circumstances).
 - FHA-insured mortgages cannot be demand mortgages.

Computer Processing—Two distinct computer edits were performed on the survey data. The first edit made a recheck of selected "key" items to ensure that they were answered. It also made consistency checks for each data record keyed, (e.g., if the property had two mortgages, there must be two mortgage documents keyed for that property). This edit also checked for duplicate records for the same property. All cases which "failed edit" were reviewed and corrected by professional staff.

The second computer edit made a final check for internal consistency between items within a data record. For a few items, response allocations were made based on this check. In addition, this edit performed a "clean-up" function prior to data tabulation (e.g., blanking items which should not have been answered based on the questionnaire "skip" pattern).

The weighting of the data (including nonresponse adjustment and ratio estimation) along with the calculation of standard errors, medians, means, and all ratios, and the final tabulation of the data were performed by the computer.

Appendix D.—Accuracy of the Data

INTRODUCTION D-1

SAMPLE DESIGN D-1

ERRORS IN THE DATA D-1

CALCULATION OF STANDARD
ERRORS D-2

 Totals and Percentages D-2

 Estimated Amount of
 Outstanding Mortgage Debt .. D-2

 Differences and Sums..... D-2

 Medians D-2

CONFIDENCE INTERVALS D-2

USE OF TABLES TO COMPUTE
STANDARD ERRORS D-3

 Examples D-3

 Guidelines for Use of Tables ... D-3

ESTIMATION PROCEDURE D-4

 Adjustment for Nonresponse .. D-4

 Ratio Estimation D-4

 Derivation of an Estimate D-4

CONTROL OF NONSAMPLING
ERROR D-4

INTRODUCTION

The data presented in this publication are based on the sample of properties selected for the 1981 Residential Finance Survey. These data are estimates of the values that would have been obtained if each property in the country had been interviewed. Estimates are expected to vary from the results of a complete count because they are subject to two basic types of error—sampling and nonsampling. The sampling error in the data arises because only a sample of properties was selected to be interviewed in this survey. The nonsampling error is the result of all other errors that may occur during the collection and processing phases of the survey. A more detailed discussion of sampling and nonsampling error and a description of the estimation procedure are supplied later in this appendix.

SAMPLE DESIGN

The sample for the 1981 Residential Finance Survey was selected in two

stages. In the first stage, primary sampling units (PSU's) were grouped into 376 strata and one PSU was selected from each stratum. A PSU consisted of a county, group of counties, or a standard metropolitan statistical area (SMSA). There were 156 strata (representing about 61 percent of the total 1980 population) with only one PSU. These PSU's were called self-representing (SR). Each of the remaining 220 strata was composed of more than one PSU. From each such stratum, one PSU was chosen with probability proportionate to its 1970 population. These PSU's were termed nonself-representing (NSR). The 376 sample PSU's contained counties and independent cities from each of the 50 States and the District of Columbia.

Within each sample PSU, a sample of residential properties was selected from a file of addresses enumerated in the 1980 census. To control the effect of large properties on the reliability of the sample estimates, addresses with 50 or more units located in portions of the sample PSU where the 1980 census was conducted by mail were identified in a search operation. The remaining parts of the sample PSU were not searched since they contained relatively few addresses with 50 or more units. Each address identified as being in an NSR PSU and containing at least 50 units, or in an SR PSU and containing at least 100 units, was included in the sample. Units at addresses in an SR PSU that contained 50 to 99 units were sampled at the rate of 1 in 180, and each address which contained a selected unit was in the sample. Units at addresses with 5 to 49 units (or at addresses with 50 or more units in areas where no search was conducted) in all PSU's were sampled at the overall rate of 1 in 1,400, and each such address that contained a selected unit was in the sample. Units at addresses with 1 to 4 units in all PSU's were sampled at the overall rate of 1 in 2,800, and each such address that contained a selected unit was in the sample.

A questionnaire was mailed to each sample address to determine the specific

property associated with the address. A "mortgaged property" was defined to be all of the buildings and land covered by a single first mortgage (a "first mortgage" has prior claim over any other mortgage, or is the only mortgage on the property). If the property was not mortgaged, the owner's definition of the property was used. The owner's name, characteristics of the property, and, for mortgaged properties, the name and address of the firm or person to whom mortgage payments were made were to be reported on the questionnaire. The property was classified as "homeowner" if it contained 1 to 4 units and at least one unit was occupied by the owner. Homeowner condominium properties were identified separately if they were owner occupied. All remaining properties were classified as "rental and vacant."

The sample of approximately 62,000 housing units produced about 55,900 sample properties. Of these properties, data were collected for 15,700 homeowner and 1,300 homeowner condominium properties as well as 3,900 rental and vacant properties with 1 to 4 units, 4,500 rental and vacant properties with 5 to 49 units, and 12,100 rental and vacant properties with 50 or more units. The remaining 18,400 properties included 11,200 that were not within the scope of this survey and 7,200 for which no data were obtained.

ERRORS IN THE DATA

Since the data in this report are based on a sample, they may differ somewhat from the values that would have been obtained if each property in the United States had been enumerated using the same questionnaire, instructions, enumerator, etc. The deviation of a sample estimate from the average of all possible samples is called the sampling error. The standard error of a survey estimate is a measure of the variation among the estimates from all possible samples and thus is a measure

of the precision with which an estimate from a particular sample approximates the average result of all possible samples. The sample estimate and its estimated standard error may be used to construct interval estimates that, with prescribed confidence, contain the average result of all possible samples. The method of calculating standard errors and confidence intervals for the data in this report is given below.

In addition to the variability that arises from the sampling procedures, sample estimates are subject to nonsampling error. Nonsampling error may be introduced during any or all operations used to collect and process survey data. For example, operations such as editing, reviewing, and handling questionnaires may introduce error into the data. A more detailed discussion of the sources of nonsampling error is given in the section on "Control of Nonsampling Error" in this appendix.

Nonsampling error may affect the data in two ways. Errors that are randomly introduced will increase the variability of the data and should therefore be reflected in the standard error. Errors that tend to be consistent in one direction will make sample estimates biased in that direction. For example, if respondents consistently tend to underreport their income, then the resulting counts of properties by income category will be skewed toward the lower income categories. Such biases are not reflected in the standard error.

CALCULATION OF STANDARD ERRORS

Totals and Percentages—The numbers in standard error tables A through L are approximations of standard errors for estimates of the total number and percent of homeowner, condominium, and rental properties.

Examples of and guidelines for the use of the tables are given in the section "Use of Tables To Compute Standard Errors" in this appendix.

Estimated Amount of Outstanding Mortgage Debt—Standard error table M shows approximate standard errors of estimated mortgage debt for homeowner properties and for 1 to 4, 5 to 49, and 50 or more unit rental and vacant properties.

Differences and Sums—The standard errors given in the tables are not directly applicable to differences between or sums of two sample estimates. The standard error of a difference between (or sum of) two sample estimates x and y is approximately the square root of the sum of the squares of the standard errors of the two individual sample estimates, i.e.,

$$Se_{(x+y)} \doteq Se_{(x-y)} \doteq \sqrt{(Se_x)^2 + (Se_y)^2}$$

This formula will represent the actual standard error quite accurately for the difference between (or sum of) characteristics in two different areas or for the difference between (or sum of) characteristics in the same area that are uncorrelated and separate (i.e., one is not a subset of the other). However, this formula will underestimate the standard error if the two items in a difference have a high negative correlation or if the two items in a sum have a high positive correlation. Similarly, the formula will overestimate the standard error if the two items in a difference have a high positive correlation or if the two items in a sum have a high negative correlation.

Medians—The standard error of a median of a characteristic depends on the distribution from which the median is derived and the number of properties in the distribution. The reliability of an estimated median can be approximated by determining an interval about the estimated median that contains the true median with a stated degree of confidence.

The first step in the process of estimating the upper and lower limits of the interval about the median is to compute one-half of the number of properties on which the median is based. Call this value $N/2$. Following the method described earlier for calculating the standard error of an estimated total number, use the appropriate table to compute the standard error of $N/2$, then subtract this standard error from $N/2$. The result is the lower limit of the confidence interval about $N/2$. Starting with the smallest value of the estimated total number for the characteristic, cumulate the frequencies in the appropriate column of the table on which the median is based until the sum equals or first exceeds the lower limit of the confidence interval about $N/2$. By using linear interpolation, a

value of the characteristic corresponding to this sum can be calculated. This value is the lower limit of the confidence interval for the estimated median.

In a similar manner, add the standard error of $N/2$ to $N/2$ to obtain the upper limit of the confidence interval about $N/2$, then, starting with the smallest value of the estimated total number for the characteristic, cumulate the frequencies in the column of the table described above until the sum equals or first exceeds the upper limit of the confidence interval about $N/2$. Interpolate as before to calculate the upper limit of the confidence interval for the estimated median.

An illustration of the use of the tables to determine confidence intervals for medians is given in a later section of this appendix.

CONFIDENCE INTERVALS

A sample estimate and its estimated standard error may be used to construct confidence intervals about the estimate. These intervals will contain the average value of the estimated characteristic that results over all possible samples, with a known probability. For example, if all possible samples that could result under the sample design of the survey were independently selected and surveyed under the same conditions, and if the estimate and its estimated standard error were calculated for each of these samples, then:

- (1) Approximately 68 percent of the intervals from one estimated standard error below the estimate to one estimated standard error above the estimate would contain the average result from all possible samples; and
- (2) Approximately 95 percent of the intervals from two estimated standard errors below the estimate to two estimated standard errors above the estimate would contain the average result from all possible samples.

The intervals are referred to as 68-percent and 95-percent confidence intervals, respectively.

The average value of the estimated characteristic that could be derived from all possible samples may or may not be contained in any particular computed

interval. Thus one cannot make the statement that the average value has a certain probability of falling between the limits of the calculated confidence interval. Rather, one can say with a specified probability or confidence that the calculated confidence interval includes the average estimate from all possible samples (which is approximately the complete count value).

Confidence intervals may also be constructed for the difference between or sum of two sample figures. This is done by computing the difference between (sum of) these figures, obtaining the standard error of the difference (sum) using the formula given earlier, and then forming a confidence interval for this estimated difference (sum) as described above. One can then say with specified confidence that this interval includes the difference (sum) that would have been obtained by averaging the results from all possible samples.

The estimated standard errors given in this report do not include all portions of the variability due to nonsampling error that may be present in the data. The standard errors reflect the effect of simple response variance, but not the effect of correlated errors introduced by enumerators, coders, or other field or processing personnel. Thus, the standard errors calculated represent a lower bound of the total error. As a result, confidence intervals formed using these estimated standard errors may not meet the stated levels of confidence (i.e., 68 or 95 percent). Thus, some care must be exercised in the interpretation of the data in this publication based on the estimated standard errors.

For more information on confidence intervals and nonsampling error see any standard sampling theory text.

USE OF TABLES TO COMPUTE STANDARD ERRORS

Examples—Table 2a in chapter 8 shows that 93,788 rental and vacant properties with 5 to 49 units in the United States have a first mortgage loan of \$10,000 to \$49,999. Linear interpolation can be used to calculate standard errors for estimated totals that are between two of the row values shown in the tables (this also applies to standard errors for estimated percents, provided that the estimated

percent is between 2 and 98 and the base of the percent is between two of the row values in the table). By using linear interpolation in the second column of standard error table I, an approximate standard error for this estimate of 93,788 rental and vacant properties with 5 to 49 units in the United States is

$$5,000 + \frac{93,788 - 75,000}{100,000 - 75,000} (6,000 - 5,000) = 5,750$$

Thus, a 95-percent confidence interval for this estimated total is [93,788 - 2(5,750)] to [93,788 + 2(5,750)] or 82,288 to 105,288.

One can say with about 95 percent confidence that this interval includes the value that would have been obtained by averaging the results from all possible samples.

Table 1 in chapter 4 shows that 18.1 percent of the non-condominium homeowner properties with a Black owner were built between 1960 and 1969. The standard error of this percent is obtained from standard error table D. Since this percent is based on 2,848,000 properties, the standard error of this percent using linear interpolation on both the percent and base of the percent is approximately 1.3 percent.

A note of caution concerning numerical values is necessary. Standard errors of percentages derived in this manner are approximate. Calculations can be expressed to several decimal places, but to do so would indicate more precision in the data than is justifiable. Final results should contain no more than one decimal place when the estimated standard error is one percentage point (i.e., 1.0) or more.

The calculation of a confidence interval for the estimated median of the first mortgage loan for one-unit non-condominium homeowner properties in the United States will now be illustrated. Table 2a in chapter 2 shows that the estimated number of one-unit non-condominium homeowner properties in the United States with a first mortgage loan is 25,116,000, so the value of N/2 in this example is 12,558,000. The standard error of N/2 is 194,000 which is obtained by using linear interpolation in the second column of standard error table A. A 95-percent confidence interval about N/2 is [12,558,000 - 2(194,000)]

to [12,558,000 + 2(194,000)] or 12,170,000 to 12,946,000. By cumulating the frequencies in the second column of table 2a in chapter 2 until the sum equals or first exceeds the limits given above for the 95-percent confidence interval about N/2 and then using linear interpolation, a 95-percent confidence interval for the estimated median of the first mortgage loan for one-unit non-condominium homeowner properties is: [\$20,000 + 5,000(2,575/3,017)] to [\$25,000 + \$5,000(334/2,721)] or \$24,300 to \$25,600.

Guidelines for Use of Tables—The entry in a particular row (estimated number of properties) and column (geographic level) of a standard error table for estimated number of properties was calculated using the equation

$$SE(x) = \sqrt{x(ax + b)},$$

where x = the number of properties, and a and b are the last two entries in the column for the given geographic level. For example, the approximate standard error for a non-condominium homeowner estimate of 25,000 properties in the Northeast is

$$\sqrt{25,000[(-.000406898)(25,000) + 3840.17]}$$

or 10,000 rounded to the nearest thousand, which corresponds to the entry in the second row of the fifth column of table A. The equation above was also used to produce the entry in a specified row (estimated mortgage debt) and column (type of property) of the standard error table for estimated mortgage debt (Table M), in which case x = the estimated mortgage debt.

The entry in a given row (number of properties used as base of estimated percent) and column (estimated percent) of a standard error table for estimated percent was calculated using the equation

$$SE(p) = \sqrt{\frac{b}{y} p(100-p)},$$

where b is the value in the last row of the table, y = the number of properties used as the base of the estimated percent, and p = the estimated percent. For example, the approximate standard error for a 10 percent condominium homeowner estimate based on a universe of 500,000 properties is

$$\sqrt{\frac{1,900.4}{500,000} (10)(100-10)}$$

or about 1.8 percent, which corresponds to the entry in the ninth row of the fourth column of Table F.

Note that the first (last) equation given above can be used in place of linear interpolation to calculate approximate standard errors for an estimated total (percent) as long as the estimated total is between two row values in the appropriate table (estimated percent is between 2 and 98 and the base of the percent is between two row values in the appropriate table).

As is evident from the above two equations, the calculated standard errors of zero estimates or of very small estimated totals or percents approach zero. This is also the case for very large percents. These estimated totals and percents are, nevertheless, still subject to sampling and nonsampling variability, so a zero or very small estimated standard error is not appropriate. For an estimated total that is less than the smallest value given in the table, use the standard error for the smallest value in the appropriate column. For an estimated percent that is smaller than 2 or larger than 98 based on a universe size of a specific value, use the standard error given in the row for that universe size and the 2 or 98 percent column.

ESTIMATION PROCEDURE

Adjustment for Nonresponse—To account for nonresponse in properties with similar characteristics, a noninterview factor was applied to each interviewed property. After each property was inflated by the reciprocal of its probability of selection (call this the property's basic weight), the property was tabulated into one of 56 groups defined by region (Northeast, North Central, South, West) and various property characteristics (number of units, located in an SR or NSR PSU, etc.). Then, each interviewed property within a given group was multiplied by an appropriate noninterview factor. The numerator of this factor was the sum of the basic weights of all properties (interviewed and noninterviewed) in the group. The denominator was the sum of the basic weights of the interviewed properties in the group.

If necessary, the groups were combined, or collapsed, within region to control the size of the noninterview factor. Each group that did not satisfy certain collapsing criteria involving the number of properties or the noninterview factor was collapsed, according to a specified pattern, with one or more groups until all collapsing criteria were met.

Ratio Estimation—Estimates for this survey were obtained from a ratio estimation procedure. In general, this procedure produced results that were more reliable than those that would have been obtained if the data for each sample property were inflated by the reciprocal of the property's probability of selection (i.e., if a simple inflation estimate procedure was used) and by a noninterview factor. Ratio estimation improves the reliability of estimates when there is a sufficiently high positive correlation between the estimated characteristic and a statistic which can be estimated from the survey and for which values are available from an independent source (such as the census).

For this survey, ratio estimation was applied separately to two property categories—homeowner (which includes all owner-occupied condominiums), and rental and vacant. After the survey data for a property were inflated by the reciprocal of the property's probability of selection and by a noninterview factor, the data were tabulated separately for each property category into 32 groups defined by region and the following eight geographic breakdowns:

SMSA with 1,000,000 or more persons
1 Inside central city
2 Outside central city

SMSA with 250,000 to 999,999 persons
3 Inside central city
4 Outside central city

SMSA with less than 250,000 persons
5 Inside central city
6 Outside central city

Not SMSA
7 Urban
8 Rural

As a final step in the estimation procedure, the values of the survey data in each group within each property category were

multiplied by an appropriate ratio factor. For a homeowner property group, the numerator of this ratio factor was the 1980 census count of owner occupied units in 1 to 4 unit structures classified into the group, and the denominator was the survey estimate of the number of owner-occupied units in homeowner properties classified into the group. For a rental and vacant property group, the numerator was the sum of the 1980 census counts of renter-occupied or vacant units and owner-occupied units in five or more unit structures classified into the group. The denominator was the survey estimate of the number of renter-occupied or vacant units in homeowner properties classified into the group plus the number of units in rental and vacant properties classified into the group.

If necessary, the geographic breakdowns were collapsed within property category and region to increase the reliability of the ratio estimation procedure. Any geographic breakdown that did not meet certain collapsing criteria involving the unweighted sample count or the ratio factor was combined, according to a specified pattern, with one or more geographic breakdowns until all collapsing criteria were met.

Derivation of An Estimate—Under the ratio estimation procedure, each sample property was given a weight that was equal to the product of the reciprocal of the probability of selection, noninterview factor, and ratio factor assigned to the sample property. For a given tabulation class, a characteristic total was estimated by summing the weights given to the sample properties that were in the tabulation class and possessed the characteristic.

CONTROL OF NONSAMPLING ERROR

As mentioned above, nonsampling error is present in sample data. If left unchecked, such error could introduce serious bias into the data and cause much more variation in the data than that which is attributable solely to sampling error.

The sources of nonsampling error, i.e., human and mechanical errors, are present in any large statistical undertaking. Errors during the data collection phase may include failing to collect

required information from respondents, obtaining incorrect or inconsistent data, and recording information incorrectly or in the wrong place. Errors can also occur during the field review of an enumerator's work, the clerical handling of questionnaires, the manual editing and coding operations, and the numerous stages of electronic processing of the material.

The data are limited by the breadth of the respondent's knowledge and willingness to supply accurate reports. The use of self-enumeration questionnaires

enables the property owners and mortgage lenders to read the questions as worded and consult their records to obtain correct answers. In addition, brief explanations provided for some items on the questionnaires assure that the respondents receive uniform instructions.

Certain mortgage related questions appear on both the owner's and lender's questionnaires and, thus, are subject to verification. These include number of mortgages on the property, type of mortgage (FHA, VA, etc.), amount of

mortgage payment, amount of mortgage loan, and date the mortgage was made or assumed. Care was taken at each step of the data collection phase to reduce the effect of processing and tabulation errors, and quality control measures were used throughout the operation. However, it is unlikely that these controls were able to eliminate the effect of all such errors that contribute to nonsampling error. For a more detailed discussion of the procedures used to reduce nonsampling error, see Appendix C, "Data Collection and Processing Procedures."

Table A. **Approximate Standard Error of Estimated Number of Non-Condominium Homeowner Properties or Non-Condominium Homeowner Properties With White Owner, for United States, Inside and Outside SMSA's, and Regions**

(68 chances out of 100)

Estimated Number of Properties	United States	Inside SMSA	Outside SMSA	Northeast and West	North Central and South
5,000	5,000	4,000	5,000	4,000	4,000
25,000	10,000	9,000	11,000	10,000	9,000
75,000	18,000	15,000	20,000	17,000	16,000
150,000	25,000	22,000	28,000	24,000	23,000
250,000	32,000	28,000	36,000	31,000	29,000
500,000	45,000	40,000	51,000	43,000	41,000
750,000	55,000	48,000	62,000	51,000	50,000
1,000,000	64,000	56,000	72,000	59,000	57,000
4,000,000	123,000	106,000	138,000	94,000	103,000
6,000,000	148,000	126,000	164,000	92,000	117,000
8,000,000	166,000	140,000	184,000	68,000	124,000
10,000,000	181,000	151,000	200,000	5,000	124,000
15,000,000	206,000	165,000	225,000	...	92,000
20,000,000	219,000	166,000	...	...	...
25,000,000	221,000	152,000	...	...	...
30,000,000	212,000	119,000	...	...	...
35,000,000	193,000	25,000	...	...	...
40,000,000	157,000	...	...	...	...
43,000,000	123,000	...	...	...	...
a	-.000088504	-.000090401	-.000124412	-.000406898	-.000191187
b	4159.68	3181.77	5237.08	3840.17	3438.07

Table B. **Approximate Standard Error of Estimated Percent of Non-Condominium Homeowner Properties or Non-Condominium Homeowner Properties With White Owner, for All Geographic Levels**

(68 chances out of 100; standard errors in percentage points)

Base of Percent (Properties)	Estimated Percent				
	2 or 98	5 or 95	10 or 90	25 or 75	50
25,000	5.3	8.2	11.3	16.3	18.9
50,000	3.7	5.8	8.0	11.6	13.3
100,000	2.6	4.1	5.7	8.2	9.4
250,000	1.7	2.6	3.6	5.2	6.0
500,000	1.2	1.8	2.5	3.7	4.2
1,000,000	0.8	1.3	1.8	2.6	3.0
5,000,000	0.4	0.6	0.8	1.2	1.3
10,000,000	0.3	0.4	0.6	0.8	0.9
20,000,000	0.2	0.3	0.4	0.6	0.7
30,000,000	0.2	0.2	0.3	0.5	0.5
43,000,000	0.1	0.2	0.3	0.4	0.5

b = 3561.49

Table C. Approximate Standard Error of Estimated Number of Non-Condominium Homeowner Properties With Black or Hispanic Owner, for All Geographic Levels

(68 chances out of 100)

Estimated Number of Properties	Black	Hispanic
5,000	4,000	4,000
10,000	6,000	6,000
25,000	9,000	9,000
75,000	15,000	17,000
150,000	22,000	25,000
250,000	28,000	34,000
500,000	40,000	55,000
1,000,000	59,000	93,000
2,000,000	86,000	167,000
3,000,000	110,000	...
a	.000303526	.00531017
b	3,118.93	3,363.77

Table D. Approximate Standard Error of Estimated Percent of Non-Condominium Homeowner Properties With Black or Hispanic Owner, for All Geographic Levels

(68 chances out of 100; standard errors in percentage points)

Base of Percent (Properties)	Estimated Percent				
	2 or 98	5 or 95	10 or 90	25 or 75	50
10,000	8.1	12.7	17.5	25.2	29.1
25,000	5.2	8.0	11.0	15.9	18.4
75,000	3.0	4.6	6.4	9.2	10.6
150,000	2.1	3.3	4.5	6.5	7.5
250,000	1.6	2.5	3.5	5.0	5.8
500,000	1.2	1.8	2.5	3.6	4.1
1,000,000	0.8	1.3	1.7	2.5	2.9
2,000,000	0.6	0.9	1.2	1.8	2.1
3,000,000	0.5	0.7	1.0	1.5	1.7
b = 3385.53					

Table E. Approximate Standard Error of Estimated Number of Condominium Homeowner Properties, for United States, Inside and Outside SMSA's, and Regions

(68 chances out of 100)

Estimated Number of Properties	United States	Inside SMSA	Outside SMSA	Northeast and North Central	South and West
5,000	3,000	3,000	3,000	3,000	3,000
25,000	6,000	6,000	9,000	7,000	7,000
50,000	9,000	9,000	17,000	10,000	9,000
75,000	11,000	11,000	24,000	16,000	11,000
150,000	16,000	16,000	...	25,000	16,000
250,000	21,000	22,000	...	34,000	20,000
400,000	28,000	29,000	...	...	24,000
750,000	41,000	42,000	...	...	...
1,000,000	49,000	52,000	...	...	...
a	.000774966	.00106793	.0876148	.00671877	-.000916481
b	1628.82	1603.61	1360.89	1853.66	1798.45

Table F. **Approximate Standard Error of Estimated Percent of Condominium Homeowner Properties, for All Geographic Levels**

(68 chances out of 100; standard errors in percentage points)

Base of Percent (Properties)	Estimated Percent				
	2 or 98	5 or 95	10 or 90	25 or 75	50
10,000	6.1	9.5	13.1	18.9	21.8
25,000	3.9	6.0	8.3	11.9	13.8
50,000	2.7	4.2	5.8	8.4	9.7
75,000	2.2	3.5	4.8	6.9	8.0
100,000	1.9	3.0	4.1	6.0	6.9
150,000	1.6	2.5	3.4	4.9	5.6
200,000	1.4	2.1	2.9	4.2	4.9
300,000	1.1	1.7	2.4	3.4	4.0
500,000	0.9	1.3	1.8	2.7	3.1
1,000,000	0.6	1.0	1.3	1.9	2.2

b = 1900.4

Table G. **Approximate Standard Error of Estimated Number of 1 to 4 Unit Rental and Vacant Properties, for United States, Inside and Outside SMSA's, and Regions**

(68 chances out of 100)

Estimated Number of Properties	United States	Inside SMSA	Outside SMSA	All Regions
5,000	4,000	4,000	3,000	4,000
10,000	6,000	5,000	5,000	5,000
50,000	13,000	12,000	11,000	12,000
100,000	19,000	16,000	16,000	17,000
250,000	30,000	26,000	28,000	27,000
500,000	43,000	37,000	44,000	39,000
1,000,000	61,000	52,000	74,000	58,000
2,500,000	97,000	82,000	159,000	104,000
5,000,000	138,000	118,000	300,000	172,000
7,500,000	172,000	146,000	...	...
10,000,000	201,000	...	...	...
a	.000039427	.000023803	.00315923	.000648906
b	3639.15	2662.59	2249.88	2703.97

Table H. **Approximated Standard Error of Estimated Percent of 1 to 4 Unit Rental and Vacant Properties, for All Geographic Levels**

(68 chances out of 100; standard errors in percentage points)

Base of Percent (Properties)	Estimated Percent				
	2 or 98	5 or 95	10 or 90	25 or 75	50
10,000	7.6	11.8	16.3	23.5	27.1
25,000	4.8	7.5	10.3	14.8	17.1
50,000	3.4	5.3	7.3	10.5	12.1
100,000	2.4	3.7	5.1	7.4	8.6
250,000	1.5	2.4	3.3	4.7	5.4
500,000	1.1	1.7	2.3	3.3	3.8
1,000,000	0.8	1.2	1.6	2.3	2.7
2,500,000	0.5	0.7	1.0	1.5	1.7
5,000,000	0.3	0.5	0.7	1.0	1.2
7,500,000	0.3	0.4	0.6	0.9	1.0
10,000,000	0.2	0.4	0.5	0.7	0.9

b = 2938.72

Table I. Approximate Standard Error of Estimated Number of 5 to 49 Unit Rental and Vacant Properties, for United States, Inside and Outside SMSA's, and Regions

(68 chances out of 100)

Estimated Number of Properties	United States	Inside SMSA	Outside SMSA	All Regions
5,000	1,000	1,000	1,000	1,000
10,000	2,000	2,000	2,000	2,000
25,000	3,000	3,000	5,000	3,000
50,000	4,000	4,000	9,000	4,000
75,000	5,000	5,000	13,000	5,000
100,000	6,000	5,000	17,000	6,000
250,000	10,000	9,000	...	11,000
500,000	15,000	13,000	...	...
1,000,000	24,000	...	...	...
a	.000167309	.00011519	.0275204	.000601944
b	385.741	274.65	167.085	331.299

Table J. Approximate Standard Error of Estimated Percent of 5 to 49 Unit Rental and Vacant Properties, for All Geographic Levels

(68 chances out of 100; standard errors in percentage points)

Base of Percent (Properties)	Estimated Percent				
	2 or 98	5 or 95	10 or 90	25 or 75	50
10,000	2.6	4.0	5.6	8.0	9.3
25,000	1.6	2.6	3.5	5.1	5.9
50,000	1.2	1.8	2.5	3.6	4.2
75,000	0.9	1.5	2.0	2.9	3.4
100,000	0.8	1.3	1.8	2.5	2.9
250,000	0.5	0.8	1.1	1.6	1.9
525,000	0.4	0.6	0.8	1.1	1.3
b = 344,494					

Table K. Approximate Standard Error of Estimated Number of 50 or More Unit Rental and Vacant Properties, for All Geographic Levels

(68 chances out of 100)

Estimated Number of Properties	Standard Error
250	60
500	90
1,000	130
2,500	200
5,000	290
10,000	420
20,000	620
40,000	940
55,000	1,160
a	.000155179
b	15.9997

Table L. **Approximate Standard Error of Estimated Percent of 50 or More Unit Rental and Vacant Properties, for All Geographic Levels**

(68 chances out of 100; standard errors in percentage points)

Base of Percent (Properties)	Estimated Percent				
	2 or 98	5 or 95	10 or 90	25 or 75	50
250	3.5	5.5	7.6	11.0	12.6
500	2.5	3.9	5.4	7.7	8.9
1,000	1.8	2.8	3.8	5.5	6.3
2,500	1.1	1.7	2.4	3.5	4.0
5,000	0.8	1.2	1.7	2.4	2.8
10,000	0.6	0.9	1.2	1.7	2.0
20,000	0.4	0.6	0.8	1.2	1.4
40,000	0.3	0.4	0.6	0.9	1.0
55,000	0.2	0.4	0.5	0.7	0.9

b = 15.9997

Table M. **Approximate Standard Error of Estimated Mortgage Debt by Type of Property, for All Geographic Levels**

(68 chances out of 100; figures in millions of dollars)

Estimated Mortgage Debt	Homeowner Properties	1 to 4 Unit Rental and Vacant Properties	5 to 49 Unit Rental and Vacant Properties	50 or More Unit Rental and Vacant Properties
50	87	79	78	35
75	107	97	95	43
125	138	125	123	55
250	195	177	173	78
500	276	252	245	111
750	338	310	299	136
1,000	390	359	345	157
2,500	617	579	542	250
5,000	874	846	758	355
10,000	1,237	1,271	1,047	508
25,000	1,963	2,326	1,527	831
50,000	2,793	3,923	1,820	1,237
100,000	3,996	7,005	...	1,914
150,000	4,951	10,051	...	...
250,000	6,534	...	...	...
500,000	9,728	...	...	...
725,000	12,218	...	...	...
a	.000073943	.0036567	-.00108349	.00012018
b	152,292,436	125,004,774	120,386,321	24,605,270

Appendix E.—Facsimiles of Questionnaire Pages

Form Approved: O.M.B. No. 41-580018 FORM D-1609 (6-8-80)										
NOTICE — Your answers are confidential by law (title 13, United States Code). This means that no one may see your answers except census workers who are sworn not to disclose your information and who can be fined and/or imprisoned for any violation. The law also requires that you answer the questions to the best of your knowledge.	U.S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS RESIDENTIAL FINANCE SURVEY CONDOMINIUM QUESTIONNAIRE 1980 Census of Housing									
Please correct any errors in the address including ZIP code.	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; font-size: small; margin-right: 5px;"> Please complete this form and RETURN to </div> <div style="text-align: center;"> BUREAU OF THE CENSUS ATTN: Residential Finance 1201 East Tenth Street Jeffersonville, Indiana 47132 </div> </div>									
<p>FROM THE DIRECTOR BUREAU OF THE CENSUS</p> <p>As part of the 1980 Census of Housing, the Bureau of the Census is collecting information on how people finance their homes. The statistics prepared from the information provided by individuals and lending organizations will be very useful in developing both private and government programs concerned with residential financing.</p> <p>In order to collect the necessary information most effectively and with the least inconvenience, a small sample of properties has been selected to represent all similar properties in the United States. The property described on this questionnaire is one that was scientifically selected for this survey. It is extremely important that we receive a response for each property selected.</p> <p>If you are the owner of the described property, we would appreciate your cooperation in filling out this questionnaire as completely and accurately as you can. If you cannot provide exact figures for some questions, estimates will be satisfactory. A preaddressed envelope has been provided for you to return this questionnaire.</p> <p>If you are not the owner of the property, please answer questions 1 through 3, then return this form in the enclosed envelope.</p> <p>Response to this inquiry is required by law, title 13, United States Code. Under this law, your individual report is confidential and can be used only for the purpose of statistical summaries. No information on an individual property or person can be published or otherwise released to any other government agency (Federal, State, or local) or to any private organization.</p> <p>Please complete and return this questionnaire within 5 days.</p> <p>Thank you for your cooperation.</p> <p>Enclosure</p>										
1. Who is the owner of the property described above?	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3" style="padding: 2px;">Name of owner</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Address (Number and street)</td> </tr> <tr> <td style="padding: 2px;">City</td> <td style="padding: 2px;">State</td> <td style="padding: 2px;">ZIP code</td> </tr> </table>	Name of owner			Address (Number and street)			City	State	ZIP code
Name of owner										
Address (Number and street)										
City	State	ZIP code								
<p>Please read — This questionnaire is designed to be answered by the owner-occupant of a condominium house or apartment. If this is an owner-occupied condominium, please complete this questionnaire. If this is NOT a condominium or if it is a condominium not occupied by its owner, answer only questions 1 through 3 and return the questionnaire in the enclosed preaddressed envelope.</p>										
2. Is the property described above a condominium house or apartment?	<div style="display: flex; align-items: flex-start;"> <input type="checkbox"/> Yes, a condominium — <i>CONTINUE</i> with question 3 <div style="margin-left: 20px;"> <input type="checkbox"/> No, not a condominium — No further entries required. Please return this questionnaire in the enclosed preaddressed envelope. </div> </div>									
3. Does the owner live in this condominium?	<div style="display: flex; align-items: flex-start;"> <input type="checkbox"/> Yes — <i>CONTINUE</i> with Section 1 on page 2. <div style="margin-left: 20px;"> <input type="checkbox"/> No — No further entries required. Please return this questionnaire in the enclosed preaddressed envelope. </div> </div>									

Section 1 – PRESENT MORTGAGE			
<p>Please read – The following questions relate to the PRESENT mortgage on this condominium. The term "Mortgage" includes all forms of debt for which this property is given as security, such as mortgages, deeds of trust, trustee's deeds, and similar instruments including contracts to purchase.</p>			
<p>4. Do you have a mortgage, deed of trust, contract to purchase, or similar debt on this condominium?</p>	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <p><input type="checkbox"/> Yes – Mark all applicable boxes.</p> <p>1 <input type="checkbox"/> Mortgage, deed of trust, trustee's deed</p> <p>2 <input type="checkbox"/> Contract to purchase (including land contract, contract for deed, etc.)</p> <p>3 <input type="checkbox"/> Some other debt connected with the condominium. Specify _____</p> <p>4 <input type="checkbox"/> No, condominium is not mortgaged – SKIP to question 16</p> </div> <div style="flex: 0.5; font-size: 3em; padding: 0 10px;">}</div> <div style="flex: 0.5; text-align: center;"> <p>CONTINUE with question 5</p> </div> </div>		
<p>5. How many mortgages (including contract to purchase) are there on this condominium?</p>	<p>1 <input type="checkbox"/> One</p> <p>2 <input type="checkbox"/> Both a first and a second</p> <p>3 <input type="checkbox"/> More than two – How many? _____</p>		
<p>ANSWER QUESTIONS 6–10 FOR EACH MORTGAGE.</p> <p>6. Is the present mortgage –</p> <p>a. Insured by the Federal Housing Administration?</p> <p>b. Guaranteed or insured by the Veterans Administration?</p> <p>c. Insured by the Farmers Home Administration?</p> <p>d. None of the above?</p>	<p>First mortgage or contract to purchase</p>	<p>Second mortgage</p>	<p>Third mortgage or other debt</p>
<p>7. In what year was the present mortgage placed by you or assumed by you?</p>	<p>19 _____</p>	<p>19 _____</p>	<p>19 _____</p>
<p>8. What was the amount of the present mortgage when placed by you or assumed by you?</p>	<p>\$ _____</p>	<p>\$ _____</p>	<p>\$ _____</p>
<p>9. What are the regular required monthly payments to the lender? Round to nearest dollar.</p>	<p>\$ _____ .00</p>	<p>\$ _____ .00</p>	<p>\$ _____ .00</p>
<p>10. What does this regular payment include? Mark (X) all applicable boxes.</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p> <p>3 <input type="checkbox"/> Real estate tax</p> <p>4 <input type="checkbox"/> Property insurance</p> <p>5 <input type="checkbox"/> Other – Specify _____</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p>
<p>Please read – There are several questions concerning your mortgage that are more easily answered by the holder (or servicer) of your mortgage. The answers to these questions (11a, b, c) will enable us to contact the holder to obtain further information about prepayment provisions, the outstanding balance, whether the mortgage has been sold (mortgages are frequently sold between lenders without the knowledge of the borrower), and related items. All information you report to the Bureau, and any information the mortgage holder gives the Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.</p>			
<p>11. To whom do you make your mortgage payments?</p> <p>a. First mortgage or contract to purchase</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		
<p>b. Second mortgage</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		
<p>c. Third mortgage or any other loan on this condominium</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		

Section 1 – PRESENT MORTGAGE (Continued)	
12. Is your present first mortgage –	<div><div><div><input type="checkbox"/> 1 The same mortgage that was PLACED on the condominium when you acquired it?</div><div><input type="checkbox"/> 2 The same mortgage that you ASSUMED from previous owner?</div><div><input type="checkbox"/> 3 A mortgage placed AFTER you acquired the condominium? (Include a refinancing of a previous mortgage.) – CONTINUE with question 13a</div></div><div>} SKIP to question 15</div></div>
13a. If your present first mortgage was placed AFTER you acquired the condominium, was it –	<div><div><input type="checkbox"/> 0 A refinancing of a previous loan made or assumed by you? – CONTINUE with question 13b</div><div><input type="checkbox"/> 1 A mortgage placed on a condominium owned free and clear of debt? – SKIP to question 14</div></div>
b. Was it refinanced by –	<div><div><input type="checkbox"/> 2 Same lender? – SKIP to question 14</div><div><input type="checkbox"/> 3 Different lender? – CONTINUE with question 13c</div></div>
c. What year was it refinanced?	19 _____
14. If your present first mortgage was placed AFTER you acquired the condominium, what was its CHIEF purpose?	<div><div><input type="checkbox"/> 1 To renew or extend a loan that had fallen due, without increasing the outstanding balance</div><div><input type="checkbox"/> 2 To secure better terms (lower interest rate, longer payment period, etc.)</div><div>To provide funds for –</div><div><div><input type="checkbox"/> 3 Additions, improvements or repairs to this condominium</div><div><input type="checkbox"/> 4 Investment in other real estate</div><div><input type="checkbox"/> 5 Other types of investments</div><div><input type="checkbox"/> 6 Educational or medical expenses</div><div><input type="checkbox"/> 7 Other – Specify _____</div></div></div>
15. ANSWER ONLY FOR A SECOND MORTGAGE PLACED AFTER ACQUISITION OF THIS CONDOMINIUM. What was the CHIEF purpose for placing a second mortgage on this condominium?	<div><div>To provide funds for –</div><div><div><input type="checkbox"/> 1 Additions, improvements or repairs to this condominium</div><div><input type="checkbox"/> 2 Investment in other real estate</div><div><input type="checkbox"/> 3 Other types of investments</div><div><input type="checkbox"/> 4 Educational or medical expenses</div><div><input type="checkbox"/> 5 Other – Specify _____</div></div></div>
Remarks	

Section 2 — ACQUISITION OF CONDOMINIUM	
16. What year did you acquire this condominium?	19 ____
17. How did you finance the acquisition of this condominium?	<div style="display: flex; justify-content: space-between;"> <div> <p>1 <input type="checkbox"/> Placed one new mortgage</p> <p>2 <input type="checkbox"/> Placed two or more new mortgages</p> <p>3 <input type="checkbox"/> Assumed a mortgage(s) already on the condominium</p> <p>4 <input type="checkbox"/> Assumed a mortgage already on the condominium AND placed a new mortgage</p> <p>5 <input type="checkbox"/> All cash — no borrowing</p> <p>6 <input type="checkbox"/> Borrowed other than with a mortgage</p> <p>7 <input type="checkbox"/> Inheritance or gift</p> <p>8 <input type="checkbox"/> Estate of deceased spouse</p> <p>9 <input type="checkbox"/> Other manner — Specify _____</p> </div> <div style="text-align: right;"> <p>CONTINUE with question 18</p> <p>SKIP to question 20</p> <p>CONTINUE with question 18</p> </div> </div>
18. What was the purchase price of this condominium when you acquired it? Exclude closing costs.	\$ _____
<p>19. ANSWER THIS QUESTION ONLY IF YOU ACQUIRED THIS PROPERTY 1975 OR LATER</p> <p>What was the MAJOR source of the down payment used for the purchase of this condominium?</p> <p>If the entire purchase price for the condominium was paid with cash, report the source of the cash.</p>	<p>1 <input type="checkbox"/> Sale of previous home (only if sold during 12-month period preceding acquisition of present home)</p> <p>2 <input type="checkbox"/> Sale of other real property or other investments (including stocks)</p> <p>3 <input type="checkbox"/> Savings (cash, bank deposits, share accounts, or bonds)</p> <p>4 <input type="checkbox"/> Borrowing other than a mortgage on this condominium</p> <p>5 <input type="checkbox"/> Gift</p> <p>7 <input type="checkbox"/> Other — Specify _____</p> <p>6 <input type="checkbox"/> No down payment required</p>
Remarks	

Section 3 — CONDOMINIUM CHARACTERISTICS	
20. How many housing units (both condominiums and other separate living quarters) are in this building?	1 <input type="checkbox"/> 1 unit 2 <input type="checkbox"/> 2-4 units 3 <input type="checkbox"/> 5-49 units 4 <input type="checkbox"/> 50 or more units
21. About when was this building BUILT?	<input type="checkbox"/> 1970 or later — Enter year _____ 60 <input type="checkbox"/> 1960 to 1969 50 <input type="checkbox"/> 1950 to 1959 40 <input type="checkbox"/> 1940 to 1949 30 <input type="checkbox"/> 1939 or earlier
Please read — The following questions relate to your condominium house or apartment.	
22. About how much do you think this condominium would sell for on today's market? If you do not know, give your best estimate.	\$ _____
23. What were your expenses on this condominium during the past YEAR for —	Amount (Dollars only) Report entire amount paid by you. Include payments to your lender.
a. Condominium or maintenance fee? . . .	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
b. Real estate taxes (do not include taxes in arrears from prior years)? . . .	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
c. Property insurance (if paid other than annually, enter average cost per year)?	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
d. Special condominium assessments? . .	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
e. Electricity?	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
f. Gas?	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
g. Oil, coal, wood, kerosene, or other fuel?	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
h. Water, sewer (if included in tax bill, mark "None")?	\$ _____ <input type="checkbox"/> 00 per year x <input type="checkbox"/> None
If included in condominium or maintenance fee, mark "None" box.	
24. How many rooms are in this house or apartment? Count the kitchen but not the bathroom(s)	_____ Rooms
Remarks	

Section 4 — PROPERTY OWNERS							
25. How many persons own this condominium?	<input type="checkbox"/> One — Complete questions 26–29 for the owner <input type="checkbox"/> Two — Complete questions 26–29 for both owners <input type="checkbox"/> More than two — Complete questions 26–29 for any two owners.						
26. Is the owner(s) of this condominium —	OWNER <input type="checkbox"/> 1 White <input type="checkbox"/> 2 Black <input type="checkbox"/> 3 Asian, Pacific Islander <input type="checkbox"/> 4 American Indian, Aleut, Eskimo	CO-OWNER <input type="checkbox"/> 1 White <input type="checkbox"/> 2 Black <input type="checkbox"/> 3 Asian, Pacific Islander <input type="checkbox"/> 4 American Indian, Aleut, Eskimo					
27. What is the age of the owner(s) of this condominium?	<input type="checkbox"/> 1 Less than 25 years <input type="checkbox"/> 2 25–34 years <input type="checkbox"/> 3 35–44 years <input type="checkbox"/> 4 45–54 years <input type="checkbox"/> 5 55–64 years <input type="checkbox"/> 6 65 years or over	<input type="checkbox"/> 1 Less than 25 years <input type="checkbox"/> 2 25–34 years <input type="checkbox"/> 3 35–44 years <input type="checkbox"/> 4 45–54 years <input type="checkbox"/> 5 55–64 years <input type="checkbox"/> 6 65 years or over					
28. What is the sex of the owner(s) of this condominium?	<input type="checkbox"/> 1 Male <input type="checkbox"/> 2 Female	<input type="checkbox"/> 1 Male <input type="checkbox"/> 2 Female					
29. Is the owner(s) of this condominium of Spanish/Hispanic origin or descent?	<input type="checkbox"/> 1 No, not Spanish/Hispanic <input type="checkbox"/> 2 Yes, Spanish/Hispanic	<input type="checkbox"/> 1 No, not Spanish/Hispanic <input type="checkbox"/> 2 Yes, Spanish/Hispanic					
30a. Has the owner(s) of this condominium ever served on active duty in the Armed Forces of the United States?	<input type="checkbox"/> 1 Yes — CONTINUE with question 30b <input type="checkbox"/> 0 No — SKIP to question 31						
b. When was this? Mark (X) all applicable boxes	<input type="checkbox"/> 1 Vietnam conflict (August 1964 to May 1975) <input type="checkbox"/> 2 Korean War (June 1950 to January 1955) <input type="checkbox"/> 3 World War II (September 1940 to July 1947) <input type="checkbox"/> 4 World War I (April 1917 to November 1918) <input type="checkbox"/> 5 Any other time						
31. How many people live in this condominium house or apartment? Count all persons who live here and have no other place of residence. Exclude persons away in the Armed Forces, attending college, or in an institution such as a home for the aged or a mental hospital.	_____ Persons						
32. What was the total income in 1980 of all members of this household 15 years old or older? Include any income from: • Wages or salaries • Own farm or nonfarm business, partnership or professional practice (net after expenses) • Interest, dividends, or net rental income • Social Security or Railroad Retirement • Public assistance or welfare • Unemployment compensation, veterans' payments, pensions, alimony or any other income received regularly Exclude lump-sum amounts such as gains from sale of property.	\$ _____ . <input type="checkbox"/> 00 — TOTAL INCOME FOR ALL HOUSEHOLD MEMBERS <input type="checkbox"/> 1 None <input type="checkbox"/> 2 Loss						
Name of person completing this questionnaire	Date	Telephone number (Include area code)					
FOR CENSUS USE ONLY							
a.	b.	c.	d.	e.	f.	g.	h.

Form Approved: O.M.B. No. 41-580018

Form **D-1610**
(6-12-80)

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

**RESIDENTIAL FINANCE SURVEY
HOMEOWNER QUESTIONNAIRE**
1980 Census of Housing

Please complete this form and RETURN to

BUREAU OF THE CENSUS
ATTN: Residential Finance
1201 East Tenth Street
Jeffersonville, Indiana 47132

NOTICE — Your answers are confidential by law (title 13, United States Code). This means that no one may see your answers except census workers who are sworn not to disclose your information and who can be fined and/or imprisoned for any violation. The law also requires that you answer the questions to the best of your knowledge.

Please correct any errors in the address including ZIP code.

**FROM THE DIRECTOR
BUREAU OF THE CENSUS**

As part of the 1980 Census of Housing, the Bureau of the Census is collecting information on how people finance their homes. The statistics prepared from the information provided by individuals and lending organizations will be very useful in developing both private and government programs concerned with residential financing.

In order to collect the necessary information most effectively and with the least inconvenience, a small sample of properties has been selected to represent all similar properties in the United States. The property described on this questionnaire is one that was scientifically selected for this survey. It is extremely important that we receive a response for each property selected.

If you are the owner of the described property, we would appreciate your cooperation in filling out this questionnaire as completely and accurately as you can. If you cannot provide exact figures for some questions, estimates will be satisfactory. A preaddressed envelope has been provided for you to return this questionnaire.

If you are not the owner of the property, please answer questions 1 through 3, then return this form in the enclosed envelope.

Response to this inquiry is required by law, title 13, United States Code. Under this law, your individual report is confidential and can be used only for the purpose of statistical summaries. No information on an individual property or person can be published or otherwise released to any other government agency (Federal, State, or local) or to any private organization.

Please complete and return this questionnaire within 5 days.

Thank you for your cooperation.

Enclosure

1. Who is the owner of the property described above?

Name _____

Address (Number and street) _____

City _____ State _____ ZIP code _____

2. Is this property —

1 ☐ A mobile home or trailer?

2 ☐ On a place of 10 or more acres?

3 ☐ Owned by a Federal, State, or local public body?

4 ☐ A hotel or motel with 50 percent or more of the accommodations reserved for transient use?

5 ☐ One in which more than half of the floor space is used for non-residential purposes?

6 ☐ A condominium home?

7 ☐ None of the above?

CONTINUE with question 3

If any box 1 through 5 is marked, no further entries are required. Please return this questionnaire in the envelope provided.

3. Does the owner live on this property?

☐ No — No further entries required. Please return this questionnaire in the enclosed preaddressed envelope.

☐ Yes —> ☐ Principal residence
☐ Second home

CONTINUE with Section 1, page 2

Section 1 — PRESENT MORTGAGE			
<p>Please read — The following questions relate to the PRESENT mortgage on this property. The term "Mortgage" includes all forms of debt for which this property or building is given as security, such as mortgage, deeds of trust, trustee's deeds, and similar instruments including contracts to purchase.</p>			
<p>4. Do you have a mortgage, deed of trust, contract to purchase, or similar debt on this property?</p>	<div style="display: flex; align-items: flex-start;"> <div style="flex: 1;"> <p><input type="checkbox"/> Yes — Mark all applicable boxes.</p> <p>1 <input type="checkbox"/> Mortgage, deed of trust, trustee's deed</p> <p>2 <input type="checkbox"/> Contract to purchase (including land contract, contract for deed, etc.)</p> <p>3 <input type="checkbox"/> Some other debt connected with the property. Specify _____</p> <p>4 <input type="checkbox"/> No, property is not mortgaged — SKIP to question 16a</p> </div> <div style="flex: 0.5; font-size: 3em; padding: 0 10px; line-height: 1;">}</div> <div style="flex: 0.5; text-align: center; vertical-align: middle;"> <p>CONTINUE with question 5</p> </div> </div>		
<p>5. How many mortgages (including contract to purchase) are there on this property?</p>	<p>1 <input type="checkbox"/> One</p> <p>2 <input type="checkbox"/> Both a first and a second</p> <p>3 <input type="checkbox"/> More than two — How many? _____</p>		
<p>ANSWER QUESTIONS 6–10 FOR EACH MORTGAGE.</p>	First mortgage or contract to purchase	Second mortgage	Third mortgage or other debt
<p>6. Is the present mortgage —</p> <p>a. Insured by the Federal Housing Administration?</p> <p>b. Guaranteed or insured by the Veterans Administration?</p> <p>c. Insured by the Farmers Home Administration?</p> <p>d. None of the above?</p>	<p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p>	<p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p>	
<p>7. In what year was the present mortgage placed by you or assumed by you?</p>	<p>19 _____</p>	<p>19 _____</p>	<p>19 _____</p>
<p>8. What was the amount of the present mortgage when placed by you or assumed by you?</p>	<p>\$ _____</p>	<p>\$ _____</p>	<p>\$ _____</p>
<p>9. What are the regular required monthly payments to the lender? Round to nearest dollar.</p>	<p>\$ _____ 00</p>	<p>\$ _____ 00</p>	<p>\$ _____ 00</p>
<p>10. What does this regular payment include? Mark (X) all applicable boxes.</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p> <p>3 <input type="checkbox"/> Real estate tax</p> <p>4 <input type="checkbox"/> Property insurance</p> <p>5 <input type="checkbox"/> Other — Specify _____</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p>
<p>Please read — There are several questions concerning your mortgage that are more easily answered by the holder (or servicer) of your mortgage. The answers to these questions (11a, b, c) will enable us to contact the holder to obtain further information about prepayment provisions, the outstanding balance, whether the mortgage has been sold (mortgages are frequently sold between lenders without the knowledge of the borrower), and related items. All information you report to the Bureau, and any information the mortgage holder gives the Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.</p>			
<p>11. To whom do you make your mortgage payments?</p> <p>a. First mortgage or contract to purchase.</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		
<p>b. Second mortgage</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		
<p>c. Third mortgage or any other loan on this property</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		

Section 1 – PRESENT MORTGAGE (Continued)	
12. Is your present first mortgage –	<div><div><div><input type="checkbox"/> The same mortgage that was PLACED on the property when you acquired it?</div><div><input type="checkbox"/> The same mortgage that you ASSUMED from previous owner?</div><div><input type="checkbox"/> A mortgage placed AFTER you acquired the property? (Include a refinancing of a previous mortgage.) – <i>CONTINUE</i> with question 13a</div></div><div>} <i>SKIP</i> to question 15</div></div>
13a. If your present first mortgage was placed AFTER you acquired the property, was it –	<div><div><input type="checkbox"/> A refinancing of a previous loan made or assumed by you? – <i>CONTINUE</i> with question 13b</div><div><input type="checkbox"/> A mortgage placed on a property owned free and clear of debt? – <i>SKIP</i> to question 14</div></div>
b. Was it refinanced by –	<div><div><input type="checkbox"/> Same lender? – <i>SKIP</i> to question 14</div><div><input type="checkbox"/> Different lender? – <i>CONTINUE</i> with question 13c</div></div>
c. What year was it refinanced?	19 ____
14. If your present first mortgage was placed AFTER you acquired the property, what was its CHIEF purpose?	<div><div><input type="checkbox"/> To renew or extend a loan that had fallen due, without increasing the outstanding balance</div><div><input type="checkbox"/> To secure better terms (lower interest rate, longer payment period, etc.)</div><div>To provide funds for –</div><div><div><input type="checkbox"/> Additions, improvements or repairs to this property</div><div><input type="checkbox"/> Investment in other real estate</div><div><input type="checkbox"/> Other types of investments</div><div><input type="checkbox"/> Educational or medical expenses</div><div><input type="checkbox"/> Other – <i>Specify</i> ↓</div></div></div>
15. ANSWER ONLY FOR A SECOND MORTGAGE PLACED AFTER ACQUISITION OF THIS PROPERTY. What was the CHIEF purpose for placing a second mortgage on this property?	<div><div>To provide funds for –</div><div><div><input type="checkbox"/> Additions, improvements or repairs to this property</div><div><input type="checkbox"/> Investment in other real estate</div><div><input type="checkbox"/> Other types of investments</div><div><input type="checkbox"/> Educational or medical expenses</div><div><input type="checkbox"/> Other – <i>Specify</i> ↓</div></div></div>
Remarks	

Section 2 — ACQUISITION OF PROPERTY	
16a. What year did you acquire this property? If more than one building on property, answer for the first acquired.	19 _____
b. Did you acquire the land and the building within the same 12-month period?	1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No, owned land previously 3 <input type="checkbox"/> Do not own land
17. How did you finance the acquisition of this property?	<div style="display: flex; justify-content: space-between;"> <div> 1 <input type="checkbox"/> Placed one new mortgage 2 <input type="checkbox"/> Placed two or more new mortgages 3 <input type="checkbox"/> Assumed a mortgage(s) already on the property 4 <input type="checkbox"/> Assumed a mortgage already on the property AND placed a new mortgage 5 <input type="checkbox"/> All cash — no borrowing 6 <input type="checkbox"/> Borrowed other than with a mortgage 7 <input type="checkbox"/> Inheritance or gift 8 <input type="checkbox"/> Estate of deceased spouse 9 <input type="checkbox"/> Other manner — Specify _____ </div> <div style="font-size: 3em; vertical-align: middle;">}</div> <div style="text-align: right;"> CONTINUE with question 18 SKIP to question 20 CONTINUE with question 18 </div> </div>
18. What was the purchase price of this property when you acquired it? Exclude closing costs. If building was built by or for you, report total land and construction costs.	\$ _____
19. ANSWER THIS QUESTION ONLY IF YOU ACQUIRED THIS PROPERTY 1975 OR LATER. What was the MAJOR source of the down payment used for the purchase or construction of this property? If the entire purchase price for the property was paid with cash, report the source of the cash.	1 <input type="checkbox"/> Sale of previous home (only if sold during 12-month period preceding acquisition of present home) 2 <input type="checkbox"/> Sale of other real property or other investments (including stocks) 3 <input type="checkbox"/> Savings (cash, bank deposits, share accounts, or bonds) 4 <input type="checkbox"/> Borrowing other than a mortgage on this property 5 <input type="checkbox"/> Gift 6 <input type="checkbox"/> Land on which structure was built 7 <input type="checkbox"/> Other — Specify _____ 8 <input type="checkbox"/> No down payment required
Remarks	

Section 3 — PROPERTY CHARACTERISTICS		
<p>Please read — The following questions relate to the property itself. If the property is mortgaged, all buildings and land covered by the mortgage are to be considered as part of the property.</p>		
20. How many housing units (separate living quarters) are in this property?	_____ Housing units	
21. If this property includes more than one building, list the address of each building and enter the number of housing units in each building.	Street address of each building	Number of housing units
	(1) _____	_____
	(2) _____	_____
	(3) _____	_____
	(4) _____	_____
<input type="checkbox"/> Only one building on property		
22. About when was this building built? If more than one building, answer for the first one built.	<input type="checkbox"/> 1970 or later — Enter year _____ 60 <input type="checkbox"/> 1960 to 1969 50 <input type="checkbox"/> 1950 to 1959 40 <input type="checkbox"/> 1940 to 1949 30 <input type="checkbox"/> 1939 or earlier	
23. About how much do you think this property would sell for on today's market? If you do not know, give your best estimate.	\$ _____	
24. What were your expenses on this property during the past YEAR for —	Amount (Dollars only) Report entire amount paid by you. Include payments to your lender.	
a. Real estate taxes (do not include taxes in arrears from prior years)? . . .	\$ _____ . 00 per year x <input type="checkbox"/> None	
b. Special assessments?	\$ _____ . 00 per year x <input type="checkbox"/> None	
c. Property insurance (if paid other than annually, enter average cost per year)?	\$ _____ . 00 per year x <input type="checkbox"/> None	
d. Electricity?	\$ _____ . 00 per year x <input type="checkbox"/> None	
e. Gas?	\$ _____ . 00 per year x <input type="checkbox"/> None	
f. Oil, coal, wood, kerosene, or other fuel?	\$ _____ . 00 per year x <input type="checkbox"/> None	
g. Water, sewer (if included in tax bill, mark "None")?	\$ _____ . 00 per year x <input type="checkbox"/> None	
ANSWER FOR CONDOMINIUM PROPERTIES ONLY 25. What was your condominium or maintenance fee during the past year?		
\$ _____ . 00 per year x <input type="checkbox"/> None		
ANSWER FOR ONE-HOUSING-UNIT AND CONDOMINIUM PROPERTIES ONLY. 26. How many rooms are in this house or apartment? Count kitchen but not bathroom(s).		
_____ Rooms		
Remarks		

Section 4 — PROPERTY OWNERS ANSWER FOR ONE-HOUSING-UNIT AND CONDOMINIUM PROPERTIES ONLY							
27. How many persons own this property?	<input type="checkbox"/> One — Complete questions 28–31 for the owner <input type="checkbox"/> Two — Complete questions 28–31 for both owners <input type="checkbox"/> More than two — Complete questions 28–31 for any two owners						
28. Is the owner(s) of this property —	OWNER	CO-OWNER					
	<input type="checkbox"/> White <input type="checkbox"/> Black <input type="checkbox"/> Asian, Pacific Islander <input type="checkbox"/> American Indian, Aleut, Eskimo	<input type="checkbox"/> White <input type="checkbox"/> Black <input type="checkbox"/> Asian, Pacific Islander <input type="checkbox"/> American Indian, Aleut, Eskimo					
29. What is the age of the owner(s) of this property?	<input type="checkbox"/> Less than 25 years <input type="checkbox"/> 25–34 years <input type="checkbox"/> 35–44 years <input type="checkbox"/> 45–54 years <input type="checkbox"/> 55–64 years <input type="checkbox"/> 65 years or over	<input type="checkbox"/> Less than 25 years <input type="checkbox"/> 25–34 years <input type="checkbox"/> 35–44 years <input type="checkbox"/> 45–54 years <input type="checkbox"/> 55–64 years <input type="checkbox"/> 65 years or over					
30. What is the sex of the owner(s) of this property?	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Male <input type="checkbox"/> Female					
31. Is the owner(s) of this property of Spanish/Hispanic origin or descent?	<input type="checkbox"/> No, not Spanish/Hispanic <input type="checkbox"/> Yes, Spanish/Hispanic	<input type="checkbox"/> No, not Spanish/Hispanic <input type="checkbox"/> Yes, Spanish/Hispanic					
32a. Has the owner(s) of this property ever served on active duty in the Armed Forces of the United States?	<input type="checkbox"/> Yes — CONTINUE with question 32b <input type="checkbox"/> No — SKIP to question 33						
b. When was this? Mark (X) all applicable boxes	<input type="checkbox"/> Vietnam conflict (August 1964 to May 1975) <input type="checkbox"/> Korean War (June 1950 to January 1955) <input type="checkbox"/> World War II (September 1940 to July 1947) <input type="checkbox"/> World War I (April 1917 to November 1918) <input type="checkbox"/> Any other time						
33. How many people live in this house or apartment? Count all persons who live here and have no other place of residence. Exclude persons away in the Armed Forces, attending college, or in an institution such as a home for the aged or a mental hospital	_____ Persons						
34. What was the total income in 1980 of all members of this household 15 years old or older? Include any income from: • Wages or salaries • Own farm or nonfarm business, partnership or professional practice (net after expenses) • Interest, dividends, or net rental income • Social Security or Railroad Retirement • Public assistance or welfare • Unemployment compensation, veterans' payments, pensions, alimony or any other income received regularly Exclude lump-sum amounts such as gains from sale of property.	\$ _____ - <input type="checkbox"/> 00 — TOTAL INCOME FOR ALL HOUSEHOLD MEMBERS <input type="checkbox"/> None <input type="checkbox"/> Loss						
Name of person completing this questionnaire		Date	Telephone number (Include area code)				
FOR CENSUS USE ONLY							
a.	b.	c.	d.	e.	f.	g.	h.

Form Approved: O.M.B. No. 41-S80018

FORM D-1611
(5-20-80)

U.S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

**RESIDENTIAL FINANCE SURVEY
RENTAL PROPERTY QUESTIONNAIRE**
1980 Census of Housing

Please complete this form and RETURN TO: BUREAU OF THE CENSUS
ATTN: Residential Finance
1201 East Tenth Street
Jeffersonville, Indiana 47132

In reply refer to → Control number

NOTICE — Your answers are confidential by law (title 13, United States Code). This means that no one may see your answers except census workers who are sworn not to disclose your information and who can be fined and/or imprisoned for any violation. The law also requires that you answer the questions to the best of your knowledge.

Please correct errors in name, address and ZIP code.

**FROM THE DIRECTOR
BUREAU OF THE CENSUS**

As part of the 1980 Census of Housing, the Bureau of the Census is collecting information on how people finance their homes. The statistics prepared from the information provided by individuals and lending organizations will be very useful in developing both private and government programs concerned with residential financing.

In order to collect the necessary information most effectively and with the least inconvenience, a small sample of properties has been selected to represent all similar properties in the United States. The property described on this questionnaire is one that was scientifically selected for this survey. It is extremely important that we receive a response for each property selected.

If you are the owner or manager of the described property, we would appreciate your cooperation in filling out this questionnaire as completely and accurately as possible. If you cannot provide exact figures for some questions, estimates will be satisfactory. A preaddressed envelope has been provided for you to return this questionnaire. Should you receive more than one questionnaire for the same property, please mark extra ones "Duplicate" and return them.

For the purpose of this survey of residential finance, a "property" is defined as the land and structures covered by a single first mortgage. Therefore, if there is more than one first mortgage involved in your entire holding, please report only for the mortgage covering the address of the sample property.

If you are not the owner or manager of the property, please answer questions 1 through 3, then return this form in the enclosed envelope.

Response to this inquiry is required by law, title 13, United States Code. Under this law, your individual report is confidential and can be used only for the purpose of statistical summaries. No information on an individual property, firm, or person can be published or otherwise released to any other government agency (Federal, State, or local) or to any private organization.

Please complete and return this questionnaire within 5 days.

Thank you for your cooperation.

Enclosure

This questionnaire refers to the following property →

1. Who is the owner of the property described above?

Name

Address (Number and street)

City State ZIP code

2. Is this property —
Mark (X) all applicable boxes

1 ☐ A mobile home or trailer park?

2 ☐ A building containing condominium units?

3 ☐ On a place of 10 or more acres which has less than 5 living quarters or apartments?

4 ☐ Owned by a Federal, State, or local public body?

5 ☐ A hotel or motel with 50 percent or more of the accommodations reserved for transient use?

6 ☐ One in which more than half of the floor space is used for non-residential purposes?

7 ☐ None of the above? — CONTINUE with question 3

If any box 1 through 6 is marked, no further entries are required. Please return this questionnaire in the envelope provided.

3. Does the owner live on this property?

☐ No

☐ Yes → ☐ Principal residence
☐ Second home

Section I — PRESENT MORTGAGE			
<p>Please read — The following questions relate to the PRESENT mortgage on this property. The term "Mortgage" includes all forms of debt for which this property or building is given as security, such as mortgages, deeds of trust, trustee's deeds, and similar instruments including contracts to purchase.</p>			
<p>4. Do you have a mortgage, deed of trust, contract to purchase, or similar debt on this property?</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 80%;"> <p><input type="checkbox"/> Yes — Mark all applicable boxes/</p> <p>1 <input type="checkbox"/> Mortgage, deed of trust, trustee's deed</p> <p>2 <input type="checkbox"/> Contract to purchase (including land contract, contract for deed, etc.)</p> <p>3 <input type="checkbox"/> Some other debt connected with the property/ Specify _____</p> <p>4 <input type="checkbox"/> No, property is not mortgaged — SKIP to question 16a</p> </div> <div style="width: 15%; text-align: center; border-left: 1px solid black; padding-left: 5px;"> <p>CONTINUE with question 5</p> </div> </div>		
<p>5. How many mortgages (including contract to purchase) are there on this property?</p>	<p>1 <input type="checkbox"/> One</p> <p>2 <input type="checkbox"/> Both a first and a second</p> <p>3 <input type="checkbox"/> More than two — How many? _____</p>		
<p>ANSWER QUESTIONS 6–10 FOR EACH MORTGAGE.</p> <p>6. Is the present mortgage —</p> <p>a. Insured by the Federal Housing Administration?</p> <p>b. Guaranteed or insured by the Veterans Administration?</p> <p>c. Insured by the Farmers Home Administration?</p> <p>d. None of the above?</p>	<p>First mortgage or contract to purchase</p> <p>1 <input type="checkbox"/></p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p>	<p>Second mortgage</p> <p>2 <input type="checkbox"/></p> <p>3 <input type="checkbox"/></p> <p>4 <input type="checkbox"/></p>	<p>Third mortgage or other debt</p>
<p>7. In what year was the present mortgage placed by you or assumed by you?</p>	<p>19 _____</p>	<p>19 _____</p>	<p>19 _____</p>
<p>8. What was the amount of the present mortgage when placed by you or assumed by you?</p>	<p>\$ _____</p>	<p>\$ _____</p>	<p>\$ _____</p>
<p>9. What are the regular required payments to the lender? Round to nearest dollar.</p>	<p>\$ _____ .00</p> <p>Per _____ (Month, year, etc.)</p>	<p>\$ _____ .00</p> <p>Per _____ (Month, year, etc.)</p>	<p>\$ _____ .00</p> <p>Per _____ (Month, year, etc.)</p>
<p>10. What does this regular payment include? Mark (X) all applicable boxes</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p> <p>3 <input type="checkbox"/> Real estate tax</p> <p>4 <input type="checkbox"/> Property insurance</p> <p>5 <input type="checkbox"/> Other — Specify _____</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p>	<p>1 <input type="checkbox"/> Principal</p> <p>2 <input type="checkbox"/> Interest</p>
<p>Please read — There are several questions concerning your mortgage that are more easily answered by the holder (or servicer) of your mortgage. The answers to these questions (11a, b, c) will enable us to contact the holder to obtain further information about prepayment provisions, the outstanding balance, whether the mortgage has been sold (mortgages are frequently sold between lenders without the knowledge of the borrower), and related items. All information you report to the Bureau, and any information the mortgage holder gives the Bureau, will be kept confidential as required by law, and will not be disclosed to any agency or person for any reason whatsoever.</p>			
<p>11. To whom do you make your mortgage payments?</p> <p>a. First mortgage or contract to purchase</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		
<p>b. Second mortgage</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		
<p>c. Third mortgage or any other loan on this property</p>	<p>Name _____</p> <p>Address (Number and street) _____</p> <p>City _____ State _____ ZIP code _____</p> <p>Mortgage account number _____</p>		

Section 1 — PRESENT MORTGAGE (Continued)	
12. Is your present first mortgage —	<div style="display: flex; justify-content: space-between;"> <div> <p>1 <input type="checkbox"/> The same mortgage that was PLACED on the property when you acquired it?</p> <p>2 <input type="checkbox"/> The same mortgage that you ASSUMED from previous owner?</p> <p>3 <input type="checkbox"/> A mortgage placed AFTER you acquired the property? (Include a refinancing of a previous mortgage.) — CONTINUE with question 13a</p> </div> <div style="border-left: 1px dashed black; padding-left: 10px;"> <p>} SKIP to question 15</p> </div> </div>
13a. If your present first mortgage was placed AFTER you acquired the property, was it —	<p>a <input type="checkbox"/> A refinancing of a previous loan made or assumed by you? — CONTINUE with question 13b</p> <p>1 <input type="checkbox"/> A mortgage placed on a property owned free and clear of debt? — SKIP to question 14</p>
b. Was it refinanced by —	<p>2 <input type="checkbox"/> Same lender? — SKIP to question 14</p> <p>3 <input type="checkbox"/> Different lender? — CONTINUE with question 13c</p>
c. What year was it refinanced?	19 _____
14. If your present first mortgage was placed AFTER you acquired the property, what was its CHIEF purpose?	<p>1 <input type="checkbox"/> To renew or extend a loan that had fallen due without increasing the outstanding balance</p> <p>2 <input type="checkbox"/> To secure better terms (lower interest rate, longer payment period, etc.)</p> <p>To provide funds for —</p> <p>3 <input type="checkbox"/> Additions, improvements or repairs to this property</p> <p>4 <input type="checkbox"/> Investment in other real estate</p> <p>5 <input type="checkbox"/> Other types of investments</p> <p>6 <input type="checkbox"/> Educational or medical expenses</p> <p>7 <input type="checkbox"/> Other — Specify _____</p> <p>_____</p> <p>_____</p>
15. ANSWER ONLY FOR A SECOND MORTGAGE PLACED AFTER ACQUISITION OF THIS PROPERTY. What was the CHIEF purpose for placing a second mortgage on this property?	<p>To provide funds for —</p> <p>1 <input type="checkbox"/> Additions, improvements or repairs to this property</p> <p>2 <input type="checkbox"/> Investment in other real estate</p> <p>3 <input type="checkbox"/> Other types of investments</p> <p>4 <input type="checkbox"/> Educational or medical expenses</p> <p>5 <input type="checkbox"/> Other — Specify _____</p> <p>_____</p> <p>_____</p>
Remarks	

Section 2 — ACQUISITION OF PROPERTY	
16a. What year did you acquire this property? <i>If more than one building on property, answer for the first acquired.</i>	19 _____
b. Did you acquire the land and the building within the same 12-month period?	1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No, owned land previously 3 <input type="checkbox"/> Do not own land
17. How did you finance the acquisition of this property?	<div style="display: flex; justify-content: space-between;"> <div> 1 <input type="checkbox"/> Placed one new mortgage 2 <input type="checkbox"/> Placed two or more new mortgages 3 <input type="checkbox"/> Assumed a mortgage(s) already on the property 4 <input type="checkbox"/> Assumed a mortgage already on the property AND placed a new mortgage 5 <input type="checkbox"/> All cash — no borrowing 6 <input type="checkbox"/> Borrowed other than with a mortgage 7 <input type="checkbox"/> Inheritance or gift 8 <input type="checkbox"/> Estate of deceased spouse 9 <input type="checkbox"/> Other manner — Specify: _____ </div> <div style="font-size: 3em; vertical-align: middle;">}</div> <div> CONTINUE with question 18 SKIP to question 20 CONTINUE with question 18 </div> </div>
18. What was the purchase price of this property when you acquired it? Exclude closing costs. <i>If building was built by or for you, report total land and construction costs.</i>	\$ _____
19. ANSWER FOR PROPERTIES WITH 50 OR MORE HOUSING UNITS ACQUIRED 1975 OR LATER. What was the MAJOR source(s) of the owner's equity or down payment for this property? <i>Mark (X) boxes which accounted for one third or more</i>	<p>Cash from —</p> 1 <input type="checkbox"/> Sale of stock for this project 2 <input type="checkbox"/> Sale of previously owned stocks, shares, or other securities 3 <input type="checkbox"/> Sale of land or other real estate 4 <input type="checkbox"/> Owner's cash, bank deposits, share accounts, or bonds 5 <input type="checkbox"/> Borrowing other than mortgage on this property 6 <input type="checkbox"/> Other cash source — Specify: _____ _____ <p>Non-cash —</p> 7 <input type="checkbox"/> Land used for structure(s) on this property 8 <input type="checkbox"/> Fees (builder's, contractor's, architect's, lawyer's, engineer's) 9 <input type="checkbox"/> Other non-cash source — Specify: _____ _____
Remarks	

Section 3 — PROPERTY CHARACTERISTICS		
<p>Please read — The following questions relate to the property itself. If the property is mortgaged, all buildings and land covered by the mortgage are to be considered as part of the property.</p>		
<p>20. How many housing units (separate living quarters) are in this property?</p>	<p style="text-align: center;">_____ Housing units</p>	
<p>21. If this property includes more than one building, list the address of each building and enter the number of housing units in each building. If additional space is needed, use remarks space below.</p>	<p style="text-align: center;">Street address of each building</p>	<p style="text-align: center;">Number of housing units</p>
	(1)	
	(2)	
	(3)	
	(4)	
	<input type="checkbox"/> Only one building on property	
<p>22. About when was this building built? If more than one building on property, answer for the first one built.</p>	<p> <input type="checkbox"/> 1970 or later — Enter year _____ 60 <input type="checkbox"/> 1960 to 1969 50 <input type="checkbox"/> 1950 to 1959 40 <input type="checkbox"/> 1940 to 1949 30 <input type="checkbox"/> 1939 or earlier </p>	
<p>23. About how much do you think this property would sell for on today's market? If you do not know, give your best estimate.</p>	<p>\$ _____</p>	
<p>24. ANSWER FOR ONE-HOUSING-UNIT PROPERTIES ONLY How many rooms are in this house? Count kitchen but not bathroom(s).</p>	<p style="text-align: center;">_____ Rooms</p>	
<p>25. ANSWER FOR ALL HOUSING UNITS IN THE PROPERTY What were your expenses on this property during the past YEAR for —</p>	<p style="text-align: center;">Amount (Dollars only) Report entire amount paid by you. Include payments to your lender.</p>	
<p>a. Real estate taxes (do not include taxes in arrears from prior years)? . . .</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>b. Special assessments?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>c. Property insurance (if paid other than annually, enter average cost per year)?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>d. Electricity?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>e. Gas?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>f. Oil, coal, wood, kerosene, or other fuel?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>g. Water, sewer (if included in tax bill, mark "None")?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>h. Ground rent?</p>	<p>\$ _____ . <input type="checkbox"/> per year x <input type="checkbox"/> None</p>	
<p>Remarks</p>		

Form Approved: O.M.B. No. 41-S80018

NOTICE — Your answers are confidential by law (title 13, United States Code). This means that no one may see your answers except census workers who are sworn not to disclose your information and who can be fined and/or imprisoned for any violation. The law requires that you answer the questions to the best of your knowledge. The law also provides that copies retained in your files are immune from legal process.		FORM D-1612 (5-25-50) U.S. DEPARTMENT OF COMMERCE BUREAU OF THE CENSUS RESIDENTIAL FINANCE SURVEY MORTGAGEE (LENDER) QUESTIONNAIRE 1980 CENSUS OF HOUSING	
(Please correct any error in name and address including ZIP code)		<div style="border: 1px solid black; padding: 2px; display: inline-block;"> Please complete this form and RETURN TO </div> <div style="margin-left: 10px;"> BUREAU OF THE CENSUS, ATTN: Residential Finance 1201 East Tenth Street Jeffersonville, Indiana 47132 </div>	
The questions on this report form relate to the property at the following address →		<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Address (Number and street) <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">City</div> <div style="width: 20%;">State</div> <div style="width: 40%;">ZIP code</div> </div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> Name of owner <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> </div> <div style="width: 35%;"> Control number <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> </div> </div>	
NOTE — The word mortgage is used throughout to mean all forms of debt secured by real estate (i.e., mortgage, deed of trust, land contract, or other forms of debt).		<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> 1. Do you hold or service a mortgage or similar debt on the property listed above? <div style="margin-bottom: 10px;"> <input type="checkbox"/> Yes — Continue with question 2 </div> <div> <input type="checkbox"/> No — <input type="checkbox"/> Hold or service other indebtedness <input type="checkbox"/> Mortgage has been transferred to — </div> </div> <div style="width: 35%; font-size: 2em; vertical-align: middle;">}</div> </div>	
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Name of mortgage holder <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> Address (Number and street) <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> City <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">State</div> <div style="width: 60%;">ZIP code</div> </div> </div> <div> <input type="checkbox"/> No record of any mortgage on subject property <input type="checkbox"/> Mortgage terminated on — <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> Month _____ 19 _____ </div> <div style="width: 35%; font-size: 2em; vertical-align: middle;">}</div> </div> </div>		<div style="margin-top: 10px;"> STOP HERE and return in enclosed envelope. </div> <div style="margin-top: 20px;"> If mortgage terminated within past three months, complete questionnaire. Otherwise, return it. </div>	

Page 2

6. Is the mortgage —	First mortgage	Junior mortgage
a. Insured by the Federal Housing Administration? . . .	1 <input type="checkbox"/>	
b. Guaranteed or insured by the Veterans Administration?	2 <input type="checkbox"/>	2 <input type="checkbox"/>
c. Insured by the Farmers Home Administration?	3 <input type="checkbox"/>	3 <input type="checkbox"/>
d. Insured by a private mortgage insurance company? (Do not include borrower's life insurance)	4 <input type="checkbox"/>	4 <input type="checkbox"/>
e. Not insured or guaranteed?	5 <input type="checkbox"/>	5 <input type="checkbox"/>
7a. When was this mortgage made? (If refinanced or renewed, enter date of most recent action)	Year	Year
b. If mortgage was assumed by present property owner, what was the year of assumption?	Year	Year
8a. What was the amount of this mortgage when made? (If refinanced or renewed, enter amount at time of most recent action)	\$ _____	\$ _____
b. If assumed by present property owner, what was the outstanding balance at time of assumption?	\$ _____	\$ _____
9. What is the term of this mortgage (years from date made to original scheduled maturity)? (If mortgage is payable on demand, so state.)	Number of years	Number of years
10a. What is the current unpaid balance?	\$ _____	\$ _____
b. As of what date was this balance computed?	Month and year	Month and year
11. What is the current contract interest rate? (Do not include mortgage insurance premium)	Percent _____ %	Percent _____ %
12a. Can the interest rate be changed one or more times during the term of the mortgage?	1 <input type="checkbox"/> Yes — Continue with 12b 2 <input type="checkbox"/> No — Skip to 13a	1 <input type="checkbox"/> Yes — Continue with 12b 2 <input type="checkbox"/> No — Skip to 13a
b. Under what circumstances can the interest rate be changed? Rate renegotiated periodically Rate changes tied to market index When mortgage is assumed When payments become delinquent Other	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> Specify _____	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> Specify _____
c. Has the interest rate changed since the mortgage was made?	1 <input type="checkbox"/> Yes, higher now than when mortgage made 2 <input type="checkbox"/> Yes, lower now than when mortgage made 3 <input type="checkbox"/> No, rate unchanged or same as when mortgage made	1 <input type="checkbox"/> Yes, higher now than when mortgage made 2 <input type="checkbox"/> Yes, lower now than when mortgage made 3 <input type="checkbox"/> No, rate unchanged or same as when mortgage made

REF ID: A51218-25-80

17. What is the current status of the mortgage payments? Up-to-date or ahead in scheduled payments (or less than 30 days past due). Delinquent by 30 days or more a. How many payments are past due? b. Are legal foreclosure proceedings now in process?	First mortgage 1 <input type="checkbox"/> 2 <input type="checkbox"/> Number _____ 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No	Junior mortgage 1 <input type="checkbox"/> 2 <input type="checkbox"/> Number _____ 1 <input type="checkbox"/> Yes 2 <input type="checkbox"/> No					
18. Did the present holder of this mortgage — (Mark (X) applicable boxes) Originate it directly from borrower? Purchase this mortgage from present servicer? Purchase this mortgage from someone else?	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>					
Remarks							
Name of person completing this questionnaire		Title	Date				
FOR CENSUS USE ONLY							
a.	b.	c.	d.	e.	f.	g.	h.

FORM D-1613(L)
(5-80)

FORM APPROVED
O.M.B. NO. 41-580018



UNITED STATES DEPARTMENT OF COMMERCE
Bureau of the Census
Washington, D.C. 20233

OFFICE OF THE DIRECTOR

**FROM THE DIRECTOR
BUREAU OF THE CENSUS**

The Bureau of the Census is conducting a sample survey of residential finance in connection with the 1980 Decennial Census. We are collecting information on how people finance their homes. The statistics prepared from the information provided by individuals and lending organizations will be very useful in developing both private and government programs concerned with residential financing. In order to collect the necessary information, we need the name and address of the owner or rental agent of the apartment which you occupy.

Please enter the owner's name and address below (the person or company to whom you make your rent payments) and mail this entire sheet today in the enclosed preaddressed envelope.

Name

Address of owner or agent — Number and street

City

State

ZIP code

Is the person or company named above —

Mark (X) one

☐ Owner?

☐ Rental agent?

☐ Other — Specify _____

Is your apartment a condominium?

Mark (X) one

☐ Yes, a condominium occupied by the owner

☐ Yes, a condominium not occupied by the owner

☐ No, not a condominium

Response to this inquiry is required by law, title 13, United States Code. This law also provides that your report is confidential and can be seen only by sworn Bureau of the Census employees.

Thank you for your cooperation.

Enclosure

Appendix F.—Publication and Computer Tape Program

GENERAL	F-1
PUBLICATIONS	F-1
Population and Housing Census Reports	F-1
PHC80-1, Block Statistics	F-1
PHC80-2, Census Tracts	F-2
PHC80-3, Summary Characteristics for Governmental Units and Standard Metropolitan Statistical Areas	F-2
PHC80-4, Congressional Districts of the 98th Congress	F-2
PHC80-S1-1, Provisional Estimates of Social, Economic, and Housing Characteristics	F-2
PHC80-S2, Advance Estimates of Social, Economic, and Housing Characteristics	F-2
Population Census Reports	F-2
PC80-1, Volume 1, Characteristics of the Population	F-2
PC80-1-A, Chapter A, Number of Inhabitants	F-2
PC80-1-B, Chapter B, General Population Characteristics	F-2
PC80-1-C, Chapter C, General Social and Economic Characteristics	F-3
PC80-1-D, Chapter D, Detailed Population Characteristics	F-3
PC80-2, Volume 2, Subject Reports	F-3
PC80-S1, Supplementary Reports	F-3
Housing Census Reports	F-3
HC80-1, Volume 1, Characteristics of Housing Units	F-3
HC80-1-A, Chapter A, General Housing Characteristics	F-3
HC80-1-B, Chapter B, Detailed Housing Characteristics	F-3
HC80-2, Volume 2, Metropolitan Housing Characteristics	F-3
HC80-3, Volume 3, Subject Reports	F-3
HC80-4, Volume 4, Components of Inventory Change	F-3

PUBLICATIONS—Con.	
HC80-5, Volume 5, Residential Finance	F-4
HC80-S1-1, Supplementary Reports	F-4
Evaluation and Reference Reports	F-4
PHC80-E, Evaluation and Research Reports	F-4
PHC80-R, Reference Reports	F-4
PHC80-R1, Users' Guide	F-4
PHC80-R2, History	F-4
PHC80-R3, Alphabetical Index of Industries and Occupations	F-4
PHC80-R4, Classified Index of Industries and Occupations	F-4
PHC80-R5, Geographic Identification Code Scheme	F-4
COMPUTER TAPES	F-4
Summary Tape Files	F-4
STF 1	F-4
STF 2	F-4
STF 3	F-4
STF 4	F-5
STF 5	F-5
Other Computer Tape Files	F-5
P.L. 94-171, Population Counts	F-5
Master Area Reference Files 1 and 2 (MARF)	F-5
Geographic Base File/Dual Independent Map Encoding (GBF/DIME)	F-5
Public-Use Microdata Samples	F-5
Census/EEO Special File	F-5
MAPS	F-5
MICROFICHE	F-5
STF 1 Microfiche	F-5
STF 3 Microfiche	F-5
P.L. 94-171 Counts Microfiche	F-5

GENERAL

The results of the 1980 Census of Population and Housing are issued in three forms: printed reports, computer tape

files, and microfiche. Most of the reports listed are issued on a flow basis through 1983. A few may be issued later, such as Subject Reports and Evaluation and Reference Reports.

The publications of the 1980 census are released under three subject titles: *1980 Census of Population and Housing*, *1980 Census of Population, and 1980 Census of Housing*. The description of the publication program below is organized in sections, by census title, followed by the reports under each title. It should be noted that a number of population census reports contain some housing data and a number of housing census reports contain some population data. Following the description of the publication program are sections on computer tapes, maps, and microfiche.

The data product descriptions include listings of geographic areas for which data are summarized in that product. Note that the term "place" refers to incorporated places and census designated (or unincorporated) places, as well as towns and townships in 11 States (the 6 New England States, the 3 Middle Atlantic States, Michigan, and Wisconsin).

Order forms for these materials are available, subject to availability of the data product, from Data User Services Division, Customer Services, Bureau of the Census, Washington, D.C. 20233; Census Bureau Regional Offices; U.S. Department of Commerce District Offices; and State Data Centers. After issuance, census reports are on file in many libraries and are available for examination at any Department of Commerce District Office or Census Bureau Regional Office.

PUBLICATIONS

Population and Housing Census Reports

PHC80-1, Block Statistics—These reports, which are issued on microfiche rather

than in print form, present population and housing unit totals and statistics on selected characteristics which are based on complete-count tabulations. Data are shown for blocks in urbanized areas and selected adjacent areas, for blocks in places of 10,000 or more inhabitants, and for blocks in areas which contracted with the Census Bureau to provide block statistics.

The set of reports consists of 374 sets of microfiche and includes a report for each standard metropolitan statistical area (SMSA), showing blocked areas within the SMSA, and a report for each State and for Puerto Rico, showing blocked areas outside SMSA's. In addition to microfiche, printed detailed maps showing the blocks covered by the particular report are available as well as a U.S. Summary, which is an index to the set.

PHC80-2, Census Tracts—Statistics for most of the population and housing subjects included in the 1980 census are presented for census tracts in SMSA's and in other tracted areas. Both complete-count data and sample data are included. Most statistics are presented by race and Spanish origin for areas with at least a specified number of persons in the relevant population group.

There is one report for each SMSA, as well as one for each of the States and Puerto Rico which have tracted areas outside SMSA's. In addition, maps showing the boundaries and identification numbers of census tracts in the SMSA are available as well as a U.S. Summary, which is an index to the set and also provides a historical listing of the total number of tracts by area.

PHC80-3, Summary Characteristics for Governmental Units and Standard Metropolitan Statistical Areas—Statistics are presented on total population and on complete-count and sample population characteristics such as age, race, education, disability, ability to speak English, labor force, and income, and on total housing units and housing characteristics such as value, age of structure, and rent. These statistics are shown for the following areas or their equivalents: States, SMSA's, counties, county subdivisions (those which are functioning general-purpose local governments), and incorporated places.

There is one report for each State, the District of Columbia, and Puerto Rico.

This series does not include a U.S. Summary.

PHC80-4, Congressional Districts of the 98th Congress—These reports present complete-count and sample data for congressional districts of the 98th Congress. The reports reflect redistricting based on the 1982 elections. One report is issued for each of the 50 States and the District of Columbia.

PHC80-S1-1, Provisional Estimates of Social, Economic, and Housing Characteristics—This report presents provisional estimates based on sample data collected in the 1980 census. Data on social, economic, and housing characteristics are shown for the United States as a whole, each State, the District of Columbia, and SMSA's of 1 million or more inhabitants.

These data are based on a special subsample of the full census sample. The sample, which represents about 1.6 percent of the total population, was developed to provide users with initial data on characteristics of the population and housing units for the Nation and large areas.

PHC80-S2, Advance Estimates of Social, Economic, and Housing Characteristics—These reports present advance sample data from the 1980 census including such social and economic characteristics of the population as education, migration, labor force, and income as well as housing characteristics such as structural information, mortgage, and gross rent.

The set consists of 50 paperbound reports and includes one report for each State and the District of Columbia. No report will be issued for the United States as a whole.

Each report presents population and housing characteristics for the State, its counties or comparable areas, and places of 25,000 or more inhabitants. Selected data are shown for four race groups (White; Black; combined American Indian, Eskimo, and Aleut; and Asian and Pacific Islander) as well as for persons of Spanish origin.

Population Census Reports

PHC80-1, Volume 1, Characteristics of the Population—This volume presents final

population counts and statistics on population characteristics. It consists of reports for the following 57 areas: the United States, each of the 50 States, the District of Columbia, Puerto Rico, and the Outlying Areas—Guam, the Virgin Islands of the United States, American Samoa, and the Northern Mariana Islands and the remainder of the Trust Territory of the Pacific Islands. The volume consists of four chapters for each area, chapters A, B, C, and D. Chapters A and B present data collected on a complete-count basis, and chapters C and D present estimates based on sample information, except for the Outlying Areas where all data were collected on a complete-count basis.

The population totals presented in chapters A and B may differ from the counts presented earlier in the PHC80-V reports because corrections were made for errors found after the PHC80-V reports were issued. Chapters B, C, and D present statistics by race and Spanish origin for areas with at least a specified number of the relevant population group.

The U.S. Summary reports present statistics for the United States, regions, divisions, States, and selected areas below the State level. The State or equivalent Area reports (which include the District of Columbia, Puerto Rico, and the Outlying Areas) present statistics for the State or equivalent area and its subdivisions.

Statistics for each of the 57 areas are issued in separate paperbound reports of chapters A, B, C, and D.

PHC80-1-A, Chapter A, Number of Inhabitants—Final population counts are shown for the following areas or their equivalents: States, counties, county subdivisions, incorporated places and census designated places, standard consolidated statistical areas (SCSA's), SMSA's, and urbanized areas. Selected tables contain population counts by urban and rural residence. Many tables contain population counts from previous censuses.

PHC80-1-B, Chapter B, General Population Characteristics—Statistics on household relationship, age, race, Spanish origin, sex, and marital status are shown for the following areas or their equivalents: States, counties (by total and rural residence), county subdivisions, places of 1,000 or more inhabitants, SCSA's,

SMSA's, urbanized areas, American Indian reservations, and Alaska Native villages.

PC80-1-C, Chapter C, General Social and Economic Characteristics—Statistics are presented on nativity, State or country of birth, citizenship and year of immigration for the foreign-born population, language spoken at home and ability to speak English, ancestry, fertility, family composition, type of group quarters, marital history, residence in 1975, journey to work, school enrollment, years of school completed, disability, veteran status, labor force status, occupation, industry, class of worker, labor force status in 1979, income in 1979, and poverty status in 1979. In addition, data on subjects shown in the PC80-1-B reports are presented in this report in more detail.

Each subject is shown for some or all of the following areas or their equivalents: States, counties (by rural and rural-farm residence), places of 2,500 or more inhabitants, SCSA's, SMSA's, urbanized areas, American Indian reservations, and Alaska Native villages.

PC80-1-D, Chapter D, Detailed Population Characteristics—Statistics on most of the subjects covered in the PC80-1-C reports are presented in this report in considerably greater detail and cross-classified by age, race, Spanish origin, and other characteristics. Each subject is shown for the State or equivalent area, and some subjects are also shown for rural residence at the State level. Most subjects are shown for SMSA's of 250,000 or more inhabitants, and a few are shown for central cities of these SMSA's.

PC80-2, Volume 2, Subject Reports—Each of the reports in this volume focuses on a particular subject and provides highly detailed distributions and cross-classifications on a national, regional, and divisional level. A few reports show statistics for States, SMSA's, large cities, American Indian reservations, or Alaska Native villages. Separate reports are issued on such subjects as racial and ethnic groups, type of residence, fertility, families, marital status, migration, education, employment, occupation, industry, journey to work, income, poverty status, and other topics.

PC80-S1, Supplementary Reports—These reports present special compilations of

1980 census statistics dealing with specific population subjects.

Housing Census Reports

HC80-1, Volume 1, Characteristics of Housing Units—This volume presents final housing unit counts and statistics on housing characteristics. It consists of reports for the following 57 areas: the United States, each of the 50 States, the District of Columbia, Puerto Rico, and the Outlying Areas—Guam, the Virgin Islands of the United States, American Samoa, and the Northern Mariana Islands and the remainder of the Trust Territory of the Pacific Islands. The volume consists of two chapters for each area, chapters A and B. Chapter A presents data collected on a complete-count basis, and chapter B presents estimates based on sample information, except for the Outlying Areas where all data were collected on a complete-count basis.

The housing totals presented in this report may differ from the counts presented earlier in the PHC80-V reports because corrections were made for errors found after the PHC80-V reports were issued. Both chapters present statistics by race and Spanish origin for areas with at least a specified number of the relevant population group.

The U.S. Summary reports present statistics for the United States, regions, divisions, States, and selected areas below the State level. The State or equivalent Area reports (which include the District of Columbia, Puerto Rico, and the Outlying Areas) present statistics for the State or equivalent area and its subdivisions.

Statistics for each of the 57 areas are issued in separate paperbound reports of chapters A and B.

HC80-1-A, Chapter A, General Housing Characteristics—Statistics on units at address, tenure, condominium status, number of rooms, persons per room, plumbing facilities, value, contract rent, and vacancy status are shown for some or all of the following areas or their equivalents: States, counties, county subdivisions, places of 1,000 or more inhabitants, SCSA's, SMSA's, urbanized areas, American Indian reservations, and Alaska Native villages. Selected tables contain housing characteristics by urban and rural residence.

HC80-1-B, Chapter B, Detailed Housing Characteristics—Statistics on units in structure, year moved into unit, year structure built, heating equipment, fuels, air-conditioning, source of water, sewage disposal, gross rent, and selected monthly ownership costs are shown for some or all of the following areas or their equivalents: States, counties, places of 2,500 or more inhabitants, SCSA's, SMSA's, urbanized areas, American Indian reservations, and Alaska Native villages. Selected tables show housing characteristics for rural and rural farm residence at the State and county level. Some subjects included in the HC80-1-A reports are also covered in this report in more detail.

HC80-2, Volume 2, Metropolitan Housing Characteristics—This volume presents statistics on most of the 1980 housing census subjects in considerable detail and cross-classification. Most statistics are presented by race and Spanish origin for areas with at least a specified number of the relevant population group. Data are shown for States or equivalent areas, SMSA's and their central cities, and other cities of 50,000 or more inhabitants.

There is one report for each SMSA and one report for each State and Puerto Rico. The set includes a U.S. Summary report showing these statistics for the United States and regions.

HC80-3, Volume 3, Subject Reports—Each of the reports in this volume focuses on a particular subject and provides highly detailed distributions and cross-classifications on a national, regional, and divisional level. Separate reports are issued on housing of the elderly, mobile homes, and American Indian households.

HC80-4, Volume 4, Components of Inventory Change—This volume consists of two reports presenting statistics on the 1980 characteristics of housing units which existed in 1973, as well as on newly constructed units, conversions, mergers, demolitions, and other additions and losses to the housing inventory between 1973 and 1980. These reports present data derived from a sample survey conducted in the fall of 1980. Data are presented for the United States and regions in report I. Report II has two parts: Part A presents data for that group of SMSA's (not individually identified)

with populations of 1 million or more at the time of the 1970 census, and part B presents data for that group of SMSA's (not individually identified) with populations of less than 1 million at the time of the 1970 census.

HC80-5, Volume 5, Residential Finance—This volume consists of one report presenting statistics on the financing of non-farm homeowner and rental and vacant properties, including characteristics of the mortgage, property, and owner. The statistics are based on a sample survey conducted in the spring of 1981. Data are presented for the United States and regions. Some data are presented by inside and outside SMSA's and by central cities.

HC80-S1-1, Supplementary Reports—These reports present statistics from the 1980 Census of Housing on general characteristics of housing units for the 50 States and the District of Columbia, counties, and independent cities.

Evaluation and Reference Reports

PHC80-E, Evaluation and Research Reports—These reports present the results of the extensive evaluation program conducted as an integral part of the 1980 census. This program relates to such matters as completeness of enumeration and quality of the data on characteristics.

PHC80-R, Reference Reports—These reports present information on the various administrative and methodological aspects of the 1980 census. The series includes:

PHC80-R1, Users' Guide—This report covers subject content, procedures, geography, statistical products, limitations of the data, sources of user assistance, notes on data use, a glossary of terms, and guides for locating data in reports and tape files. The guide is issued in loose-leaf form and sold in parts (R1-A, B, etc.) as they are printed.

PHC80-R2, History—This report describes in detail all phases of the 1980 census, from the earliest planning through all stages to the dissemination of data and evaluation of results. It contains detailed discussion of 1980 census questions and their use in previous decennial censuses.

PHC80-R3, Alphabetical Index of Industries and Occupations—This report was developed primarily for use in classifying responses to the questions on the kind of business (industry) and kind of work (occupation) in which the respondent is engaged. The index lists approximately 20,000 industry and 29,000 occupation titles in alphabetical order.

PHC80-R4, Classified Index of Industries and Occupations—This report defines the industrial and occupational classification systems adopted for the 1980 Census of Population. It presents the individual titles that constitute each of the 231 industry and 503 occupation categories in the classification systems. The individual titles are the same as those shown in the Alphabetical Index. The 1980 occupation classification reflects the new U.S. Standard Occupational Classification (SOC). As in the past, the 1980 industry classification reflects the Standard Industrial Classification (SIC).

PHC80-R5, Geographic Identification Code Scheme—This report identifies the names and related geographic codes for each State, county, minor civil division, place, region, division, SCSA, SMSA, American Indian reservation, and Alaska Native village for which the Census Bureau tabulated data from the 1980 census.

COMPUTER TAPES

Summary Tape Files

In addition to the printed and microfiche reports, results of the 1980 census also are provided on computer tape in the form of summary tape files (STF's). These data products have been designed to provide statistics with greater subject and geographic detail than is feasible or desirable to provide in printed and microfiche reports. The STF data are made available at nominal cost. The data are subject to suppression of certain detail where necessary to protect confidentiality.

There are five STF's (listed below), and the amount of geographic and subject detail presented varies. STF's 1 and 2 contain complete-count data, and STF's 3, 4, and 5 contain sample data. Note that the term "cells" used below refers

to the number of subject statistics provided for each geographic area, and the number of cells is indicative of the detail of the subject content of the file.

Each of the STF's generally consists of two or more files which provide different degrees of geographic detail and, in some cases, race/Spanish origin cross-classification. For each of the files there is a separate tape or tapes for each State, the District of Columbia, and Puerto Rico. Selected files (STF 1 and STF 3) are also produced for Guam, the Virgin Islands of the United States, American Samoa, and the Northern Mariana Islands and the remainder of the Trust Territory of the Pacific Islands. These tapes are issued on a State-by-State basis and are followed by a national summary tape for the particular file. More complete descriptions of the STF's than given in the summaries below can be found in the technical documentation of the specific file and in the PHC80-R1, *Users' Guide*.

STF 1—This STF provides 321 cells of complete-count population and housing data. Data are summarized for the United States, regions, divisions, States, SCSA's, SMSA's, urbanized areas, congressional districts, counties, county subdivisions, places, census tracts, enumeration districts in unblocked areas, and blocks and block groups in blocked areas. The data include those shown in the PHC80-1, PHC80-3 (complete-count), and PC80-1-A reports.

STF 2—This STF contains 2,292 cells of detailed complete-count population and housing data, of which 962 are repeated for each race and Spanish origin group present in the tabulation area. Data are summarized for the United States, regions, divisions, States, SCSA's, SMSA's, urbanized areas, counties, county subdivisions, places of 1,000 or more inhabitants, census tracts, American Indian reservations, and Alaska Native villages. The data include those shown in the PHC80-2 (complete-count), PC80-1-B, and HC80-1-A reports.

STF 3—This STF contains 1,126 cells of data on various population and housing subjects collected on a sample basis. The areas covered are the same as in STF 1, excluding blocks. The data include those shown in the PHC80-3 (sample) reports.

STF 4—This STF is the geographic counterpart of STF 2, but the number of cells of data is greater (approximately 8,400). STF 4 provides data covering virtually all of the population and housing subjects collected on a sample basis, as well as some of the complete-count subjects. Some of the statistics are repeated for race, Spanish origin, and ancestry groups. Data are summarized for areas similar to those shown in STF 2, except that data for places are limited to those with 2,500 or more inhabitants. The data include those shown in the PHC80-2 (sample), PC80-1-C, and HC80-1-B reports.

STF 5—This STF contains over 100,000 cells of data on various population and housing subjects collected on a sample basis and provides detailed tabulations and cross-classifications for States, SMSA's, counties, cities of 50,000 or more inhabitants and central cities. Most subjects are classified by race and Spanish origin. The data include those shown in the PC80-1-D and HC80-2 reports.

Other Computer Tape Files

P.L. 94-171, Population Counts—In accordance with Public Law (P.L.) 94-171, the Census Bureau provides population tabulations to all States for legislative reapportionment/redistricting. The file is issued on a State-by-State basis. It contains population counts classified by race and Spanish origin. The data are tabulated for the following levels of geography as applicable: States, counties, county subdivisions, incorporated places, census tracts, blocks and block groups in blocked areas, and enumeration districts in unblocked areas. For States participating in the voluntary program to define election precincts in conjunction with the Census Bureau, the data are also tabulated for election precincts.

Master Area Reference Files 1 and 2 (MARF)

MARF 1—This geographic reference file is an extract of STF 1 designed for those who require a master list of geographic codes and areas, along with basic census counts arranged hierarchically from the State down to the block group and enumeration district levels and is issued on a State-by-State basis. The file contains records for States, counties, county subdivisions, places, census tracts, enumeration districts in unblocked areas, and block groups in blocked areas. Each record shows the total population by five race groups, population of Spanish origin, number of housing units, number of households, number of families, and a few other items.

MARF 2—This file is the same as the MARF 1 with the latitude and longitude coordinates for a representative point (centroid) in each block group (BG) or enumeration district (ED) outside block numbered areas.

Geographic Base File/Dual Independent Map Encoding (GBF/DIME)—These files are computer representations of the Metropolitan Map Series, including address ranges and ZIP Codes, which generally cover the urbanized portions of SMSA's. GBF/DIME files are used to assign census geographic codes to addresses (geocoding). The files are available by SMSA.

Public-Use Microdata Samples—Public-use microdata samples are computerized files containing most population and housing characteristics as shown on a sample of individual census records. These files contain no names or addresses, and geographic identification is sufficiently broad to protect confidentiality.

There are three mutually exclusive samples, the A sample including 5 percent of all persons and housing units, and the

B and C samples each including 1 percent of all persons and housing units. States and most large SMSA's will be identifiable on one or more of the files. Microdata files allow the user to prepare customized tabulations.

Census/EEO Special File—This file provides sample census data with specified relevance to EEO and affirmative action uses. The file contains two tabulations, one with detailed occupational data and the other with years of school completed by age. The data in both tabulations are crossed by sex, race, and Spanish origin. These data are provided for all counties, for all SMSA's, and for places with a population of 50,000 or more.

MAPS

Maps necessary to define areas are generally published and included as part of the corresponding reports. Maps are published for Block Statistics (PHC80-1) and Census Tracts (PHC80-2), but must be purchased separately from the report. Maps necessary to define enumeration districts are available on a cost-of-reproduction basis.

MICROFICHE

Some of the computer tape products are available on microfiche. The STF microfiche are issued for each State or Area and for the United States. These include:

STF 1 Microfiche—Data from STF 1 are presented in tabular form for all the STF 1 geographic levels described previously, except blocks.

STF 3 Microfiche—Data from STF 3 are presented in tabular form for all the STF 3 geographic levels.

P.L. 94-171 Counts Microfiche—The data from the P.L. 94-171 computer file are presented in a listing format.

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

1-10-10

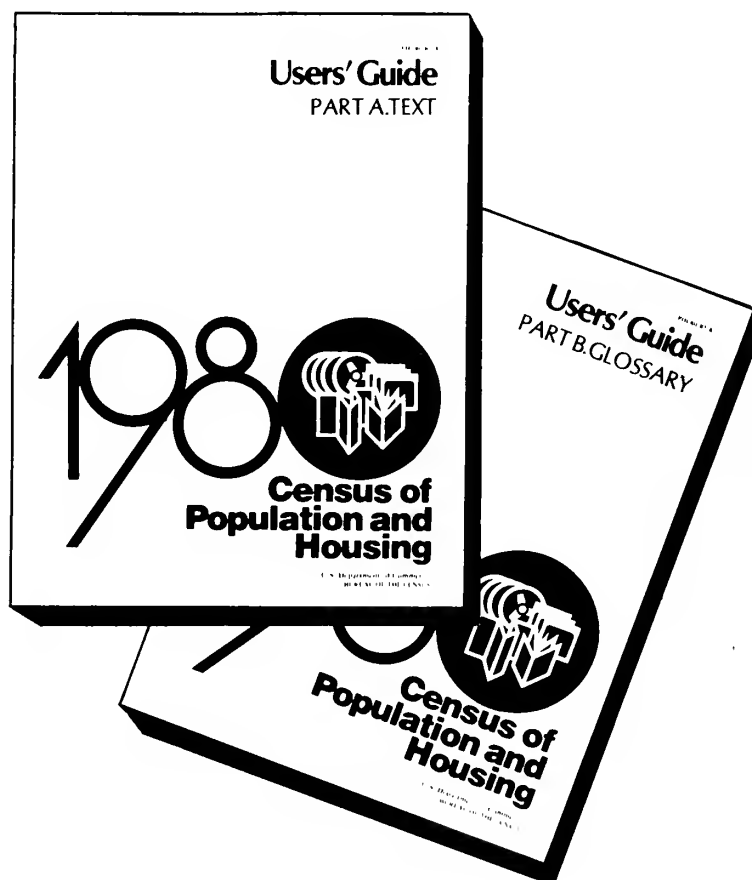
1980 Census of Population and Housing

Users' Guide

The Users' Guide, a reference work on the 1980 census, is now available. It consists of:

- **Part A. Text**—Covers census data subjects; geographic considerations; reports, tapes, maps, and other products; services available to users; and many other topics central to understanding and using 1980 census data.
- **Part B. Glossary**—Provides detailed definitions of population, housing, geographic, and technical terms associated with the census—especially important for people using 1980 data on tape or microfiche.
- **Sources of Assistance**—Furnishes addresses and phone numbers of public and private sector organizations offering a variety of products and services, such as tape processing, area profiles, training, and reference assistance.
- **Updates**—Provide information on new developments relating to the 1980 census. Each update is keyed to the particular point in "Part A. Text" that needs revision.

Part C, a table finder, and Part D, a guide to tape contents, are planned for publication later.



Order from Superintendent of Documents, Government Printing Office, Washington, D.C. 20402. Specify the stock number (S/N) given below and make checks payable to Superintendent of Documents.

Part A. Text (S/N 003-024-03625-8)—\$5.50. Supplement 1 (S/N 003-024-05004-8)—\$6.00 (includes Part B. Glossary, Sources of Assistance, and Updates)

Superintendent of Documents
U. S. Government Printing Office
Washington, D.C. 20402

Official Business

Penalty for Private Use, \$300



POSTAGE AND FEES PAID
U. S. DEPARTMENT OF COMMERCE
COM-202

Special Fourth-Class
Rate—Book





CB/Bureau of the Census Library



5 0673 01033730 4